



PLAN NORTH
SALINAS BUSINESS PARK SITE PLAN - SCHEME 3
 SCALE: 1" = 40'-0"

PROJECT INFORMATION			
PROJECT:	WAREHOUSE BUILDING	PROJECT:	PUBLIC WORKS MAINTENANCE YARD
LOCATION:	MORTENSEN AVENUE SALINAS, CA 93905	LOCATION:	MORTENSEN AVENUE SALINAS, CA 93905
APN:	003-862-001	APN:	003-862-001
ZONING:	PS (ZONE CHANGE TO IBP)	ZONING:	PS (ZONE CHANGE TO IBP)
LOT SIZE:	8.31 ACRES = 362,328 S.F.	LOT SIZE:	4.83 ACRES = 210,588 S.F.
BUILDING AREA:	132,660 S.F.	BUILDING AREA:	ADMINISTRATION BUILDING, SHOP & STORAGE BUILDING - 40,985 S.F.
BUILDING SITE COVERAGE:	36.6% (40% MAX)	BUILDING SITE COVERAGE:	19.46% (40% MAX)
(5% OFFICE / 95% WAREHOUSE DISTRIBUTION):		PARKING REQUIRED:	
OFFICE - 6,833 / 300 =	22 STALLS	OFFICE - 16,869 / 300 =	56 STALLS
WAREHOUSE - 126,027 / 1000 = 126 STALLS		WAREHOUSE/STORAGE - 10,616 / 1000 = 11 STALLS	
TOTAL REQ.	148 STALLS	VEHICLE MAINTENANCE - 12,000 / 250 = 48 STALLS	
		TOTAL REQ.	115 STALLS
PARKING PROVIDED:	229 STALLS (1.72 / 1000)	PARKING PROVIDED:	96 STALLS (2.62 / 1000)
			130 SPACES FOR MAINTENANCE VEHICLE STORAGE IN FENCED YARD

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

JOB NO.
17162
 PRINT DATE: 5.11.2021
 DRAWN BY: SC
 CHECKED BY: HR
 SET ISSUED:

SHEET NAME:
SALINAS BUSINESS PARK SITE PLAN - 3

SHEET NO.:

A101

FILE NAME: 17162-A101-18