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JUNE 29, 2023

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 $\frac{1}{1}$  Recycled Paper

ZONING INFORMATION

CURRENT ZONING: GENERAL BUSINESS (GB-1)
SETBACKS: 86' FRONT (TO ROAD C/L)
30' EACH SIDE*
30' REAR*
* 60' MIN. TO RESIDENTIAL DISTRICT

LOT COVERAGE TABLE

TOTAL LOT AREA: 527,120 S.F. (100.0%)
TOTAL LOT COVERAGE: 299,925 S.F. (56.9%)

- PAVEMENT AREA: 259,226 S.F. (EXISTING)
-3,829 S.F. (REDUCTION)
- BUILDING AREA: 31,621 S.F. (EXISTING)
12,867 S.F. (PROPOSED)

PARKING CALCULATION

PARKING PROVIDED: 64 SPACES (60 STANDARD, 4 HANDICAP)
PARKING REQUIRED: 61 SPACES
 - 36 SPACES
 1 SPACE/300 SF COMMERCIAL USE (10,890 S.F. SHOWROOM ARE
 - 25 SPACES
 1 SPACE PER TECHNICIAN (25 TECHNICIANS)

ON-SITE WASTEWATER TREATMENT

TOTAL EMPLOYEES: 43 (TOTAL)
35 (EXISTING)
8 (NEW)
DAILY DESIGN FLOW: 18 GPD PER EMPLOYEE
18 GAL. x 43 EMPLOYEES = 774 GPD
774 x 2.5 = 1,935 GALLON
SEPTIC TANK: 2,000 GAL TANK REQUIRED.*
(@ 2.5 x GPD)

* 2,000 GAL TANK & TREATMENT SYSTEM DESIGNED & INSTALLED WITH ORIGINAL FORD DEALERSHIP CONSTRUCTION.

FLOOD INFORMATION

THE PROPERTY FALLS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON FIRM MAP No. 39089C0285J. DATED MARCH 16, 2015.

APPROVED VARIANCE

VARIANCEREQUEST FROM SECTION 11.01.A HAS BEEN APPROVED 6/28/2023.
ZONING REQUIREMENT FOR DISTRICT GB-1 PERMITTING UP TO 40 000 GROSS SQUARE FEET OF
STRUCTURE AREA PER LOT HAS BEEN INCREASED TO TO PERMIT 44,488 GROSS SQUARE FEET OF
STRUCTURE PER LOT.

LANDSCAPING LEGEND

 PROPOSED TREES (SEE BELOW)		 PROPOSED TREE WELL, w/ VEGETATIVE GROUND COVER		
QTY.	ABV. "B"	COMMON NAME RED JEWEL GRABAPPLE	(BOTANICAL NAME) (MALLUS RED JEWEL)	SIZE 12" x 4 1/2"

