



**PROJECT DATA**

**TOTAL PROJECT AREA:**  
 PARCEL 'A' 1.06± Ac  
 PARCEL 'B' 1.20± Ac

**JURISDICTION:**  
 CITY OF LONGWOOD, FL

**PROPERTY FUTURE LAND USE:**  
 GENERAL COMMERCIAL

**PROPERTY ZONING:**  
 "GC" (GENERAL COMMERCIAL)

**PROPOSED DENSITY:**

PARCEL	AREA (SF)	QSR (+700 SF PATIO)	QSR
PARCEL 'A'	4,030 SF	57	26
PARCEL 'B'	2,500 SF	33	35

**PARKING:**

USE	RATIO	REQ.	PROP.
FAST FOOD RESTAURANT	1 SP / 75 SF +		
1 SP / 200 SF OUTDOOR PATIO OVER 200 SF			
PARCEL 'A'	4,030/75 + 500/200	57	26
PARCEL 'B'	2,500/75	33	35

**NOTES:**  
 DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

STORM WATER RETENTION TO BE PROVIDED ON APARTMENT TRACT AND/OR ON-SITE WITHIN UNDERGROUND STORM WATER VAULTS.

**DISCLAIMER:**  
 1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.  
 2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.  
 3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.  
 4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

**PROPOSED APARTMENT COMPLEX**

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1015 - 401  
 SCALE: 1" = 50' DATE: 04-03-24  
 DRAWN BY: Rideout PROJ. MGR: Pensa

PROVIDED FOR...  
**Palkiper Commercial Real Estate Services**



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