



SITE DATA

LOT SIZE 434,467 s.f.
9.974 ACRES

PARKING CALCULATIONS

(PER ORDINANCE #19.26.030)

PARKING REQUIRED 4 SPACES FOR STORAGE USE
2 SPACES FOR FUTURE SPACE
6 TOTAL REQUIRED

PARKING PROVIDED 9 STANDARD SPACES
1 ADA ACCESSIBLE SPACES
1 EV READY/ CLEAN AIR STALL
2 GARAGE SPACES
13 TOTAL PROVIDED

BICYCLE PARKING 3 SPACES

SITE COVERAGE

BUILDING FOOTPRINTS	160,005	36.8%
DRIVEWAYS & WALKWAYS	228,662	52.7%
LANDSCAPED AREAS	45,800	10.5%
TOTAL	434,467	100%

OWNER / DEVELOPER

RYAN O'KEEFE
WEST ROSEVILLE, LLC
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ARCHITECT

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CIVIL ENGINEER

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B2 ENGINEERING, INC.
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BUILDING AREAS

BLDG. 'A'	(1 STORY)	8,100 s.f.
BLDG. 'B'	(1 STORY)	13,400 s.f.
BLDG. 'C'	(1 STORY)	9,420 s.f.
BLDG. 'D'	(1 STORY)	1,920 s.f.
BLDG. 'E'	(2 STORY)	81,566 s.f.
BLDG. 'F'	(1 STORY)	16,800 s.f.
S.S. SUBTOTAL		131,206 s.f.
OFFICE		1,241 s.f.
FUTURE		1,813 s.f.
GARAGE		557 s.f.
S.S. TOTAL		134,817 s.f.
BLDG. 'G'	(1 STORY)	67,784 s.f.
S.S. TOTAL (PHASE 1+2)		202,601 s.f.

R.V. TABULATION

RV - 12x22	20 SPACES
RV - 12x25	16 SPACES
RV - 12x26	1 SPACES
RV - 12x27	1 SPACES
RV - 12x28	1 SPACES
RV - 12x29	1 SPACES
RV - 12x30	26 SPACES
RV - 12x31	1 SPACES
RV - 12x32	35 SPACES
RV - 12x33	1 SPACES
RV - 12x34	2 SPACES
RV - 12x35	5 SPACES
RV - 12x36	1 SPACES
RV - 12x37	1 SPACES
RV - 12x38	35 SPACES
RV - 12x39	1 SPACES
RV - 12x40	6 SPACES
RV - 12x41	1 SPACES
RV - 12x42	3 SPACES
RV - 12x43	2 SPACES
RV - 12x44	3 SPACES
RV - 12x45	3 SPACES
RV - 12x46	4 SPACES
RV - 12x47	2 SPACES
RV - 12x48	1 SPACES
RV - TOTAL	173 SPACES

VICINITY MAP

