



### SITE PLAN GENERAL NOTES

1. SEE SITE CIVIL DRAWINGS FOR COORDINATION OF ALL SITE UTILITIES, DRAINAGE, GRADING, AND PAVING DETAILS.
2. SEE LANDSCAPE DRAWINGS FOR COORDINATION OF ALL HARDSCAPE, LANDSCAPE, AND POOL DETAILS.
3. BUILDING CORNERS SHALL BE LOCATED BY A SITE CIVIL ENGINEER AND OR SURVEYOR.

### SITE PLAN PARKING BREAKDOWN

**SITE AREA: 45,776 SQUARE FEET / 1.05 ACRES**  
**RESIDENTIAL DENSITY: 1.05 ACRES (X) 12 UA = 13 UNITS**  
**/ 12 UNITS UTILIZED**

<b>PARKING CALCULATION:</b>	<b>PARKING</b>
<b>COMMERCIAL</b> .....	<b>9,000 S.F. (3 PER 1,000)</b>
<b>27 SPACES</b>	
<b>2ND FLOOR RESIDENTIAL</b> .....	<b>6 UNITS (2 PER UNIT)</b>
<b>12 SPACES</b>	
<b>3RD FLOOR RESIDENTIAL</b> .....	<b>6 UNITS (2 PER UNIT)</b>
<b>12 SPACES</b>	
<b>TOTAL PARKING REQUIRED</b>	<b>51 SPACES</b>
<b>TOTAL PARKING PROVIDED</b>	<b>54 SPACES</b>

NOTE: BETWEEN 51 AND 75 SPACES REQUIRED, 3 HANDICAP PARKING SPACES ARE REQUIRED AND 3 HANDICAP SPACES ARE PROVIDED

### ZONING BREAKDOWN

FLOOD ZONE: AE  
BASE FLOOD ELEVATION = 8'-0" NAVD  
DESIGN FLOOD ELEVATION = 9'-0" NAVD

SETBACK ZONE A  
SETBACKS:  
FRONT YARD = 20' MIN.; 30' MAX.  
SIDE YARD = IF ADJACENT TO AN ALLEY = 10'  
REAR YARD = 10' SETBACK

### FLOOD VENTS

FLOOD ZONE: AE  
BASE FLOOD ELEVATION = 8'-0" NAVD  
DESIGN FLOOD ELEVATION = 9'-0" NAVD

SITE PLAN 1  
SCALE: 1" = 20'-0"

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CONSTRUCTION SET	10/29/2024
Revision 1	05/17/2024
Revision 2	06/28/2024
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SITE PLAN

PHASE PR NO PA/PM PERMIT SET 22011 NT

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