



PROJECT INFORMATION

BUILDING A	
SITE AREA (APPROX.)	5.48 ACRES
BUILDING AREA	+/- 82,500 GSF
AUTO PARKING	105 STALLS
BIKE PARKING	8 STALLS
DOCKS	+/- 23 DOORS
DRIVE-IN	2 DOORS
TOTAL IMPERVIOUS	+/- 78 %

CHERNE INDUSTRIES	
SITE AREA (APPROX.)	10.37 ACRES
BUILDING AREA	130,237 GSF
AUTO PARKING	170 STALLS
PROOF OF PARKING	40 STALLS
BIKE PARKING	11 STALLS
DOCKS	8 DOORS
DRIVE-IN	2 DOORS
R&D	1 DOOR
EXPANSION AREA	16,900 GSF
TOTAL IMPERVIOUS	+/- 56 %
TOTAL IMPERVIOUS WITH EXPANSION	+/- 58 %

ZONING ANALYSIS

CURRENT ZONING: BP (BUSINESS PARK)

BUILDING SETBACKS:

FRONT - 50'

SIDE - 20'

REAR - 30'

100' SIDE AND REAR SETBACK FROM RESIDENTIAL ZONES

MAXIMUM IMPERVIOUS SURFACE COVERAGE:

80%

PARKING REQUIREMENT:

WAREHOUSES - 1 STALL PER EMPLOYEE ON LARGEST SHIFT

MANUFACTURING & PROCESSING - 1 STALL / 600 SF

OR EMPLOYEE ON LARGEST SHIFT, WHICHEVER IS GREATER

OFFICE - 1 STALL / 250 SF

PARKING SETBACKS:

15' BETWEEN PARKING AND STREET

5' FROM ANY OTHER PROPERTY LINE