



GOULD PLUS
ARCHITECTS

PAYSON TECH

WICP COMMERCIAL • PAYSON, UTAH • AUGUST 16, 2022

TOTAL SITE DATA:
GROSS SITE AREA: 1,114,342 SF / 25.58 ACRES
BUILDING AREA: 435,680 SF = 39.1% OF SITE
PARKING SPACES: 537 STALLS = 1 PER 811 SF
LANDSCAPE AREA: TBD

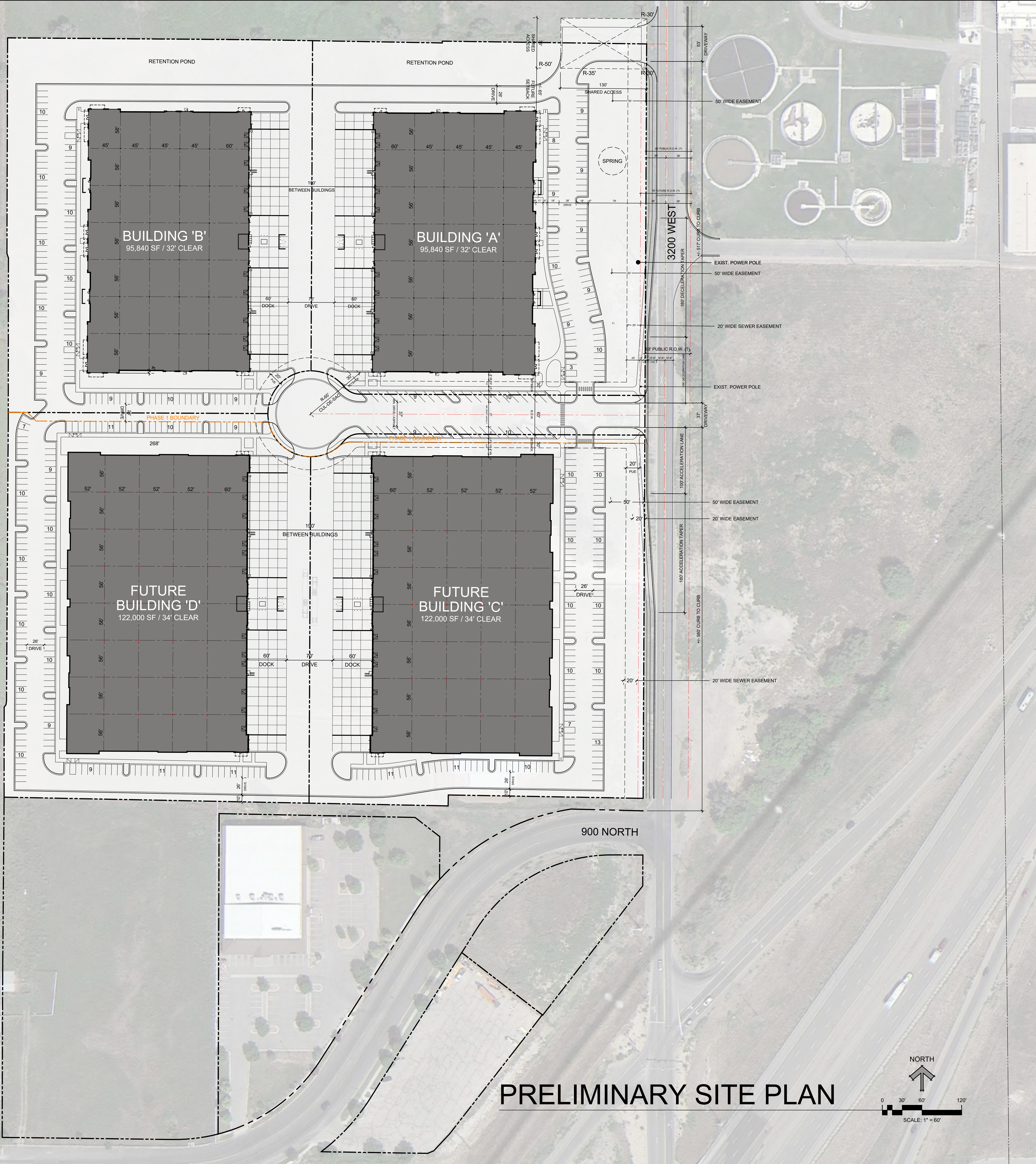
BUILDING 'A' DATA:
SITE AREA: 268,148 SF / 6.16 ACRES
BUILDING AREA: 95,840 SF = 35.7% OF BOUNDARY
PARKING SPACES: 104 STALLS = 1 PER 922 SF

BUILDING 'B' DATA:
SITE AREA: 256,847 SF / 5.9 ACRES
BUILDING AREA: 95,840 SF = 37.3% OF BOUNDARY
PARKING SPACES: 116 STALLS = 1 PER 826 SF

ZONING REQUIREMENTS
ZONING = I-1, LIGHT INDUSTRIAL
PERMITTED USE = INDOOR WAREHOUSING, INDOOR MANUFACTURING

35' MAX. HEIGHT
30' FRONT SETBACK
30' SIDE SETBACK
30' REAR SETBACK
20' MIN. BETWEEN STRUCTURES

PARKING REQUIREMENTS
• INDUSTRIAL = 1 SPACE / 400 SF
• WAREHOUSE = 1 SPACE / 1,000 SF
• GENERAL OFFICE = 1 SPACE / 300 SF
• 10 SPACES BETWEEN LANDSCAPE ISLANDS



PRELIMINARY SITE PLAN

