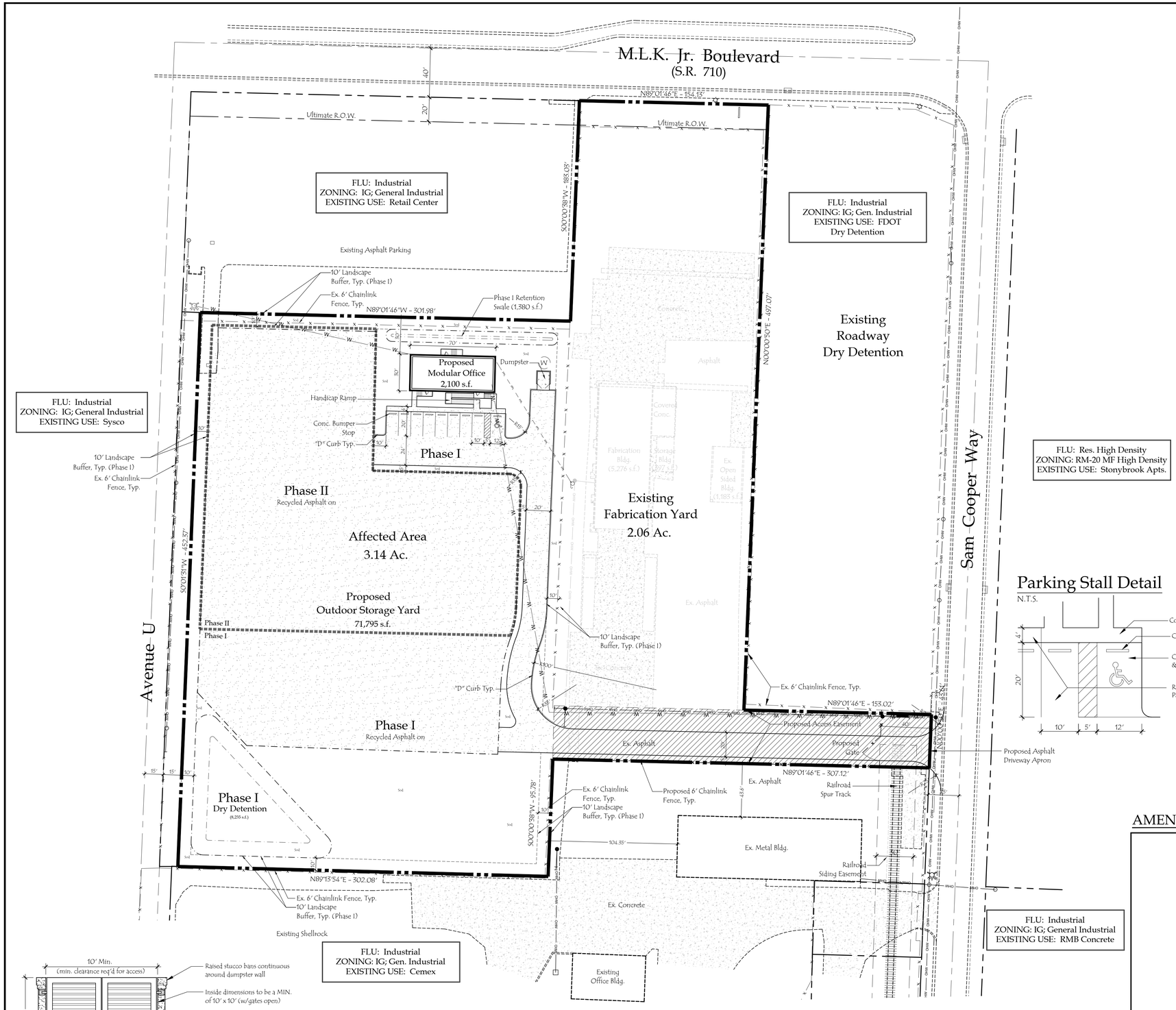
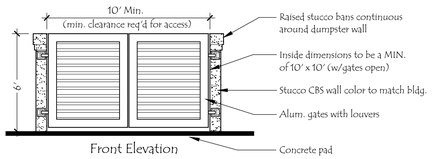


Parking Stall Detail

N.T.S.

Dumpster Enclosure Detail

N.T.S.



Existing Non Conformity Chart

Code Section	Code Requirement	Existing/Vested
Sec. 31-577 Off – Street Parking Ratios	1 space for every 500' of gross floor area	There is an existing 6,856 square foot structure on the vested portion of the site which would require 5 spaces.
Sec. 31-383 Property Development Standards for IG Zoning District	Side Setback Requirement: 15'	Existing Open Sided Building on the vested portion of the property that encroaches into the allowable side setback by 6.8'.

Site Data

Existing Land Use	Industrial
Zoning	IG; General Industrial District
PCN#	56-43-42-32-20-001-0020
Overall Site Area	5.20 Acres; 226,296 s.f.
Affected Site Area	3.14 Acres; 136,773.02 s.f.
Existing Site Area	2.06 Acres; 89,522.98 s.f.
Allowable Building Height	50 Feet
Proposed Bldg. Height	13'-0"
Landscape Area Required	27,354 s.f. (20% Min.)
Landscape Area Provided	49,664 s.f. 36.3%
Building Lot Coverage	1.5%, 2,100 s.f.
Affected Impervious Area Provided	87,109.02 s.f. 63.7%
Affected Pervious Area Provided	49,664 s.f.; 36.3%
Existing Impervious Area Provided	57,036.98 s.f. 63.7%
Existing Pervious Area Provided	32,486 s.f.; 36.3%

Parking Data

Parking Required	7 Spaces (1 sp./300 s.f.)
Parking Provided	9 Spaces
Handicap Required	1 Space
Handicap Provided	1 Space

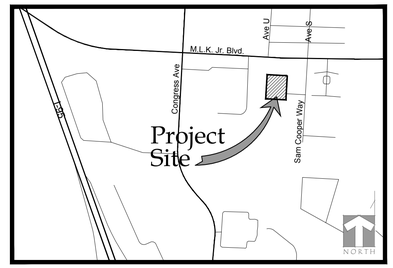
Building Data

Proposed Bldg.	1,500 s.f.
Existing Fabrication Bldg.	5,276 s.f.
Existing Storage Shed	397 s.f.
Existing Open Sided Bldg.	1,183 s.f.

Building Setback Data

	Required By Code	Proposed
Front (East)	40'	213.2'
Rear (West)	20'	172.2'
Side (North)	15'	30.0'
Side (South)	15'	392.9'

Location Map



Phasing Chart

Project Phase	Proposed Development	Estimated Time of Completion
Phase I - Accessory Office, Storage, Dry Detention area	- Construction of asphalt driveway apron; - Placement of modular office, and parking; - Retention Swale north of modular office; - Outdoor Storage area; - Perimeter Buffers; - Dry Detention Area in the south west portion of the site	**6 months after permit issuance**
Phase II Outdoor Storage	- Outdoor Storage Area, with a recycled asphalt base;	**Anticipated time of completion -- One year Phase 1 completion**

AMENDMENTS

ZONING STAMP

NORTH

0 20 40 80 120

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Designed: MTH
Drawn: MTH
Approved: GGG MTH EMO
Date: 7/1/18
Job no.
Revisions: 6/29/18
10/02/18
Cad no. CADo

Seal

LC C000177

Sheet Title:
Site Development Plan

Scale: 1" = 40'

Sheet No.
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