



SITE PLAN DATA TABLE		
Site Location	1501 W. Atlantic Blvd. (Folio #484234500010)	
Net Site Area	73,343 Sq. Ft.	1.68 Acres
Existing Zoning	General Industrial (I-1)	
Proposed Use	General Industrial (I-1)	
Area Compliance		
	Square Footage	Percentage of Net Site
Total Pervious Area (min. 20%)	25,927 SF	35.4%
Total Impervious Area	47,416 SF	64.6%
	Required	Provided
Lot Coverage (Building Coverage - 65% Max.)	47,673 SF Max.	7,188 SF (includes front porch covered area)
Lot Area (10,000 sf Min.)	10,000 SF Min.	73,343 SF
Building Data		
	Required	Provided
Maximum Height	45' Max.	20.5'

Setback Data		
Front Setback (South)	25' Min.	346.6'
Rear Setback (North)	30' Min.	67.1'
Interior Side Setback (East)	10' Min.	10.0'
Interior Side Setback (West)	10' Min.	66.8'
Parking Data		
	Required	Provided
Car Wash/Auto Detailing:		
1 space per 500 sf (6,747 sf)	14	14
*Admin. Adjustment 20% Reduction (14 x 0.8 = 12)	12	12
Total Parking Spaces Required:	12	12 (includes 1 accessible sp.)
Bicycle Parking		
	Required	Provided
4 bicycles for each 10 parking spaces	6	8
NOTE:		
1. NO TRUCKS OR FLEET VEHICLES WILL BE ALLOWED TO IDLE OR REMAIN OVERNIGHT.		
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND THE TREE PROTECTION AREA WHERE POSSIBLE. IF THIS IS NOT POSSIBLE, A TUNNEL MADE BY A POWER-DRIVEN SOIL AUGER MAY BE USED UNDER THE TREE (AS PER 155.5204.F.3.D).		



MANUFACTURER:	ATLANTIC COAST PRECAST
MATERIAL:	CONCRETE
FINISH:	SMOOTH DESIGN
COLOR:	ASH GREY, OR COLOR TO MATCH ARCHITECTURE.
URL:	SEE ARCHITECTURE PLANS FOR COLOR SELECTION https://atlanticcoastprecast.com

1 PRECAST FENCE
DETAIL

NTS