

Owner:



915 HIGHLAND POINTE DR, STE.250
ROSEVILLE, CA 95678
tel: 916-284-3245

Project:

Pacific Gateway

San Joaquin County, CA

Consultants:

- Civil: Kier&Wright
- Structural:
- Mechanical:
- Plumbing:
- Electrical:
- Landscape: GREEN DESIGN
- Fire Protection:
- Soils Engineer:

Title: MASTER SITE PLAN

Project Number: 21346
Drawn by: TSP
Date: 03/31/2023
Revision:

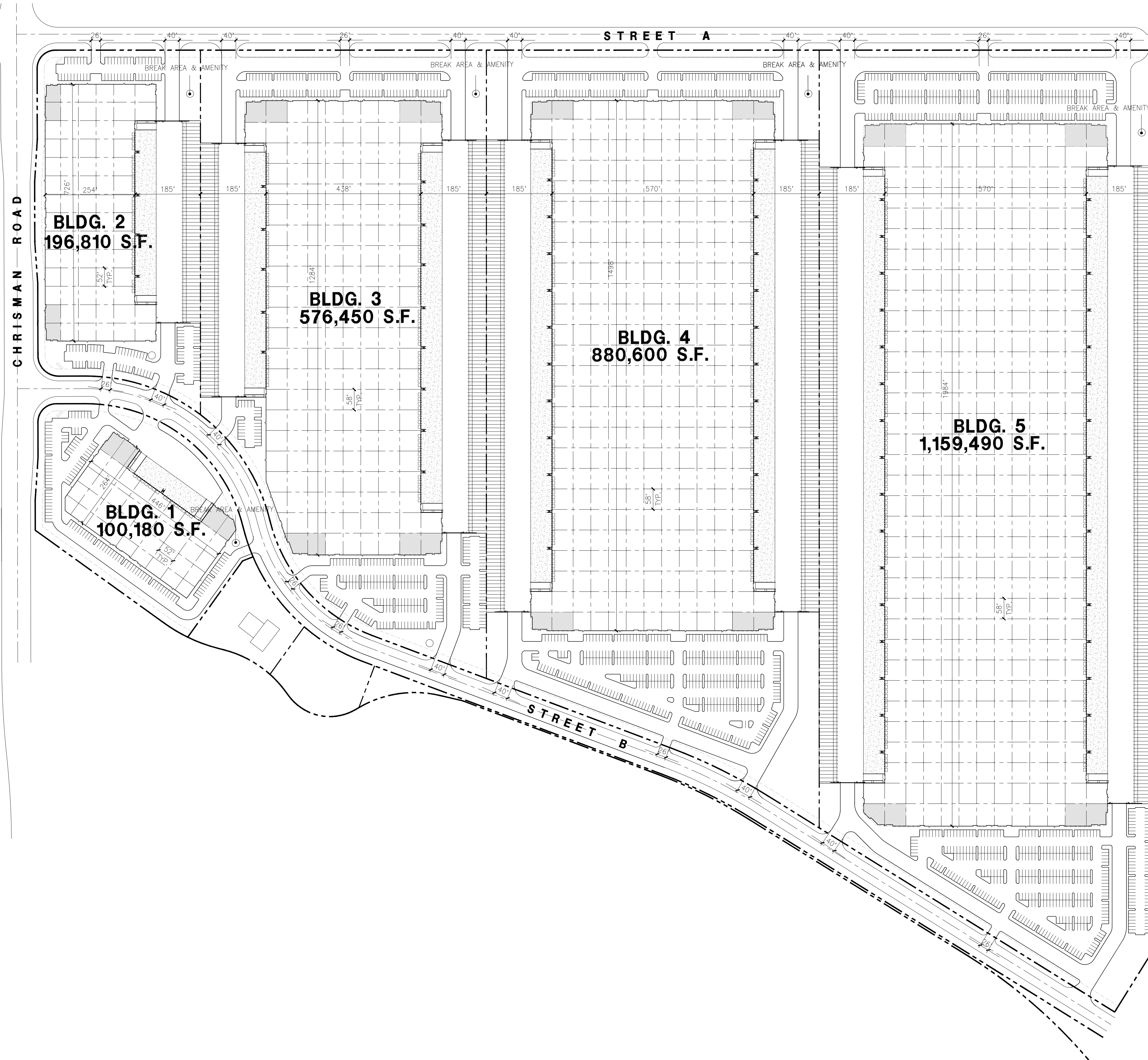
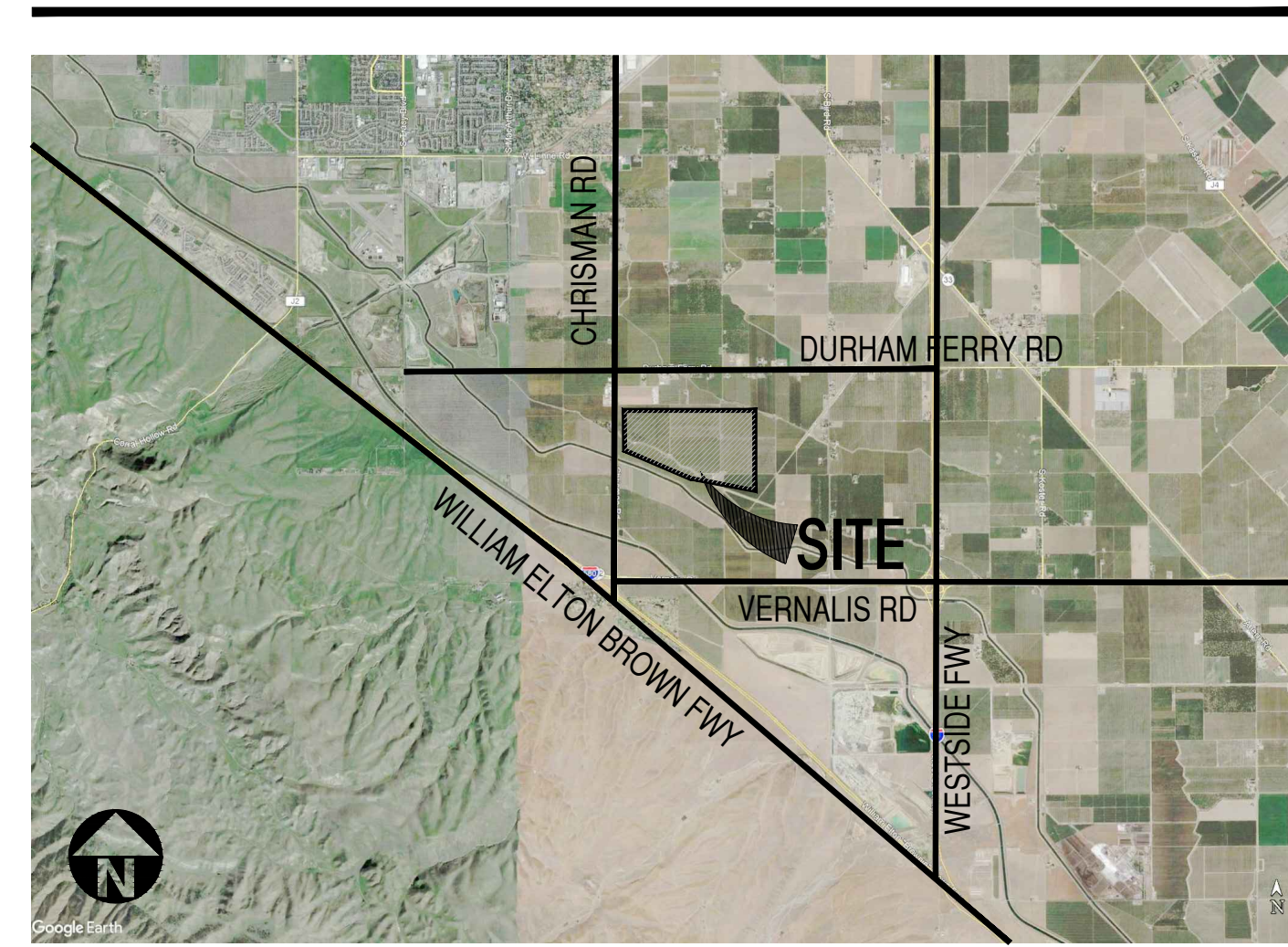
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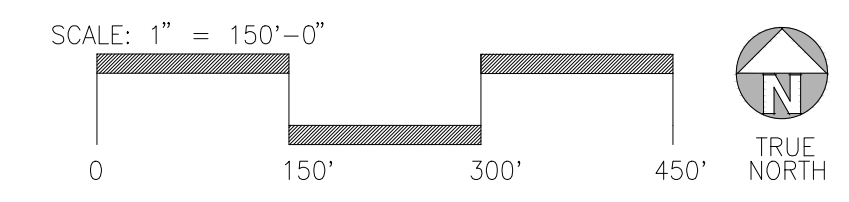
TABULATION

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	TOTAL
SITE AREA						
In s.f.	275,989	444,665	1,240,663	1,862,417	2,345,098	6,168,832 sf
In acres	6.34	10.21	28.48	42.76	53.84	141.62 ac
BUILDING AREA						
Office	4,000	5,000	10,000	10,000	12,000	41,000 sf
Warehouse	96,180	191,810	566,450	870,600	1,147,490	2,872,530 sf
TOTAL	100,180	196,810	576,450	880,600	1,159,490	2,913,530 sf
SITE COVERAGE						
Maximum Allowed	60%	60%	60%	60%	60%	60%
Actual	36.3%	44.3%	46.5%	47.3%	49.4%	47.2%
AUTO PARKING REQUIRED						
Office: 1/250 s.f.	16	20	40	40	48	164 stalls
Whse: 1/1,000 s.f. for 1st 20k s.f.	20	20	20	20	20	100 stalls
1/2,000 s.f. for 2nd 20k s.f.	10	10	10	10	10	50 stalls
1/4,000 s.f. for remaining	15	38	132	208	277	670 stalls
TOTAL	61	88	202	278	355	984 stalls
AUTO PARKING PROVIDED						
Standard (9' x 20')	120	120	333	494	649	1,716 stalls
TRAILER PARKING PROVIDED						
Trailer (10' x 55')	0	56	181	266	352	855 stalls
ZONING ORDINANCE						
Zoning - Specific plan						
MAXIMUM BUILDING HEIGHT ALLOWED						
Height - 100'						
SETBACKS						
Front - 20'						
Street Side - 20'						
Side - None						
Rear - None						

VICINITY MAP



MASTER SITE PLAN



CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT