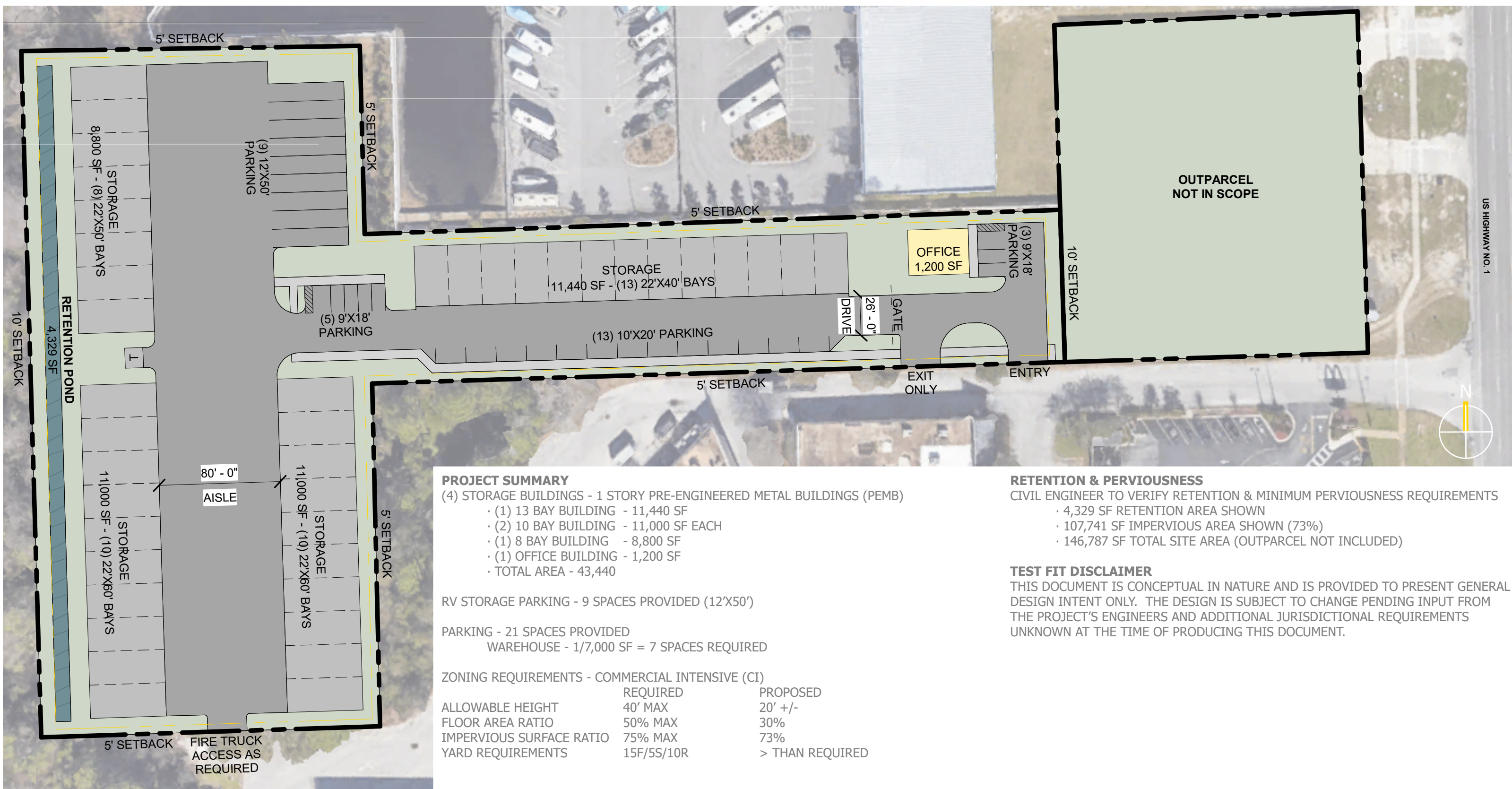


bold line
design

augustine development group

us-1 storage facility

test fit | 07.25.25



PROJECT SUMMARY

- (4) STORAGE BUILDINGS - 1 STORY PRE-ENGINEERED METAL BUILDINGS (PEMB)
- (1) 13 BAY BUILDING - 11,440 SF
 - (2) 10 BAY BUILDING - 11,000 SF EACH
 - (1) 8 BAY BUILDING - 8,800 SF
 - (1) OFFICE BUILDING - 1,200 SF
 - TOTAL AREA - 43,440

RV STORAGE PARKING - 9 SPACES PROVIDED (12'X50')

PARKING - 21 SPACES PROVIDED
WAREHOUSE - 1/7,000 SF = 7 SPACES REQUIRED

ZONING REQUIREMENTS - COMMERCIAL INTENSIVE (CI)

	REQUIRED	PROPOSED
ALLOWABLE HEIGHT	40' MAX	20' +/-
FLOOR AREA RATIO	50% MAX	30%
IMPERVIOUS SURFACE RATIO	75% MAX	73%
YARD REQUIREMENTS	15F/5S/10R	> THAN REQUIRED

RETENTION & PERVIOUSNESS

CIVIL ENGINEER TO VERIFY RETENTION & MINIMUM PERVIOUSNESS REQUIREMENTS

- 4,329 SF RETENTION AREA SHOWN
- 107,741 SF IMPERVIOUS AREA SHOWN (73%)
- 146,787 SF TOTAL SITE AREA (OUTPARCEL NOT INCLUDED)

TEST FIT DISCLAIMER

THIS DOCUMENT IS CONCEPTUAL IN NATURE AND IS PROVIDED TO PRESENT GENERAL DESIGN INTENT ONLY. THE DESIGN IS SUBJECT TO CHANGE PENDING INPUT FROM THE PROJECT'S ENGINEERS AND ADDITIONAL JURISDICTIONAL REQUIREMENTS UNKNOWN AT THE TIME OF PRODUCING THIS DOCUMENT.