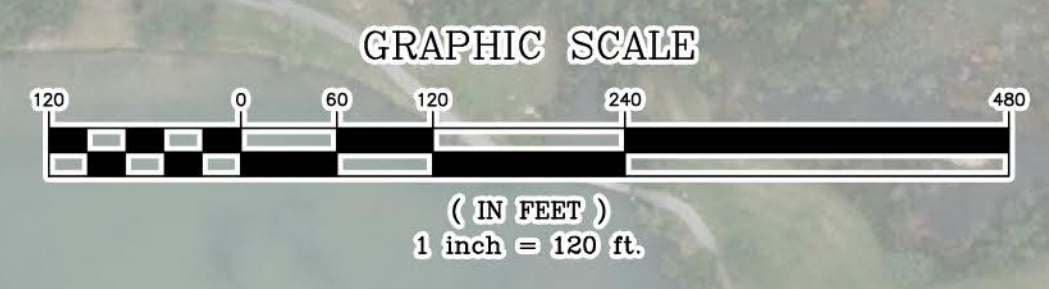


FULTON'S LANDING REDEVELOPMENT ZONE DATA				
W-D WAREHOUSING & DISTRIBUTION ZONE				
SECTION	ITEM	REQUIRED/PERMITTED	PROPOSED	CONDITION
ORD. 452-19	LOT AND BUILDING REQUIREMENTS			
REDEVELOPMENT PLAN	MINIMUM LOT AREA	40 ACRES	156.36 ACRES*	COMPLIES
REDEVELOPMENT PLAN	MAXIMUM LOT COVERAGE	80%	55%	COMPLIES
REDEVELOPMENT PLAN	MAXIMUM BUILDING COVERAGE	30%	26%	COMPLIES
REDEVELOPMENT PLAN	MAXIMUM BUILDING HEIGHT	50 FT	50 FT	COMPLIES
SETBACKS				
REDEVELOPMENT PLAN	MINIMUM FRONT YARD SETBACK	200 FT	393 FT	COMPLIES
REDEVELOPMENT PLAN	MINIMUM SIDE YARD SETBACK	300 FT	302.48 FT	COMPLIES
REDEVELOPMENT PLAN	MINIMUM REAR YARD SETBACK	200 FT	208 FT	COMPLIES
OFF-STREET PARKING REQUIREMENTS				
REDEVELOPMENT PLAN	VEHICLE PARKING SPACE SIZE	9' x 18'	9' x 18'	COMPLIES
28-98.1(2)	PARKING AISLE WIDTH	24 FT	24 FT	COMPLIES
MINIMUM NUMBER OF PARKING SPACES:				
REDEVELOPMENT PLAN	OFFICE: 1 SPACE/500 SF GFA	OFFICE: 90,000 SF/500 SF = 180 SPACES	TOTAL = 590 SPACES (814 WITH LANDBANKED SPACES CONSTRUCTED)	COMPLIES
REDEVELOPMENT PLAN	WAREHOUSE: 1 SPACE/5,000 SF GFA	WAREHOUSE: 1,690,900 SF/5,000 SF = 338 SPACES		
LOADING REQUIREMENTS				
REDEVELOPMENT PLAN	MINIMUM TRUCK PARKING LOADING SPACES/LOADING DOCK	322 LOADING DOCKS X 1.5 SPACES = 483 SPACES	TOTAL = 767 SPACES (445 TRUCK PARKING SPACES + 322 LOADING DOCKS)	COMPLIES
REDEVELOPMENT PLAN	MAXIMUM TRUCK PARKING SPACE SIZE	10' x 80' x 15' CLEARANCE	12' x 60'	COMPLIES
REDEVELOPMENT PLAN	MINIMUM TRUCK LOADING SPACE SIZE	14' x 80' x 15' CLEARANCE	14' x 60'	COMPLIES
REQUIRED LANDSCAPE BUFFERS				
REDEVELOPMENT PLAN	MAIN STREET FRONTAGE BUFFER (EXISTING TREES)	100 FT	100 FT	COMPLIES
REDEVELOPMENT PLAN	WESTERN PROPERTY LINE (RESIDENTIAL BUFFER)	150 FT	150 FT	COMPLIES
SIGNAGE				
FREESTANDING SIGNS				
REDEVELOPMENT PLAN	QUANTITY OF FREESTANDING SIGNS: 1 SIGN/DRIVEWAY & NOT MORE THAN 1 SIGN/BUILDING	3 BUILDINGS & 2 DRIVEWAYS = 2 SIGNS	2 SIGNS	COMPLIES
REDEVELOPMENT PLAN	MAXIMUM FREESTANDING SIGN HEIGHT	10 FT	< 10 FT	COMPLIES
REDEVELOPMENT PLAN	MAXIMUM FREESTANDING SIGN AREA	50 SF	< 50 SF	COMPLIES
WALL SIGNS				
REDEVELOPMENT PLAN	QUANTITY OF WALL SIGNS: 1 SIGN/TENANT	1 TENANT = 1 SIGN	1 SIGN	COMPLIES
REDEVELOPMENT PLAN	MAXIMUM WALL SIGN AREA	50 SF	< 50 SF	COMPLIES
*156.36 ACRES IS AREA AFTER COUNTY R.O.W. IMPROVEMENTS. 156.92 ACRES IS AREA PRIOR TO COUNTY R.O.W. IMPROVEMENTS.				



CROSSMAN DEVELOPMENT
 BLOCK 249 LOT 1, BLOCK 250 LOT 1, BLOCK 251 LOT 1 156.92 ACRES
 OVERALL PLAN EXHIBIT
 8/17/22