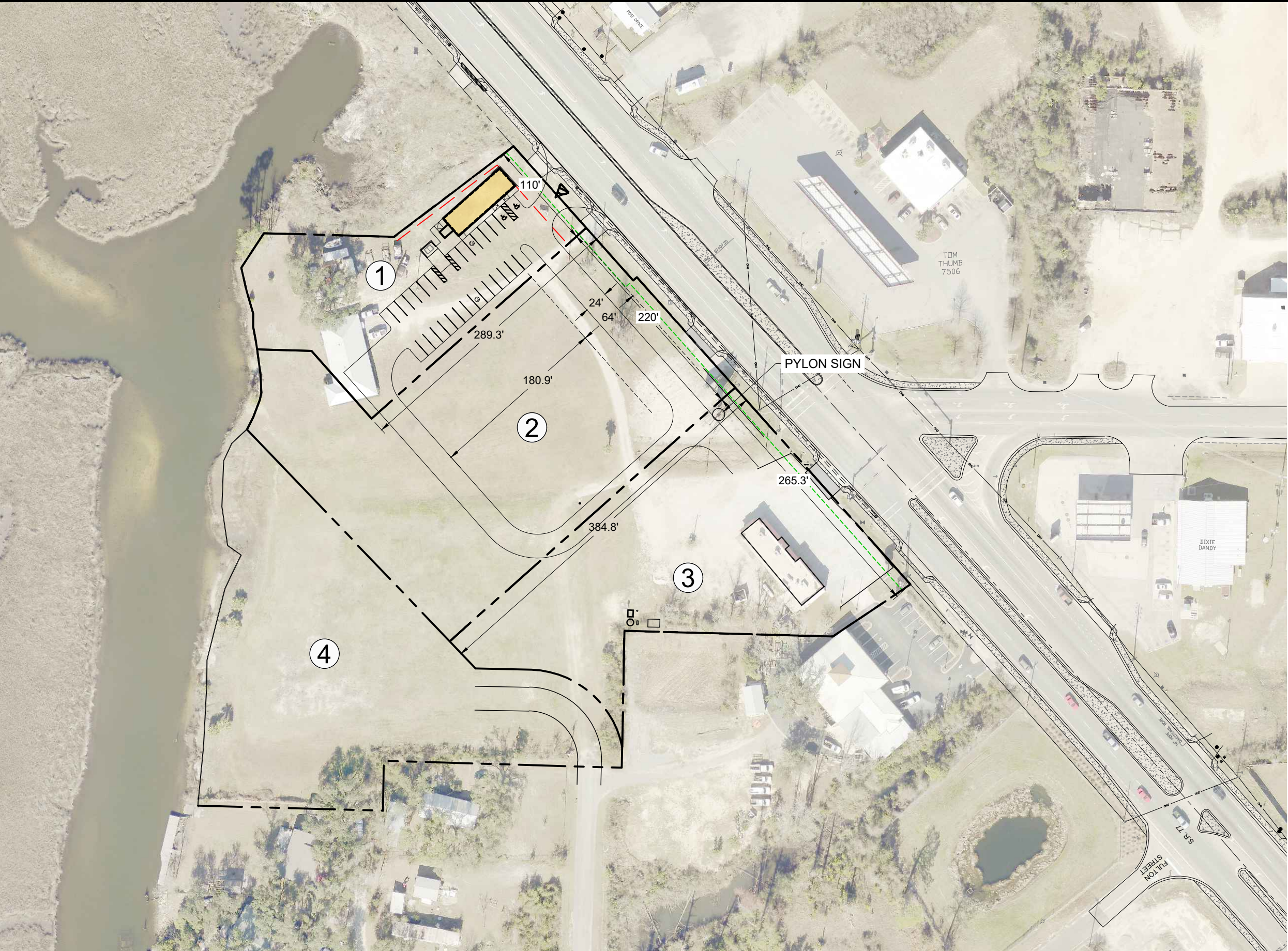


Date: Thursday, November 20, 2025 3:29:03 PM ID: REF File: p:\88004 commercial @ 77 & 2321\1 civil3d\folder\Drawings\CSPs\88004 CSP K.dwg



CONCEPTUAL SITE DATA		
DEVELOPMENT AREA		286,268± SF 6.57± AC
BUILDING AREA		X,XXX± SF
PARKING REQUIREMENTS	REQUIRED PROVIDED	XX PARKS XX PARKS

PREPARED WITHOUT BENEFIT OF TOPO OR BOUNDARY SURVEY AND SOIL PERCOLATION TEST, THEREFORE SITE LAYOUT & STORMWATER BASIN SIZING IS PRELIMINARY. (BASIN AT XX%± OF SITE)

ZONE / FLU / SERVICE AREA:
C-3A, C-3 / GCOM / SUBURBAN

MIN. LOT FRONTAGE:
100'

BUFFER:-----
10 FT. BUFFER ALONG ROW PERIMETER
25 FT. BUFFER NEXT R-2

BUILDING SETBACKS:-----
FRONT 25'
SIDE 5' SIDE ADJ. TO RES. 20'
REAR 20'

FLOOR AREA RATIO:
200%

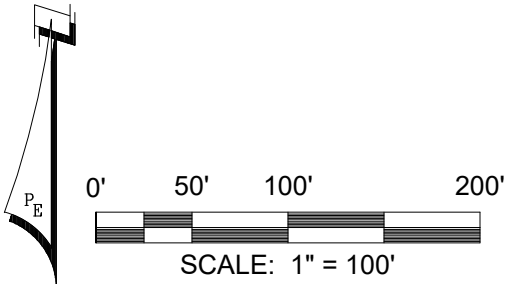
IMPERVIOUS SURFACE RATIO:
75%

MAX. BUILDING HEIGHT:
100'

PARKING STALL REQUIREMENT:
STANDARD STALL 9'min.X20'min.
HC STALL 12'min.X20'min. W/5' ISLE
HC VAN STALL 12'minX20'min. W/8' ISLE
(90° PARKS)

PARKING REQUIREMENTS:
PROJECT DESCRIPTION:

LOT 1 ~ 1.02± ACRES
LOT 2 ~ 2.19± ACRES
LOT 3 ~ 1.54± ACRES
LOT 4 ~ 1.82± ACRES



REV	DATE	MMM	REVISIONS	SCALE: AS NOTED
				DESIGNED BY: JHS
				DRAWN BY: REF
				REVIEWED BY: JHS
				ISSUE DATE: JANUARY 2021
				ACAD FILE NAME: 88004 CSP K.dwg
NOT	RELEASED FOR CONSTRUCTION	BY:	DATE:	



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CONCEPTUAL SITE PLAN 'K'
COMMERCIAL AT
77 AND 2321
BAY COUNTY, FLORIDA

DPR CERTIFICATION No:	EB-7806
SHEET NO:	1 of 1
PROJECT NUMBER:	88004