

Site Data

TOTAL SITE AREA	66,049 s.f. / 1.52 AC.
ZONING	OLD PALM CITY OVERLAY
EXISTING USE	VACANT
FUTURE LAND USE DESIGNATION	GENERAL COMMERCIAL

Building Data

TOTAL GROSS FLOOR AREA	17,892 s.f.
MAXIMUM GROSS FLOOR AREA PER BUILDING	11,000 s.f.
MAXIMUM HEIGHT	2 STORIES OR 28 FEET
MINIMUM BUILDING FRONTAGE	80%

Parking Requirements Per Old Palm City Overlay Zoning

PARKING REQUIRED	= 3 SPACES / 1000 sf @ 17,745 s.f. = 53 SPACES
TOTAL SPACES PROVIDED	= 60 SPACES
STANDARD STALLS PROVIDED	= 57 SPACES
REQUIRED HANDICAP PARKING	= 3 SPACES
PROVIDED HANDICAP PARKING	= 3 SPACES

Area Calculations

Impervious:	53,053 s.f. 80%
Buildings:	17,892 s.f. 27%
Sidewalks:	6,517 s.f. 10%
Pavement:	28,644 s.f. 43%
Pervious:	12,996 s.f. 20%
Landscape:	12,996 s.f. 20%

Key / Location:

Project Team:

Trion Palm City

Old Palm City CRA, Martin County, FL
Conceptual Site Plan

Date	By	Description

NORTH

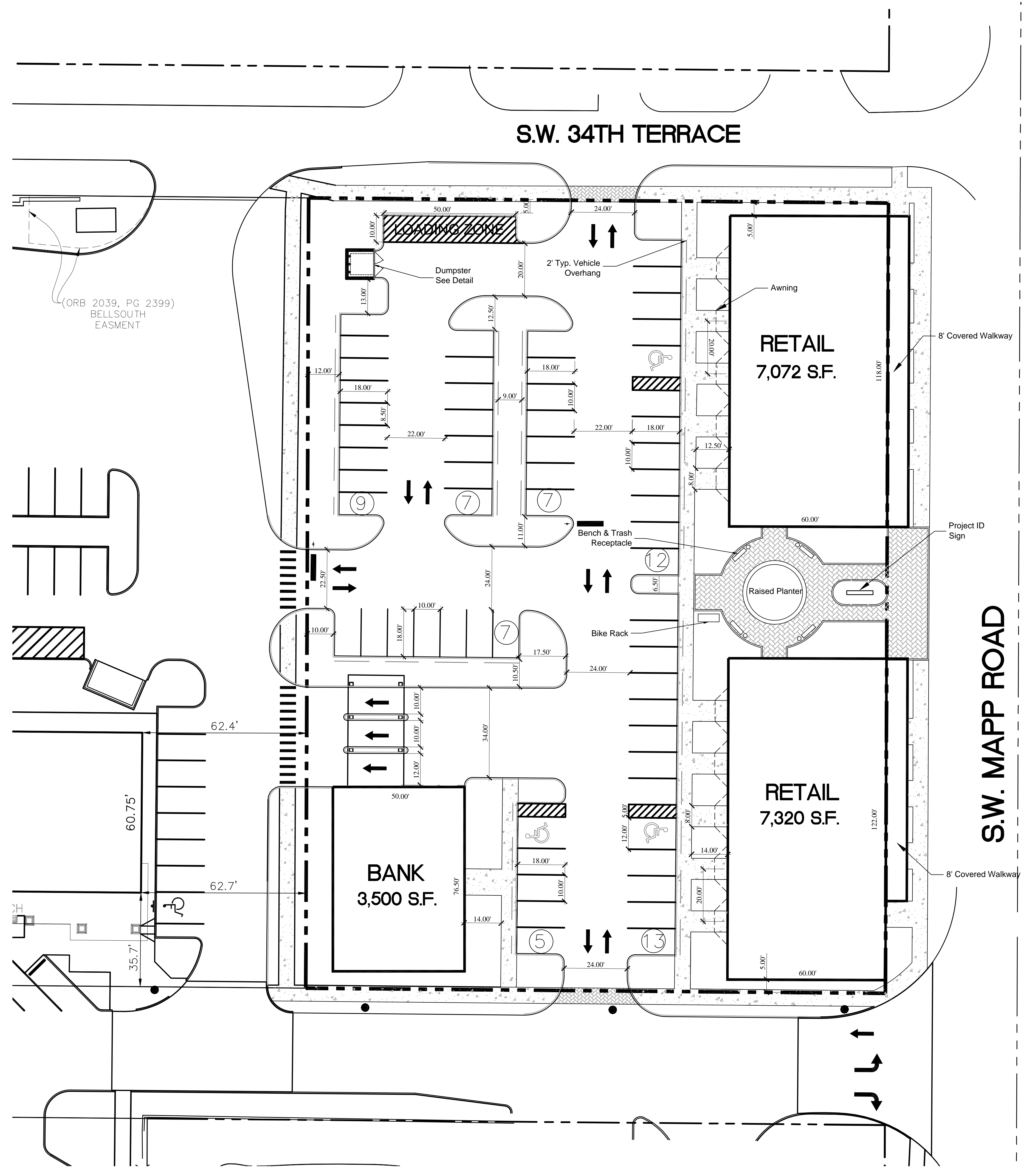
SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	S.L.S.	Sheet
Manager	S.D.G.	1 of 1
Project Number	06-0000	
Municipal Number	06-000	
Computer File	07-520 Trion Concept 5.dwg	

Notes:
 This is not a survey.
 All dimensions, areas, etc. are estimated and have been calculated for design progress only.
 This plan is conceptual and is subject to further review and revisions.
 This plan has not been completely reviewed for compliance with all jurisdictional codes and requirements which may require additional plan revisions.
 All boundary, wetlands, existing facilities and/or structures shown on this plan are approximate and may be subject to change upon a formal survey, which also may result in revisions to the proposed portions of this plan.
 All lakes, wetlands, wetland impacts, and wetland mitigation, are preliminary and subject to change upon a formal review by the appropriate agencies and professionals and shall be considered subject to change.



Drawing Name: J:\Projects Active\07-520 Trion Palm City\Site Plan\Concepts\ Oct 31, 2007 - 7:57am 07-520 Trion Concept 5.dwg