



- LEGEND:
- 100' BUILDING SETBACK
 - 50' LOADING SETBACK NEAR RESIDENTIAL
 - 20' PARKING SETBACK NEAR RESIDENTIAL

SITE DEVELOPMENT DATA TABLE				
SITE AREA: 81.70 ACRES				
TOTAL BUILDING AREA: 1,037,000 SF				
TOTAL BUILDING COVERAGE: 29.14%				
HARPER WOODS REQUIREMENTS				
CURRENT ZONING: REGIONAL SHOPPING (RS-1)				
PROPOSED ZONING: RS-1 WITH PLANNED UNIT DEVELOPMENT (PUD)				
PROPOSED USES: INDUSTRIAL AND WAREHOUSING				
SETBACKS:				
BUILDING SETBACKS:	REQUIRED	BUILDING 1	BUILDING 2	BUILDING 3
FRONT:	100'	100'	100'	100'
SIDE:	100'	100'	100'	100'
REAR:	100'	100'	100'	100'
PARKING SETBACKS:				
LOADING SETBACK NEAR RESIDENTIAL:	50'	50'	50'	50'
PARKING SETBACK NEAR RESIDENTIAL:	20'	20'	20'	20'
DATA:				
BUILDING		BUILDING 1	BUILDING 2	BUILDING 3
BUILDING SQUARE FOOTAGE (SF):		295,000 SF	535,000 SF	207,000 SF
LOT AREA (MIN.):	25 Ac.	20.5 Ac.	40.1 Ac.	21.1 Ac.
BUILDING HEIGHT:	20'	50'	50'	50'
PARKING:				
WHOLESALE ESTABLISHMENT (1):	460 STALLS	103 STALLS	253 STALLS	104 STALLS
PROVIDED:	819 STALLS	280 STALLS	261 STALLS	278 STALLS
TRAILER STALLS:	279 STALLS	80 STALLS	148 STALLS	51 STALLS
PARKING DIMENSIONS:	9' X 18'	9' X 18'	9' X 18'	9' X 18'
DRIVE AISLE WIDTH:	27'	27'	27'	27'
(1) WHOLESALE ESTABLISHMENT: 1 SPACE PER 2,000 SF OF GROSS FLOOR AREA (GFA) ** VARIANCE REQUESTED				

- NOTES:
- BOUNDARY: WAYNE COUNTY GIS AND LSG ENGINEERS AND SURVEYORS, INC.
 - BASE INFORMATION: WAYNE COUNTY GIS AND LSG ENGINEERS AND SURVEYORS, INC.
 - CONTOURS: WAYNE COUNTY GIS
 - BUILDING: NONE
 - SURVEY COORDINATES: M83-SIF

LEGEND	
	STORM SEWER
	SANITARY SEWER
	WATER MAINS
	ELECTRICAL
	GAS
	COMMUNICATION

D:\STEPPOINT DROPBOX\01 PROJECTS\INDUSTRIAL\2338 EASTLAND CENTER MALL (HARPER WOODS, MI)\05 MASTER PLANS\PLANS\SCHEMATIC SITE PLAN B4.DWG