

Zoning
TF-Technology Flex

Size
Existing: 10.00 acres
New: 9.676 acres
New Lot Coverage: 55.601%

Building Setback
Required: 50'
Existing: 50'
Expected: 42'

Pavement Setback
Required: 50'
Existing: 50'
Expected: 40'

Landscaping
Removal of 1-2 trees along State Route 161/U.S. Route 33

Signs
Do Not Disturb

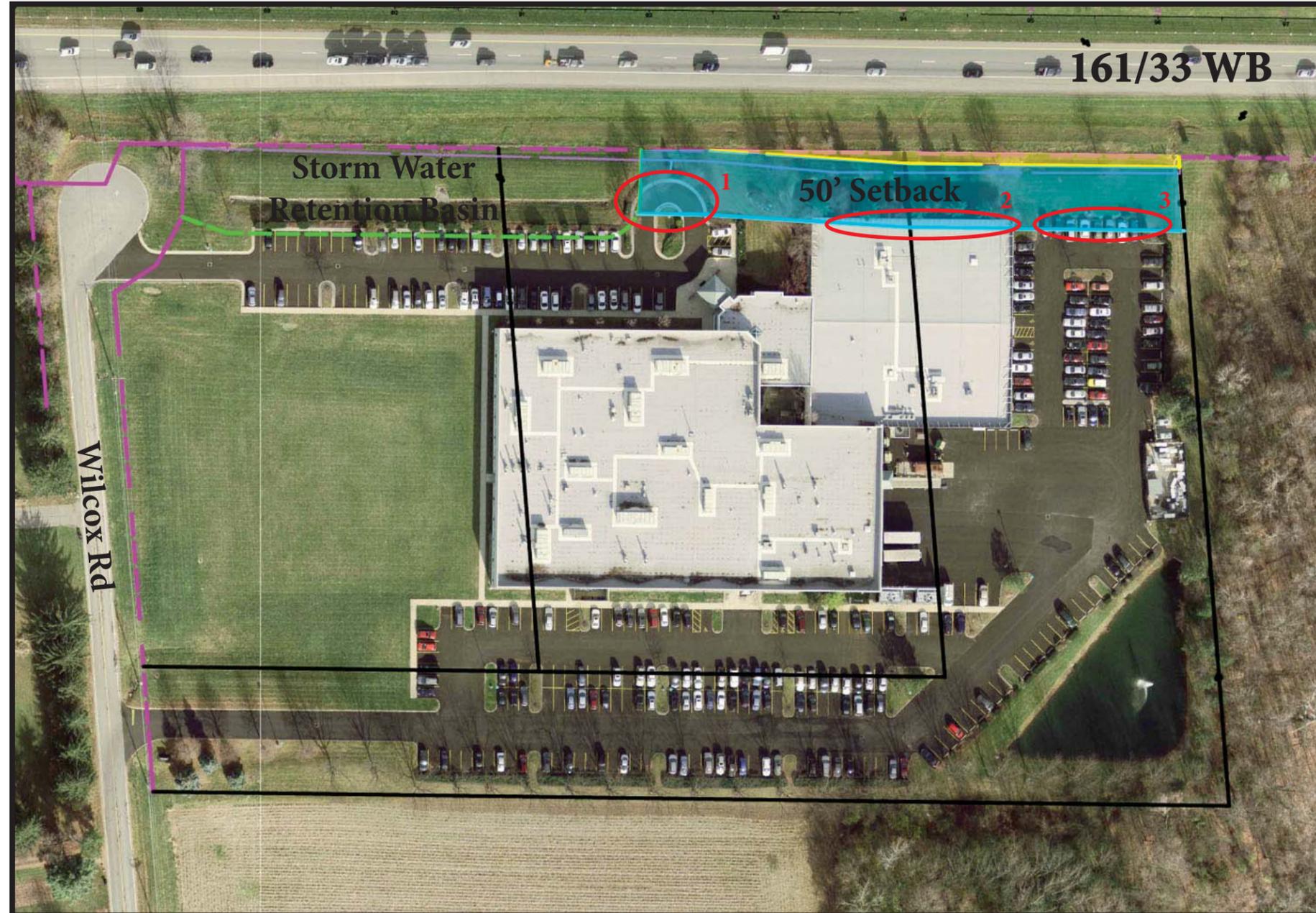
Additional Notes
1) Existing Drive Aisle encroaches into setback by 25'

2) Building encroaches into proposed setback by 8'

3) NE corner of parking lot encroaches into proposed setback by 10'

Key:

- Property Line
- - - Existing ROW
- - - Easements
- Proposed Setback
- Proposed Setback Impact
- Proposed ROW
- Proposed ROW Impact



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270/33 ROW Acquisition Impact
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