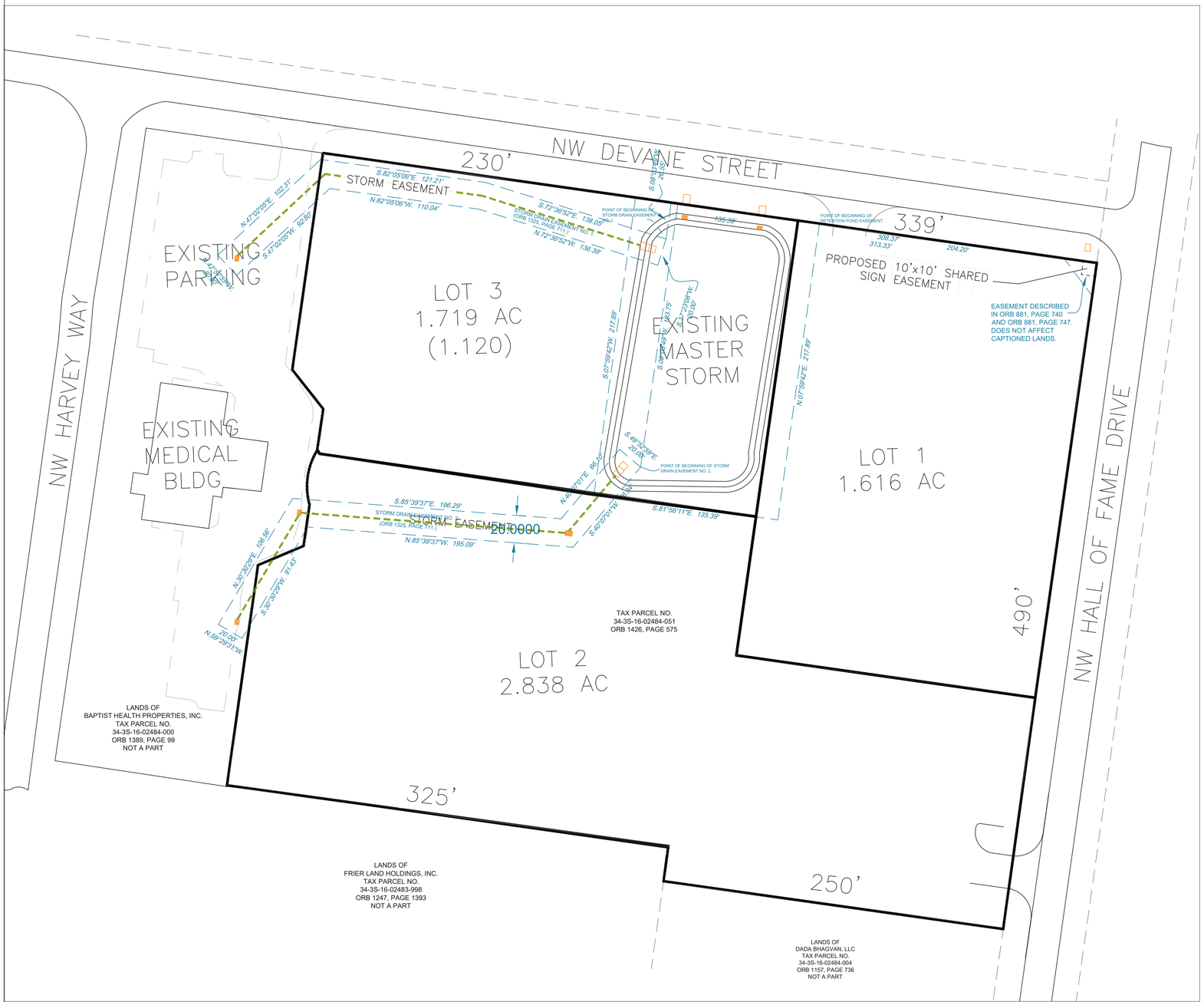


DEVELOPMENT INFORMATION

1.	TAX ID NUMBER:	34-3S-16-02484-051
2.	TOTAL DEVELOPMENT AREA:	6.19 AC TOTAL,
3.	EXISTING USE:	VACANT
5.	EXISTING LAND USE:	VACANT COMMERCIAL
6.	EXISTING ZONING:	COMMERCIAL HIGH INTENSIVE (CHI)
7.	MAXIMUM LOT COVERAGE OF BUILDING 35%,	MAXIMUM FLOOR AREA RATIO 1.0

REQUIRED BUILDING SETBACKS

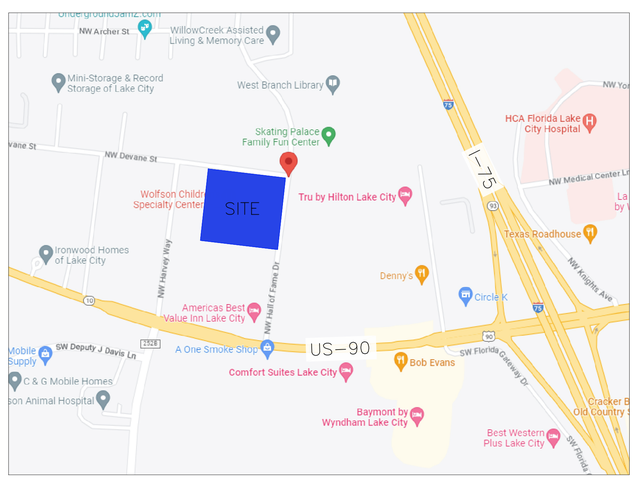
FRONT SETBACK	30 FT
SIDE SETBACK	30 FT
REAR SETBACK	30 FT.
MINIMUM 15 FT LANDSCAPE SETBACKS	

STORMWATER:

EXISTING SOTRMWATER PER PERMIT 212180-3 ALLOWING ADDITIONAL 200,060 SF (4.59 AC) OF IMPERVIOUS AREA

North

SCALE: 1 INCH = 40 FEET



NOTE: ALL INFORMATION CONTAINED HEREIN IS PROPERTY OF AMERICAN CIVIL ENGINEERING CO., ALL RIGHTS RESERVED. COPY RIGHT 2022.

ENGINEER: JOHN HERBERT, P.E.
CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.W.H.
PROJECT NO. XXX

DATE REVISIONS

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA. 32708
PH. (407) 327-7700; FAX (407) 327-0227
Established 1990
cert. of authorization number 8729

CONCEPTUAL SIZING PLAN

HALL OF FAME DRIVE COMMERCIAL

LAKE CITY, FLORIDA 32055

Conceptual
project no. XXX
sheet number 1 of 1