

LAND USE DATA

PROPERTY ACREAGE: 0.875 ACRES (38,115 SF)
 EXISTING LAND USE: MIXED USE
 EXISTING ZONING: COM-2
 PARCEL ID#: 41-11-31-0000-010-0140
 FLOOD ZONE: PER FIRM COMMUNITY PANEL
 SOILS:

PROPOSED USE	4,250 SF
Commercial / Retail	4,250 SF
Total Building Area	4,250 SF
SITE COVERAGE	
Building	0.098AC
Pavement / Parking	0.196 AC
Sidewalk	0.019 AC
Stormwater Retention	0.137 AC
Open Space	0.425 AC
TOTAL	0.875 AC
	100%

PARKING
 Commercial Use - 1 space per 250 SF = 4,250/250 = 17 spaces
 Handicap Space - 2

Total Parking
 17 required / 18 provided

IMPERVIOUS SURFACE RATIO (ISR) - .70 maximum
 Allowed: 38,115 x .70 = 26,681 SF
 Proposed: 4,250 (building) + 8,558 (pavement) + 846 (sidewalk) = 13,654 SF = .36 ISR

FLOOR AREA RATIO (FAR) - 0.40 maximum
 Allowed: 38,115 x .40 = 15,246 SF
 Proposed: 4,250 SF

SETBACKS
 Front: 25'
 Rear: 10'
 Side: 10'

LANDSCAPE BUFFERS
 Front: 35'
 Side & Rear: 10'

For City Use



Date: 4-2-15
 Scale: 1" = 30'
 Drawn: JWK
 Checked By: MB
 Revisions:

Joseph J. Bonanno, P.E.
 Florida PE# 57968

SITE PLAN
EVERGREEN ENGINEERING GROUP, INC.
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PARCEL 165
 Palm Coast, Florida

SP1
 Sheet 1 of 1

