

CONCEPT DATA

Gross Site Area (After ROW Ded.): 4.02 Ac ±
 Existing Zoning: Multiple Family Res.
 Proposed Zoning: General Industrial (I-2)

Impervious Calculations

Building Size (4): 1.01 Ac ±
 Asphalt Area: 1.17 Ac ±
 Total Impervious Area: 2.09 Ac ±
 Parking Required:
 (1 / 2,000 S.F. of Building) 22
 Parking Provided: 36

ZONING STANDARDS

General Industrial

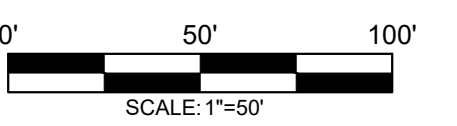
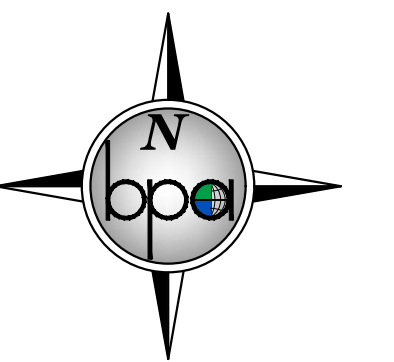
Minimum Setbacks
 Front Setback: 30'
 Side Setback: 20'
 Side Setback ((Adjacent to Residential): 100'
 Rear Setback (Adjacent to Residential): 50'

Client Information

Name: Brian Lee
 Address: 19881 Auburn St NW
 Elk River, MN 55330

Description:

SECT-36 TWP-120 RANGE-024 UNPLATTED LAND
 HANOVER E285FT OF NW1/4OF SW1/4EX
 S656.60FT EX TH PRT TH LIES W/IN HANOVER
 HEIGHTS EX TR DES ON DOC542573(362306)



**Contractor Storage Units
 Concept Sketch Plan B**

Hanover, MN
 Parcel ID: 108500363207 & 108020001031
 2/16/2024

