LEGEND

- DRAINAGE AREA (CONCEPTUAL)
- WAREHOUSE & MAINTENANCE
- BUFFERS & INTERNAL LANDSCAPING
- PARKING & LOADING
- FEMA 100 YR. FLOODPLAIN
- ACCESS POINT

SITE DATA

OWNER: GB3 PARTNERS LLLP
APPLICANT: GB3 PARTNERS LLLP
PARCEL KEY NO: 1641030
SECTION/TOWNSHIP/RANGE: 23/23S/18E
CURRENT ZONING: PDP/IND
CURRENT LAND USE: AIRPORT PDD
PROPOSED ZONING: PDP/IND
AREA: +/- 18.5 ACRES

PERIMETER BUILDING SETBACKS:

FRONT:	35'
SIDES:	20'
REAR:	35'

MAXIMUM BUILDING HEIGHT:
45' AND/OR 3 STORIES

PER THE DIMENSIONS AND AREA REGULATION FROM THE INDUSTRIAL DISTRICTS THE MAXIMUM BUILDING HEIGHT PERMITTED MAY BE INCREASED PROVIDED ONE ADDITIONAL FOOT IS ADDED TO EACH OF THE REQUIRED YARDS FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT CONSTRUCTED OVER THE MAXIMUM BUILDING HEIGHT PERMITTED. IN SUCH CASES THE MINIMUM SIDE YARD REQUIREMENT SHALL BE THIRTY-FIVE (35) FEET PLUS ONE ADDITIONAL FOOT FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT CONSTRUCTED OVER THE MAXIMUM BUILDING HEIGHT PERMITTED. BUILDING HEIGHT WILL ALSO COMPLY WITH FAA AND THE AIRPORT REQUIREMENTS.

PROPOSED BUILDING SIZE:
200,000 SF

BUFFERS:
PER THE COMMUNITY APPEARANCE ORDINANCE

LOCATION MAP
N.T.S.

REZONING MASTER PLAN

GB3 PARTNERS

SHEET 1

24082

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