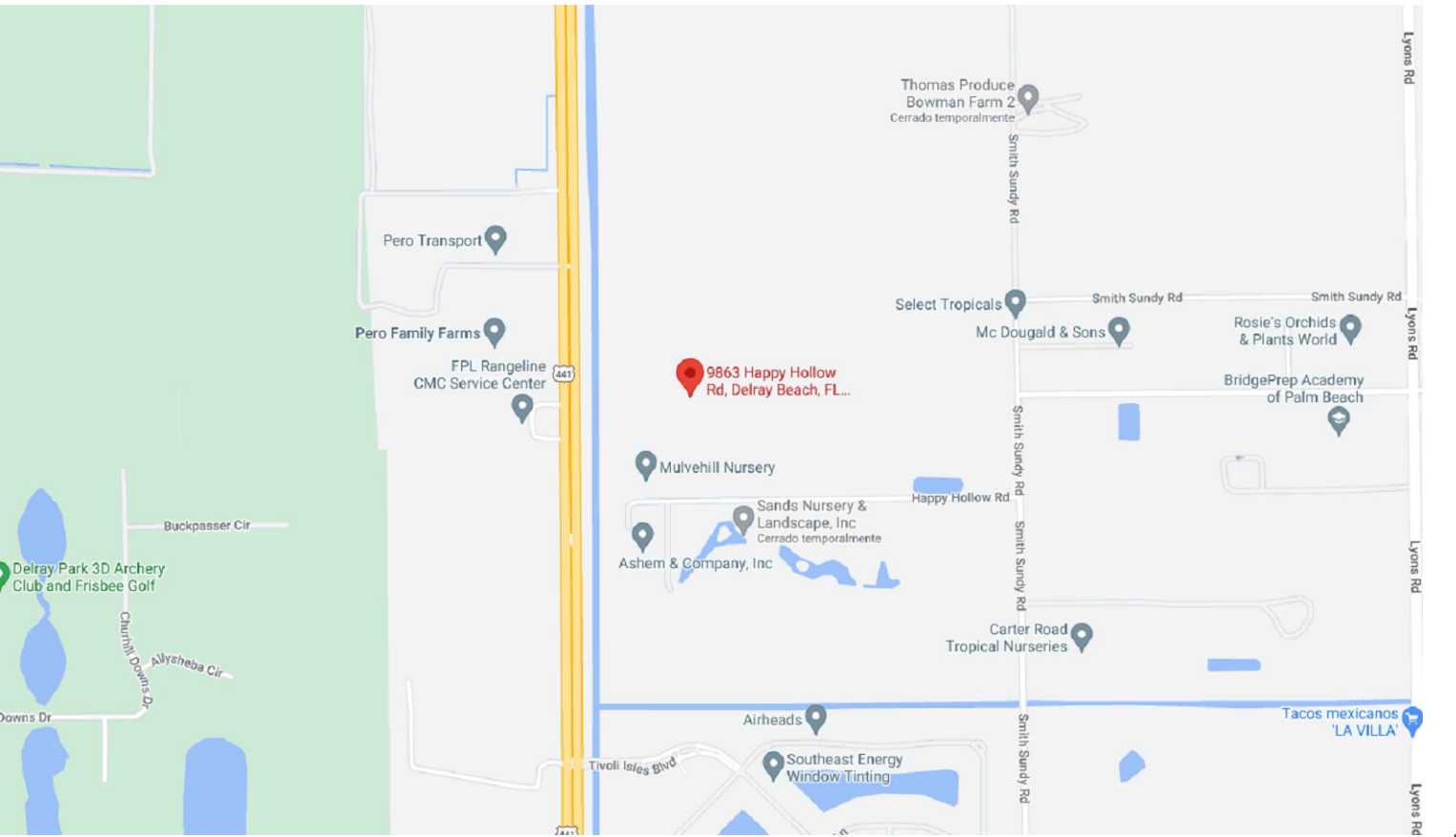


PROJECT DATA:			DEVELOPMENT STANDARDS:	
SITE 1 AREA:			ZONING:	
GROSS:			IL	
BUILDING AREA:			MAX. F.A.R.:	
OFFICE			NONE	
FOOTPRINT:			MAX. COVERAGE:	
BUILDING 1			45%	
BUILDING 2			MAX. BLDG. HT.:	
BUILDING 3			35 ft	
TOTAL:			BUILDING SETBACKS:	
BUILDING USE:			FRONT:	
WAREHOUSE			40 FT	
OFFICE			SIDE:	
5%			15 FT	
563,400 SF			REAR:	
29,653 SF			20 FT	
COVERAGE:			LANDSCAPE SETBACKS:	
GROSS:			FRONT:	
BUILDING 1			TBD	
DOCK-HIGH DOORS			SIDE:	
GRADE-LEVEL DOORS			TBD	
PARKING REQUIRED:			REAR:	
WAREHOUSE			TBD	
OFFICE			LANDSCAPE REQ.:	
TOTAL			TBD	
PARKING PROVIDED:			OFF-STREET PARKING:	
215 STALLS			STANDARD:	
@1.07/1000 SF			9x18.5	
7 STALLS			COMPACT/LSEV:	
BUILDING 2			7x13	
DOCK-HIGH DOORS			COMPACT %:	
GRADE-LEVEL DOORS			25%	
PARKING REQUIRED:			DRIVE AISLE:	
WAREHOUSE			26 FT	
OFFICE			FIRE LANE:	
TOTAL			26 FT	
PARKING PROVIDED:			OVERHANG:	
227 STALLS			TBD	
@1.16/1000 SF			TREE WELL:	
7 STALLS			TBD	
BUILDING 3			REQ. PARKING RATIO BY USE:	
DOCK-HIGH DOORS			WAREHOUSE:	
GRADE-LEVEL DOORS			1/2000 SF	
PARKING REQUIRED:			MANUF.:	
WAREHOUSE			2/1000 SF	
OFFICE			OFFICE:	
TOTAL			1/250 SF	
PARKING PROVIDED:			NOTES:	
223 STALLS			1 Intended use is not permitted according to zoning ordinance of Palm Beach County. Propose site to be rezoned to INO (I/L-Industrial Light) zone.	
@1.13/1000 SF			2 Building may exceed 35 FT in height as long as one (1 FT) of setback is accommodated for every one (1 FT) of building height that exceeds 35 FT.	
7 STALLS			3 To be determined by city.	
REQ. ACCESSIBLE			4 2 spaces per 1,000 SF for the first 10,000 SF plus 1 space per 1,000 SF over 10,000 SF.	

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:
CIVIL ENGINEERED

Boundary Source:
CIVIL CAD FILE



scheme: 04b2

Conceptual Site Plan

9863 Happy Hollow Road
Delray Beach, FL 33446

WARE MALCOMB

MIA22-0068-00
07.05.23

SHEET
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