

LOCATION MAP
SCALE: 1" = 500'
SOURCE: BING MAPS 2025

CONCEPT PLAN NOTES

(Rev. 1/2020)

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER. AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.

ZONING TABLE

ZONE: PLANNED INDUSTRIAL PARKING DISTRICT-1 (PIP-1)
USE: WAREHOUSE WITH OUTDOOR STORAGE PERMITTED BY SPECIAL PERMIT

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN LOT AREA	§ 213-319	65,340 SF (1.50 AC)	±87,120 SF (±2.00 AC)
MIN STREET FRONTAGE	§ 213-319	150'	±292'
MIN FRONT YARD	§ 213-320	45'	±72'
MIN SIDE YARD	§ 213-324	10' FOR EACH SIDE, 60' TOTAL	SOUTH: ±16' NORTH: ±160' TOTAL: ±176'
MIN REAR YARD	§ 213-325	30'	±78'
MAX BUILDING HEIGHT	§ 213-318	35'	COMPLIES
MAX BUILDING COVERAGE	§ 213-326	42% (±36,590.4 SF)	±17% (15,000 SF)
MAX IMPERVIOUS COVERAGE	§ 213-326	70% (±60,984 SF)	±69% (±60,580 SF)
MIN LANDSCAPE COVERAGE	§ 213-336	30% (±26,136 SF)	±31% (±26,540 SF)
MIN LANDSCAPE BUFFER ON REAR & SIDE YARDS	§ 213-324 & § 213-325	10'	10'
OUTSIDE VEHICLE STORAGE	§ 213-328	OUTSIDE VEHICLE STORAGE ENCLOSED BY THREE SIDES WITH MINIMUM 10' HIGH FENCE AND BUFFER ZONE WITH PLANTINGS	COMPLIES

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN STALL SIZE	§ 213-327	9' X 19'	9' X 19'
MIN AISLE WIDTH	§ 213-327	22'	24'
LOADING REQUIREMENTS	§ 213-327	1 PER FIRST 1,000 SF OF GFA; 1 PER 10,000 SF THEREAFTER (2 REQUIRED)	2
MAX NUMBER OF LOADING STALLS	§ 213-338	1 PER FIRST 5,000 SF + 1 PER EACH ADDITIONAL 10,000 SF = 2 LOADING STALLS	2
MIN LOADING SIZE	§ 213-338	12' X 55' X 14.5' CLEARANCE	12.5' X 55'
MIN NUMBER OF STALLS	§ 213-327	33	33
MAX NUMBER OF STALLS IN FRONT YARD	§ 213-320	4 PER FIRST 150' OF FRONTAGE + 1 ADDITIONAL PER EACH ADDITIONAL 50' OF FRONTAGE = 4	0

WAREHOUSE: 1 STALL PER 700 SF OF GFA;
REQUIRED = 12,000 SF X 1/700 = 17.14 STALLS
OFFICE: 1 STALL PER 200 SF OF GFA;
REQUIRED = 3,000 SF X 1/200 = 15 STALLS
REQUIRED = 17.14 + 15 = 32.14 = 33 STALLS
PROPOSED = 33 STALLS (INCL. 2 ADA STALL)

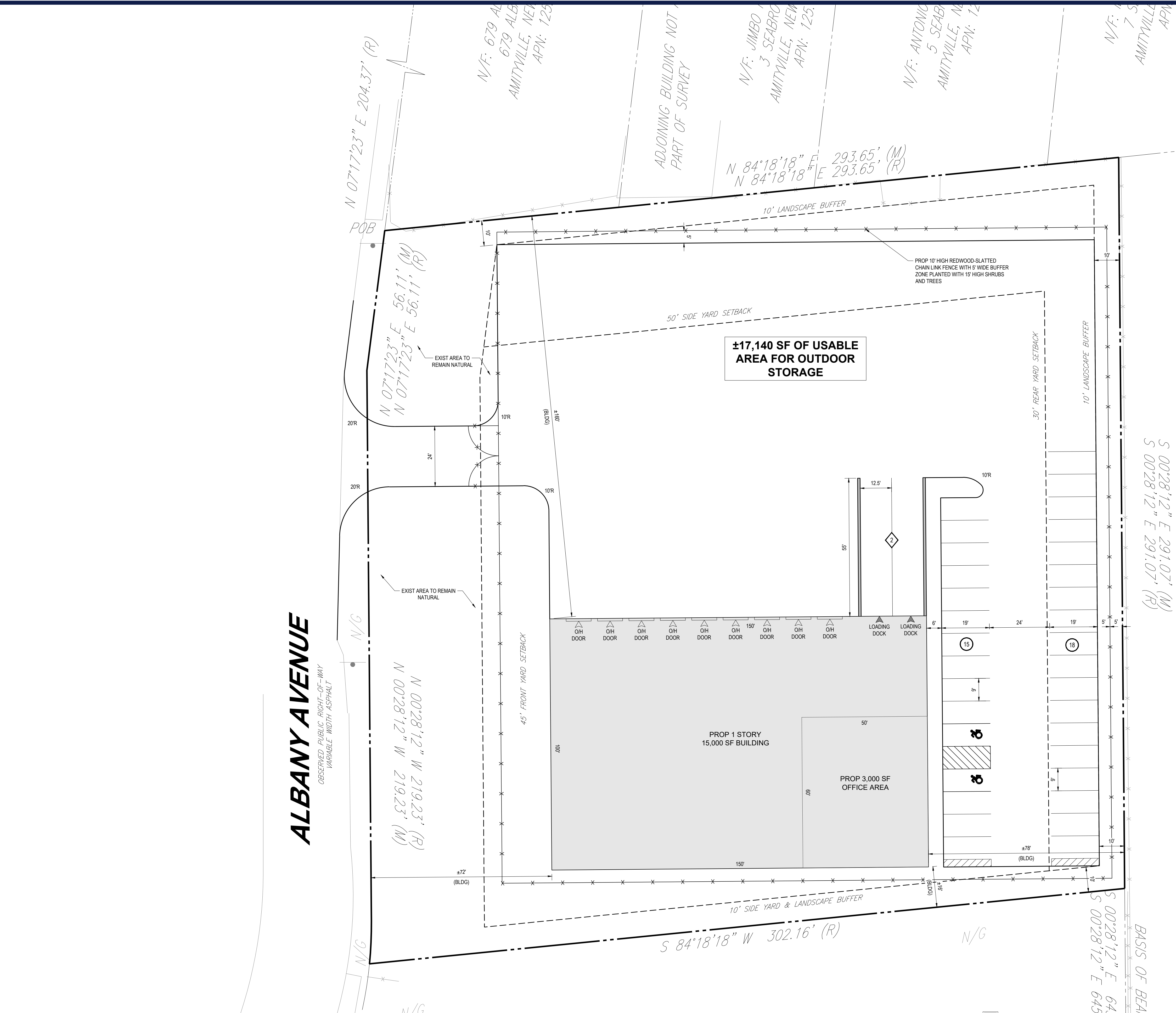
DENSITY COMPUTATIONS

ALLOWABLE DENSITY
SITE AREA = ±2.00 ACRES (±87,120 SF)
GROUND WATER MANAGEMENT ZONE VII = 600 GPD/ACRE
ALLOWABLE DENSITY = 600 GPD/ACRE X 2.00 AC = 1,200 GPD

PROPOSED DENSITY
USE: GENERAL INDUSTRIAL
PROP BUILDING AREA = 15,000 SF
PROPOSED DENSITY = 0.04 GPD/SF X 12,000 SF = 480 GPD
TOTAL PROPOSED DENSITY = 480 GPD

USE: NON-MEDICAL OFFICE
PROP BUILDING AREA = 3,000 SF
PROPOSED DENSITY = 0.06 GPD/SF X 3,000 SF = 180 GPD
TOTAL PROPOSED DENSITY = 660 GPD

PROPOSED DENSITY OF 660 GPD < 1,200 GPD ALLOWABLE DENSITY



ALBANY AVENUE
OBSERVED PUBLIC RIGHT-OF-WAY
VARIABLE WIDTH ASPHALT

**PROPOSED WAREHOUSE W/
OUTDOOR STORAGE YARD**
SCTM#: 100-126.1-1-2.5

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