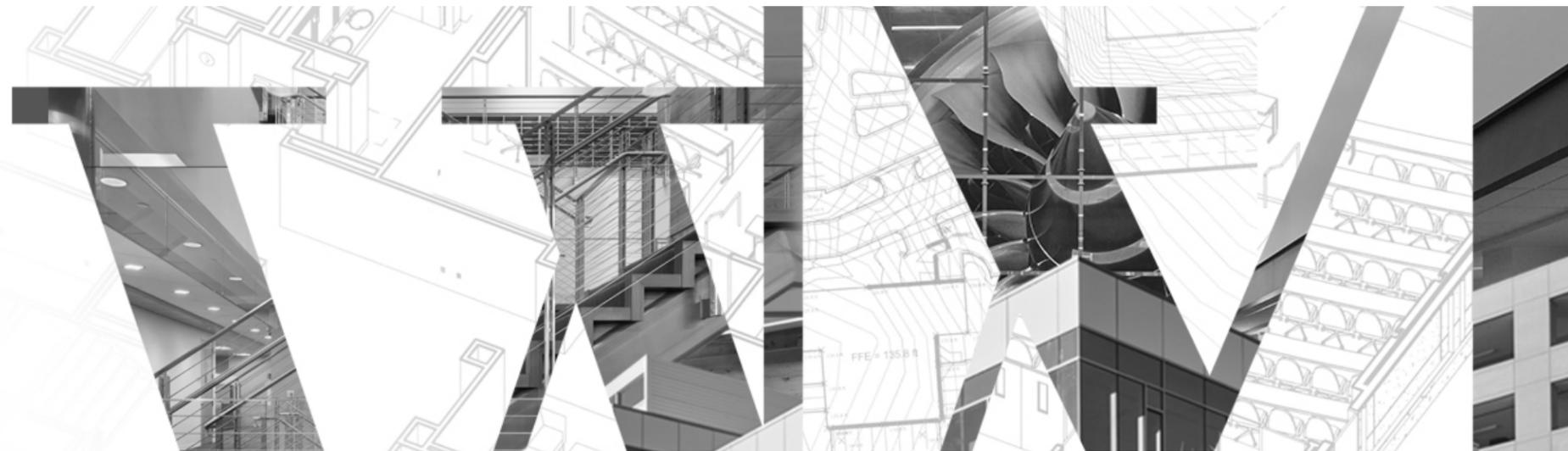


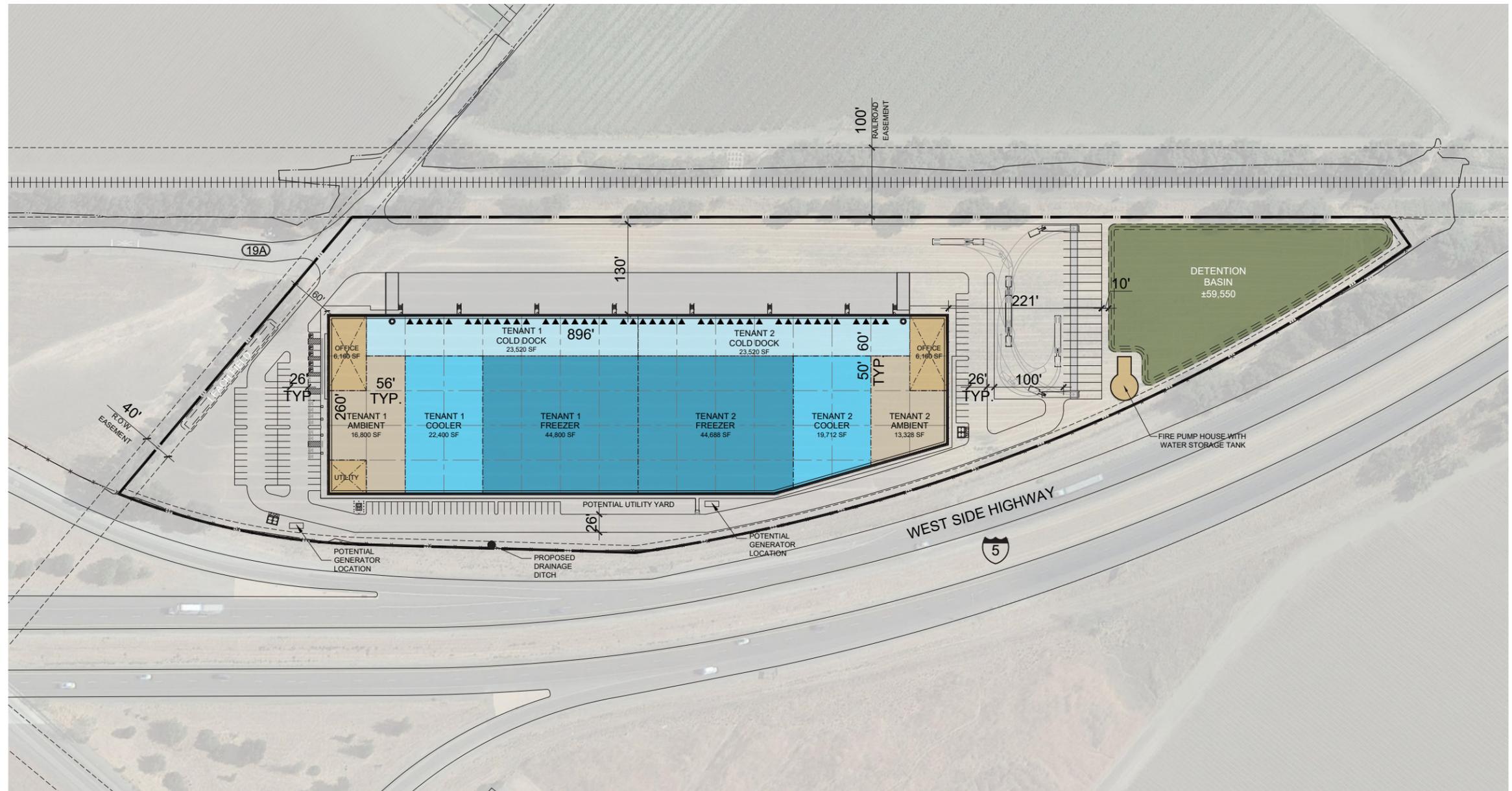


YOLO COUNTY COLD STORAGE

I-5 & COUNTY ROAD 19A
YOLO COUNTY, CALIFORNIA

CONCEPT DESIGN
SNR21-0076-00
10.27.2021





DEVELOPMENT STANDARDS:

ZONING:	IL
MAX. F.A.R.:	0.50
MAX. COVERAGE:	90%
MAX. BLDG. HT.:	45 FT
BUILDING SETBACKS:	
FRONT:	0 FT
SIDE:	0 FT
REAR:	0 FT
LANDSCAPE REQ.:	
OFF-STREET PARKING:	
STANDARD:	9X18
COMPACT:	8X14
DRIVE AISLE:	24 FT
FIRE LANE:	26 FT
REQ. PARKING RATIO BY USE:	
INDUSTRIAL:	1/2000 SF ²
OFFICE:	1/350 SF

NOTES:

- 1 25 feet adjacent to residential zone.
- 2 1 for each 2,000 sf of the first 40,000 sf of GFA, and 1 for each 4,000 sf of GFA for the portion over 40,000 sf.
- 3 50% shading requirement for parking lots.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: CIVIL CAD FILE

PROJECT DATA:

SITE AREA:	
GROSS:	14.39 AC
	626,840 SF
DETENTION:	
NET:	@ 10% 59,550 SF
	13.02 AC
	567,290 SF
BUILDING FOOTPRINT:	
	223,888 SF
COVERAGE:	
GROSS:	36%
NET:	39%
PARKING PROVIDED:	
TOTAL:	121 STALLS
	@0.54/1000 SF
REQ. ACCESSIBLE:	5 STALLS
TRAILER:	21 STALLS
TRUCK DOCKS:	
BUILDING 1	
▲ DOCK-HIGH DOORS	44
○ GRADE-LEVEL DOORS	2



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CONCEPTUAL SITE PLAN
 YOLO COUNTY COLD STORAGE
 YOLO COUNTY, CALIFORNIA - SNR21-0076-00

WARE MALCOMB 10.27.2021







