



SALINAS BUSINESS PARK SITE PLAN - MAX

SCALE: 1" = 40'-0"

PROJECT INFORMATION

PROJECT: WAREHOUSE BUILDING
 LOCATION: MORTENSEN AVENUE
 SALINAS, CA 93905
 APN: 003-862-001
 ZONING: PS (ZONE CHANGE TO IBP)
 LOT SIZE: 13.15 ACRES = 572,916 S.F.
 BUILDING AREA: 229,000 S.F.
 BUILDING SITE COVERAGE: 39.9% (40% MAX)
 (5% OFFICE / 95% WAREHOUSE DISTRIBUTION):
 OFFICE - 11,450 / 300 = 39 STALLS
 WAREHOUSE - 217,550 / 1,000 = 218 STALLS
 TOTAL REQ. 257 STALLS
 PARKING PROVIDED: 261 STALLS (1.14 / 1,000)

SALINAS BUSINESS PARK
 BORELLI INVESTMENT COMPANY
 MORTENSEN AVENUE
 SALINAS, CALIFORNIA 93905
 A.P.N. N0003-862-001-000

JOB NO.
17162
 PRINT DATE: 11.28.2022
 PLOT DATE: 11.28.2022
 DRAWN BY: SC
 CHECKED BY: SC
 SET ISSUED:

SHEET NAME:
SALINAS BUSINESS PARK SITE PLAN MAX
 SHEET NO.:

A101