

LAND USE DATA

PROPERTY ACREAGE: 0.875 ACRES (38,115 SF)
 EXISTING LAND USE: MIXED USE
 EXISTING ZONING: COM-2
 PARCEL ID#: 41-11-31-0000-01010-0140
 FLOOD ZONE: PER FIRM COMMUNITY PANEL
 SOILS:

PROPOSED USE
 Commercial / Retail 4,250 SF
Total Building Area 4,250 SF

SITE COVERAGE			
Building	4,250 SF	0.098 AC	11.15%
Pavement / Parking	8,558 SF	0.196 AC	22.45%
Sidewalk	846 SF	0.019 AC	2.22%
Stormwater Retention	5,955 SF	0.137 AC	15.62%
Open Space	18,506 SF	0.425 AC	48.55%
TOTAL	38,115 SF	0.875 AC	100%

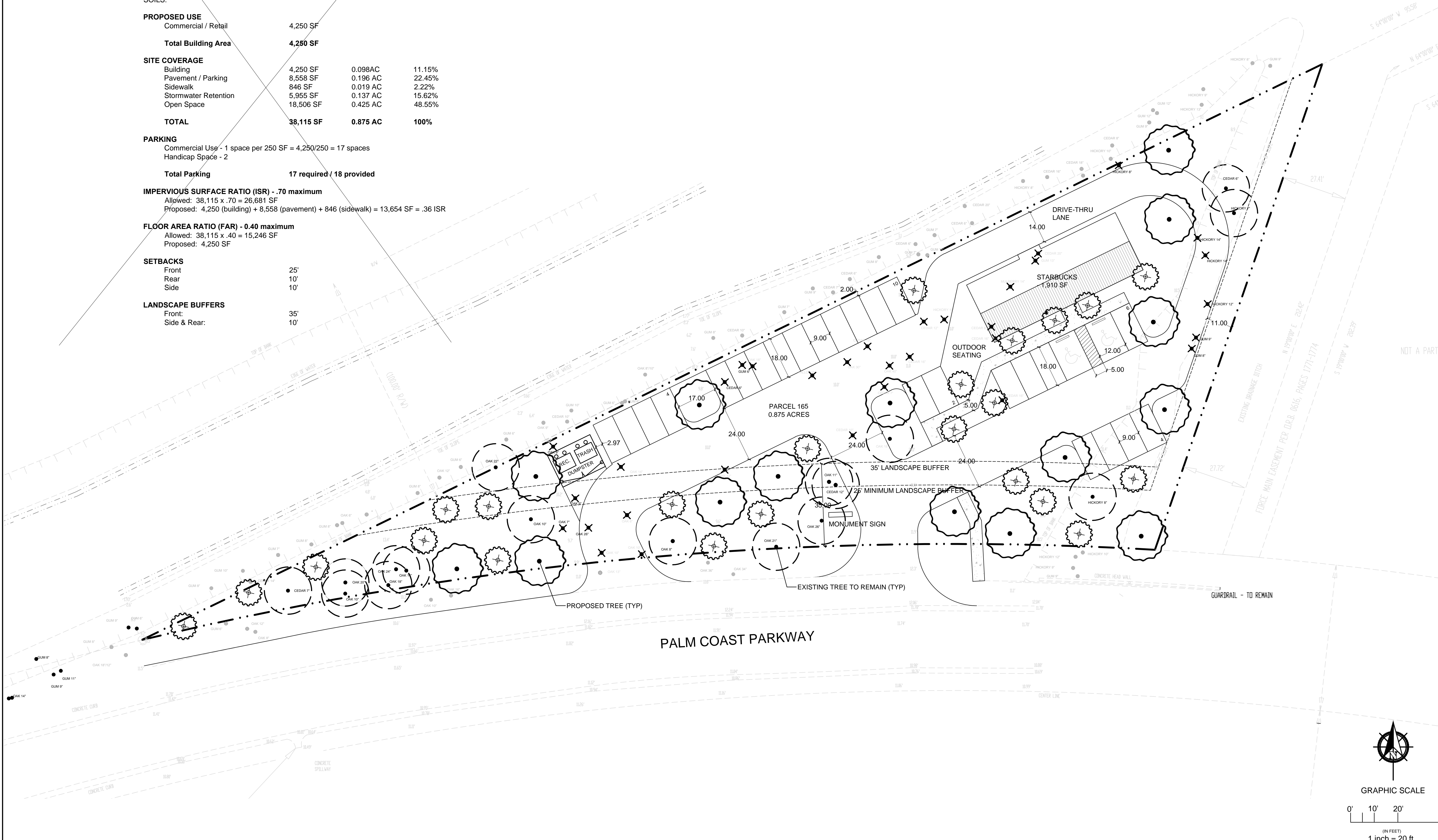
PARKING
 Commercial Use - 1 space per 250 SF = 4,250/250 = 17 spaces
 Handicap Space - 2
Total Parking 17 required / 18 provided

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: 8-12-16
 Scale: 1" = 20'
 Drawn: jmk
 Checked By: MB
 Revisions:

CONCEPT PLAN

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PARCEL 165

PALM COAST PARKWAY

PALM COAST, FLORIDA



SP1

Sheet 1