

# SITE PLAN

**EMERGENCY VEHICLE USED FOR TURNING DIAGRAM**

Overall Length	42.917ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

**ZONING INFORMATION**

- CITY ZONING: SD - SPECIAL DEVELOPMENT DISTRICT (CITY OF WARRENVILLE ZONING MAP)
- CANTERA ZONING: SUBAREA F PER CANTERA DCR EXHIBIT A
- FLOOR AREA RATIO: 0.5 PER CANTERA DCR APPENDIX H
- MAXIMUM BUILDING HEIGHT: 225' PER CANTERA DCR APPENDIX E
- BUILDING SETBACK REQUIREMENTS:
  - MILL STREET (FRONT): 150' BUILDING SETBACK PER CANTERA DCR APPENDIX E
  - COLLECTOR STREET: 75' BUILDING SETBACK PER CANTERA DCR SECTION 5.C
  - SIDE AND REAR YARD: 20' PER CANTERA DCR SECTION 5.C
- PARKING SETBACK REQUIREMENTS:
  - MILL STREET (FRONT): 135' PARKING SETBACK PER CANTERA DCR APPENDIX E
  - COLLECTOR STREET: 60' PARKING SETBACK
  - SIDE AND REAR YARD: 10' PER CANTERA DCR SECTION 5.C

**PARKING REQUIREMENTS**

PER CANTERA DEVELOPMENT CONTROL REGULATIONS - APPENDIX F - PAGES 81-82:

INDUSTRIAL/WAREHOUSE:  
TWO (2) SPACES PER 1,000 SQUARE FEET UP TO 10,000 SQUARE FEET AND ONE (1) SPACE PER 1,000 SQUARE FEET THEREAFTER.

OFFICE:  
FOUR (4) SPACES PER 1,000 SQUARE FEET UP TO 30,000 SQUARE FEET.

**PARKING CALCULATIONS**

33,343 SF X 90% AREA FOR WAREHOUSE USE = 30,009 SF  
33,343 SF X 10% AREA FOR OFFICE USE = 3,334 SF

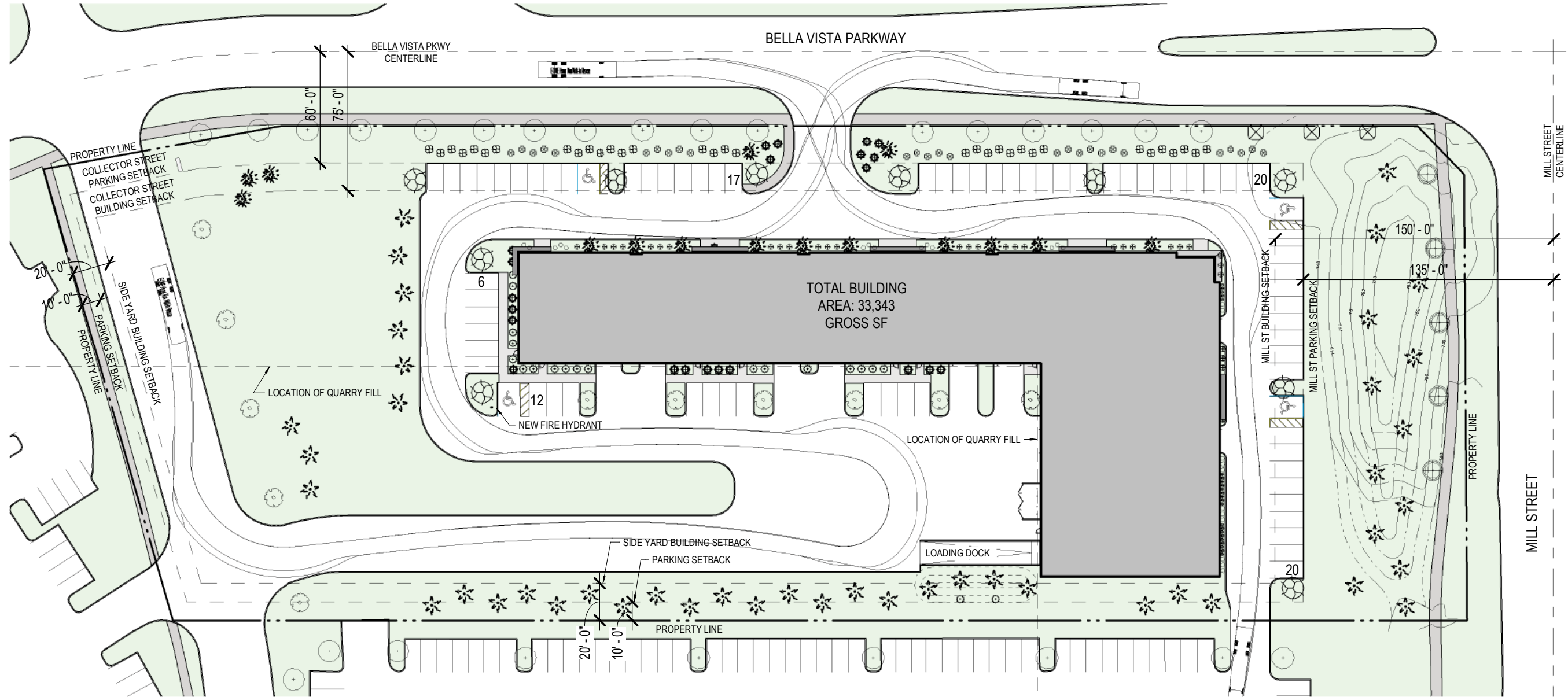
WAREHOUSE:  
30,009/1,000 X 2 = 60  
= 60 PARKING SPACES REQUIRED

OFFICE:  
3,334 SF/1,000 X 4 = 14  
= 14 PARKING SPACES REQUIRED

**= 74 TOTAL PARKING SPACES REQUIRED  
75 PARKING SPACES PROVIDED**

**LANDSCAPE REQUIREMENTS (CANTERA DCR SECTION 5.C)**

- THE MINIMUM LANDSCAPE COVERAGE SHALL NOT BE LESS THAN 40% OF THE LOT AREA PROVIDED THAT "ACCESSORY OFF-SITE LANDSCAPE AREA" CAN BE USED AS LANDSCAPE COVERAGE AREA TOWARD UP TO ONE-HALF THE REQUIRED MINIMUM LANDSCAPED AREA, AS DESCRIBED IN APPENDIX G, "ACCESSORY OFF-SITE LANDSCAPE AREA."
- IRRIGATION TO BE PROVIDED AT LANDSCAPED AREAS ALONG MILL AND BELLA VISTA, AND FRONT AND CORNER YARD LANDSCAPED AREAS PER CANTERA DCR VI.C.6



**PLANTING LEGEND**

**TREES**

- EXISTING TREES TO REMAIN
- AMERICAN ARBORVITAE (TO) (Thuja occidentalis) 21 TREES (Min. 6' ht.)
- SUGAR MAPLE (AS) (Acer saccharum "Sugar Maple") 3 TREES (Min. 3" cal.)
- PAGODA DOWOOD (PD) (Comus alternifolia) 7 TREES (Min. 3" cal.)
- GINKGO (GB) - male only (Ginkgo biloba) 9 TREES (Min. 3" cal.)
- COLORADO SPRUCE TREE (SPR) (Picea pungens) 12 TREES (Min. 9' ht.)
- LITTLELEAF LINDEN (TC) (Tilia cordata) 8 TREES (Min. 3" cal.)
- RED OAK (OR) (Quercus rubra) 6 TREES (Min. 3" cal.)

**SHRUBS**

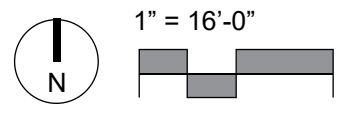
- SHOW OFF FORSYTHIA (SO) (Forsythia x "Mindor") 35 shrubs (Min. 30" dia.)
- AUTUMN JAZZ ARROWWOOD VIBURNUM (AJ) (Viburnum dentatum "Ralph Senior") 11 shrubs (Min. 30" dia.)
- ROSE WEIGELA (WF) (Weigela florida) 22 shrubs (Min. 30" dia.)
- KOREAN SPICE VIBURNUM (VC) (Viburnum carlesii) 35 shrubs (Min. 30" dia.)
- VANHOUTTE SPIREA (VS) (Spirea x vanhouttei) 6 shrubs (Min. 30" dia.)
- MUGO PINE (PM) (Pinus mugo mugo) 20 shrubs (Min. 30" dia.)

**PERENNIALS, GRASSES & GROUND COVERS**

- ROCK SPRAY COTONEASTER (CH) (Cotoneaster horizontalis) 17 shrubs
- BIG BLUESTEM (AG) (Andropogon gerardi) 20 plants @ 24" centers



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



**BELLA VISTA LOGISTICS FACILITY**  
27501 BELLA VISTA PARKWAY  
WARRENVILLE, IL  
JANUARY 10, 2023 Project #: 22028