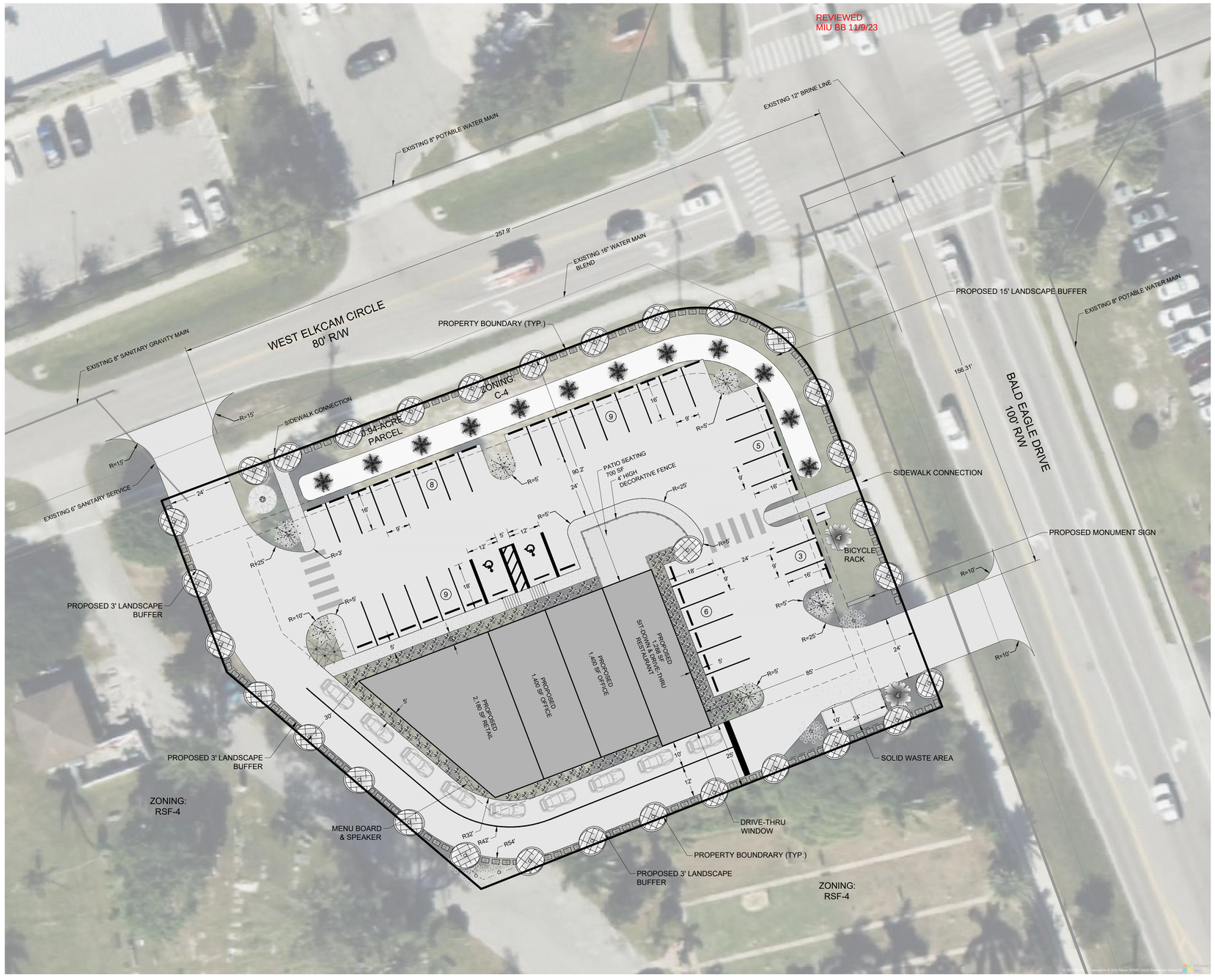
Reviewed for code compliance
K Grigsby
11/14/2023 2:00:30 PM

Environmental survey of protected animal species required prior to construction permit issuance. KGB

Reviewed for code compliance
Joshua Ooyman
11/29/2023 1:10:27 PM

Reviewed
KDeFedericis
11/03/2023 1:16:35 PM



NOTES:

1. LOCATION OF EXISTING UTILITIES, DRAINAGE, AND OTHER INFRASTRUCTURE ARE ESTIMATED AND NEED TO BE CONFIRMED BY THE PROJECT SURVEYOR.
2. THE SITE LAYOUT SHOWN IS CONCEPTUAL AND WILL CHANGE BASED ON REGULATORY AGENCY REQUIREMENTS.

Andres Boral
Digitally signed by Andres Boral
Date: 2023.10.12 11:56:05 -04'00'

N W E S

0 10' 20'
1" = 20'

LANDSCAPE BUFFER NOTES:

1. A TYPE "B" LANDSCAPE BUFFER IS REQUIRED ON ALL SIDES OF THE 0.94 ACRE PARCEL.
2. A TYPE "B" BUFFER CONSISTS OF AN OPAQUE HEDGE THAT MUST REACH 6 FEET IN HEIGHT AFTER ONE-YEAR OF GROWTH AND TO INCLUDE TREES SPACED NO MORE THAN 25 FEET ON CENTER.

LANDSCAPE BUFFER SHRUBS AND TREE REQUIREMENTS:

10 GALLON SHRUBS SPACED 4 FEET ON CENTER
174 - 10 GALLON SHRUBS REQUIRED
174 - 10 GALLON SHRUBS PROVIDED

TREES SPACED 25 FEET ON CENTER
30 - TREES REQUIRED
30 - TREES PROVIDED

PRELIMINARY
NOT FOR CONSTRUCTION

PARKING CALCULATIONS

USE	PARKING RATIO 1 SPACE PER "X" SF	SQUARE FOOTAGE PER USE	SEATS	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
RESTAURANT	200 SF	688		3.4	4
	80 SF	1,300	34	16.3	17
GENERAL OFFICE	300 SF	2,800		9.3	10
RETAIL STORE	250 SF	2,180		8.7	9
			TOTALS	40	40

SITE DEVELOPMENT REGULATIONS

SITE ATTRIBUTE	MIN. LOT AREA (SF)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. ROAD SETBACK (FT)	MIN. SIDE SETBACK (FT)	MIN. REAR SETBACK (FT)	MIN. WATER BODY SETBACK (FT)	MIN. BUILDING SEPARATION (FT)	MAX. BUILDING HEIGHT (FT)	LOT COVERAGE (%)
COMMERCIAL	10,000	100	100	25	25	25	25	20	75	76

PROJECT: 23-125
DATE: 07/23

ANDRES BORAL, PE, MBA
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BORAL ENGINEERING
WWW.BORALENGINEERING.COM

OWNER:
EXAMPLE - EXAMPLE COMPANY, INC.
XXX SW EXAMPLE BOULEVARD
EXAMPLEVILLE, FLORIDA 34XXX

REVISION DESCRIPTION	BY	DATE

EXAMPLE AT EXAMPLEVILLE
XXX SW EXAMPLE BOULEVARD
EXAMPLEVILLE, FLORIDA 34XXX

CONCEPTUAL SITE PLAN OPTION #5

SHEET 1 OF 1