

**BUILDING YARD AND PAVEMENT
SETBACK REQUIREMENTS**

ZONING	"M-1" GENERAL MANUFACTURING DISTRICT
BUILDING SETBACKS	
FRONT YARD SETBACK	30'-0"
SIDE YARD SETBACK	20'-0"
REAR YARD SETBACK	20'-0"
CORNER SIDE YARD SETBACK	30'-0"
BUILDING PAVEMENT SETBACKS	
FRONT YARD PAVEMENT SETBACK	30'-0"
SIDE YARD PAVEMENT SETBACK	5'-0"
REAR YARD PAVEMENT SETBACK	5'-0"

SITE DATA

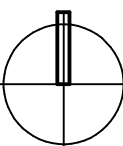
SITE AREA (±37.12 AC.)	+/-1,617,123 SF
PROPOSED DETENTION (SEE CIVIL DWGS)	
FLOOR AREA RATIO (F.A.R.) PROVIDED	35%
BUILDING AREA	
PROPOSED OFFICE AREA	32,000 S.F.
PROPOSED WAREHOUSE AREA	545,422 S.F.
TOTAL BUILDING AREA	577,422 S.F.
CAR PARKING PROVIDED	
STANDARD CAR PARKING - NORTH	211 STALLS
STANDARD CAR PARKING - SOUTH	129 STALLS
TOTAL	340 STALLS
EXTERIOR DOCKS	
EXTERIOR DOCKS - WEST	56 DOCKS
EXTERIOR DOCKS - EAST	56 DOCKS
TOTAL	112 DOCKS
TRAILER PARKING	
TRAILER PARKING - WEST	75 STALLS
TRAILER PARKING - EAST	76 STALLS
TOTAL	151 STALLS
DRIVE IN OVERHEAD DOORS	4 DOORS
BUILDING INTERIOR CLEAR HEIGHT	36'-0"

PROJECT SITE PLAN

SCALE:

1" = 100'-0"

1
A1.0



NORTH

