

SITE DATA

GROSS SITE AREA:	6.18 ACS
EXISTING ZONING:	PEC
FORM DISTRICT:	SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE:	OFFICE
PROPOSED USE:	OFFICE
BUILDING FOOTPRINT:	30,280 SF
EXISTING BUILDING FOOTPRINT:	14,400 SF
NEW BUILDING FOOTPRINT:	15,880 SF
BUILDING AREA:	60,560 SF
EXISTING BUILDING AREA:	28,800 SF
NEW BUILDING AREA:	31,760 SF
PROPOSED BUILDING HEIGHT:	35'

PARKING SUMMARY

PARKING REQUIRED:	173 SPACES
(GENERAL OFFICE: 1 SPACE/350 SF)	
MAX. PARKING ALLOWED:	303 SPACES
(GENERAL OFFICE: 1 SPACE/200 SF)	
PARKING PROVIDED:	338 SPACES*
(INCLUDING 12 ACCESSIBLE SPACES.)	

* ALL PARKING SPACES ARE EXISTING. NO CHANGES ARE BEING MADE TO THE EXISTING PARKING AREAS, SO NO WAIVER IS REQUIRED.

BICYCLE PARKING SUMMARY

REQUIRED LONG TERM SPACES:	2 SPACES
REQUIRED SHORT TERM SPACES:	2 SPACES

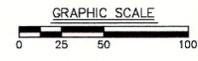
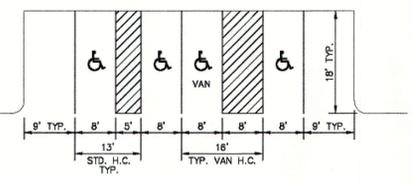
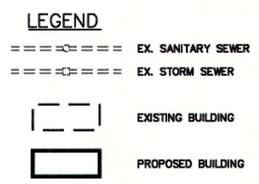
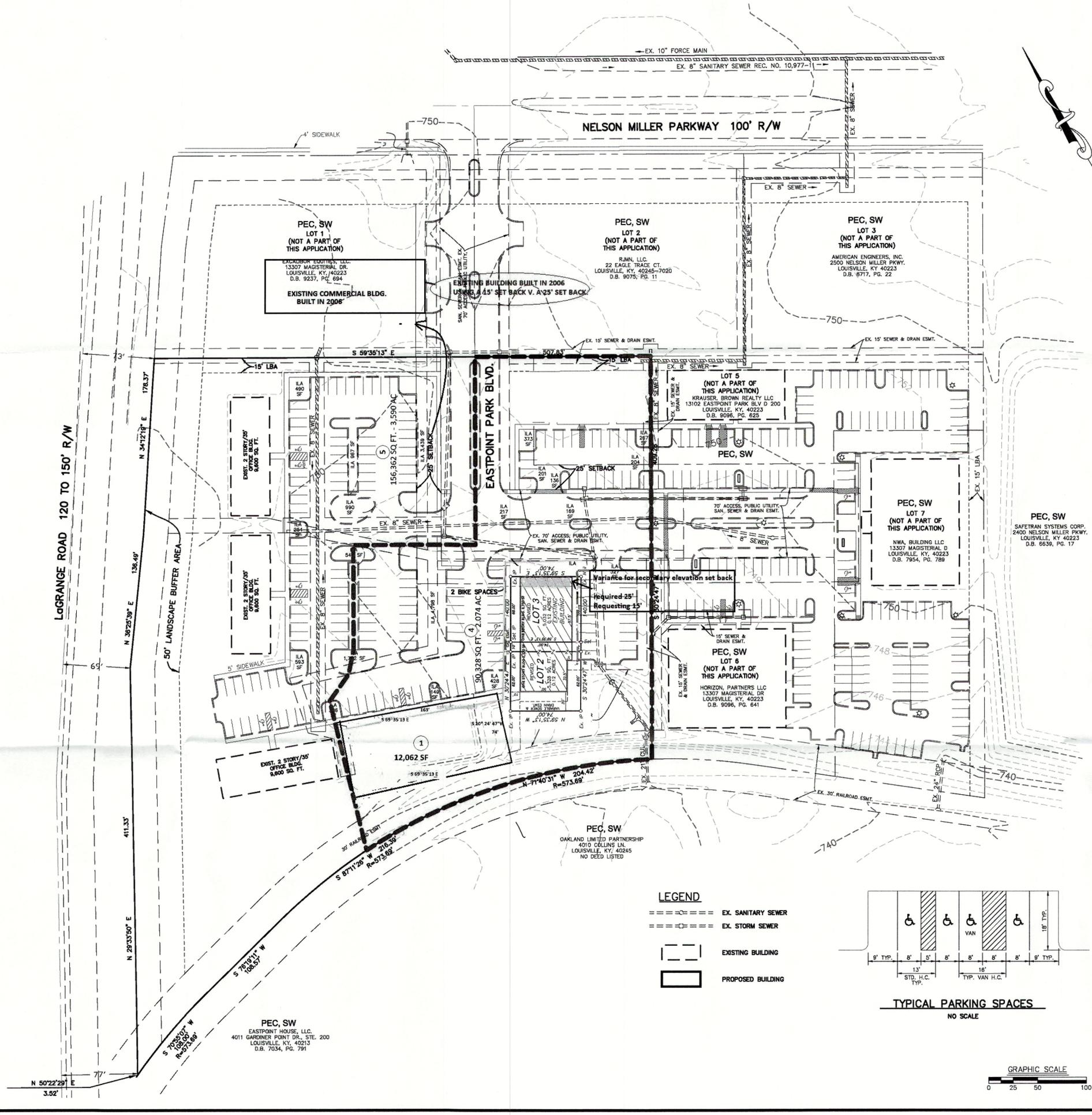
* LONG TERM SPACES WILL BE PROVIDED INSIDE THE BUILDING.

ILA CALCULATIONS

EXISTING VIA:	77,490 SF
ILA REQUIRED (7.5%):	5,812 SF
ILA PROPOSED:	18,050 SF
TREES REQUIRED:	20 TREES

- PREVIOUSLY APPROVED REQUESTS**
- VARIANCE TO ALLOW VEHICULAR PARKING WITHIN THE FRONT AND STREET SIDE YARDS PER ARTICLE 7.2, 7o1.
 - VARIANCE FOR THE REMOVAL OF THE 15 FOOT LANDSCAPE STRIP ALONG THE INTERIOR SIDE AND FRONT PROPERTY LINES FOR LOTS 4, 5, 6 & 7, TO ALLOW ACCESS AND PARKING, PER ARTICLE 7.2, 7o2.
 - WAIVER OF SIDEWALKS ALONG LAGRANGE ROAD.

- GENERAL NOTES**
- NO CHANGE IS EXPECTED IN THE DRAINAGE PATTERN. DRAINAGE FACILITIES WERE CONSTRUCTED IN ACCORDANCE WITH THE PREVIOUSLY APPROVED PLANS FOR THE SITE.
 - SANITARY SEWERS ARE AVAILABLE THROUGH EXISTING P.S.C. AND L.E. CONTRACT, SUBJECT TO FEES.
 - RETENTION TO BE PROVIDED IN THE EXISTING ON SITE BASIN.
 - WASTEWATER TREATMENT TO BE PROVIDED AT HITE CREEK WASTEWATER TREATMENT PLANT.
 - CROSSOVER PARKING, UTILITY, AND ACCESS AGREEMENT EXISTS FOR THE SITE.
 - ALL PARKING AND MANEUVERING AREA IS ALREADY CONSTRUCTED.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.



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