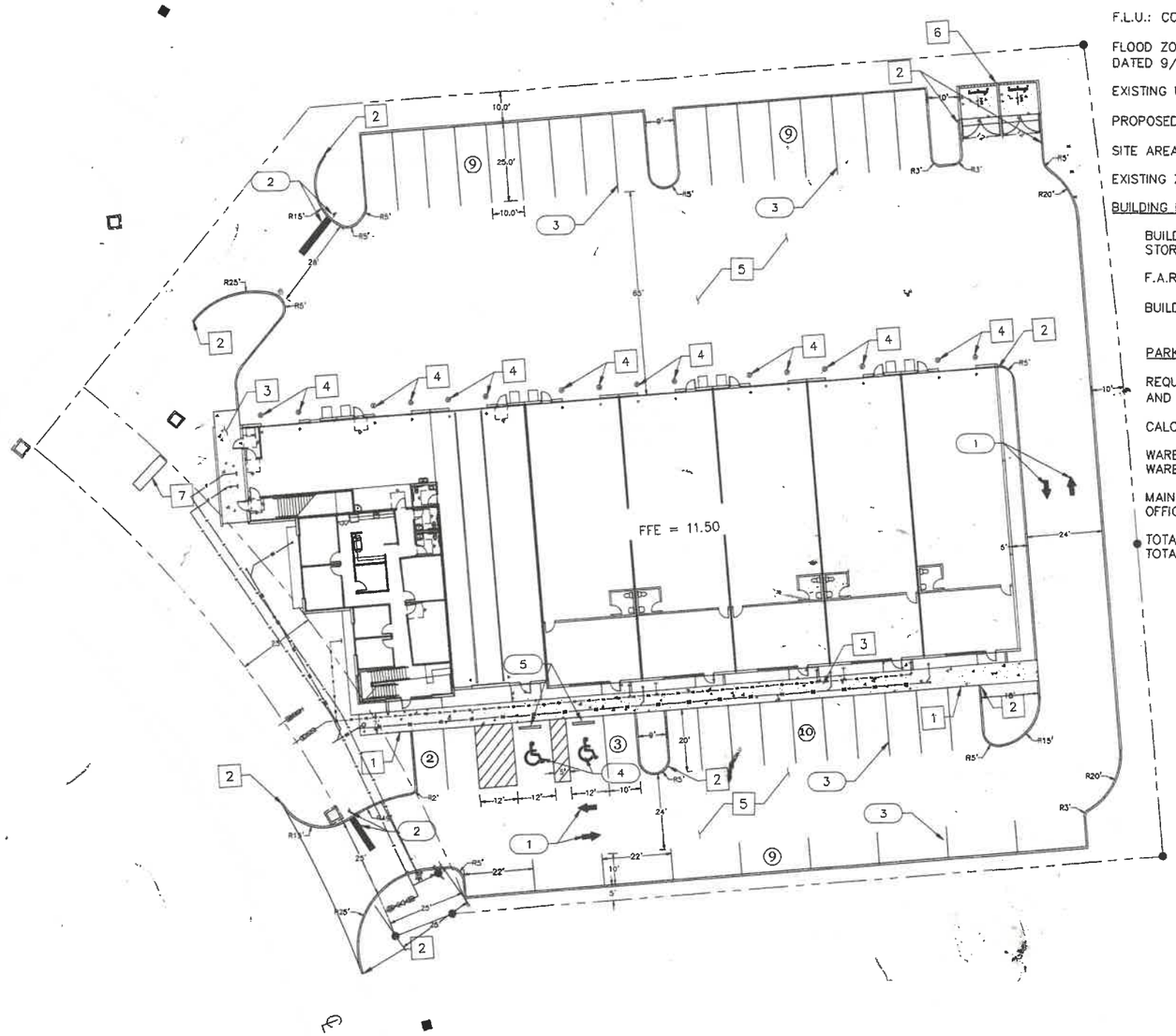

SITE DATA:

ADDRESS: 4451 EASTPORT PARKWAY, PORT ORANGE FL 32127

PROPERTY ID NUMBER: 63103100009A

ALT. KEY. 6927421

F.L.U.: COM

FLOOD ZONE: ZONE "X"(FIRM PANEL 12127C0388J, DATED 9/29/2017)

EXISTING USE: VACANT

PROPOSED USE: OFFICE/WAREHOUSE

SITE AREA: 1.74 ACRES (75,697 SF)

EXISTING ZONING: LI– LIGHT INDUSTRIAL

BUILDING DATA:

BUILDING AREA: 22,983 SF PROPOSED TWO STORY

F.A.R.: 0.30

BUILDING HEIGHT: 29'8"

PARKING DATA:

REQUIRED PARKING: 5 / 1,000 SF FOR OFFICE AND 1 /4,000 SF FOR WAREHOUSE

CALCULATION:

WAREHOUSE SPACE: 2,025 SF OFFICE, 12,150 SF WAREHOUSE: = 13 SPACES

MAIN OFFICE: 4,089 SF WAREHOUSE, 5,394 SF OFFICE = 28 SPACES

TOTAL SPACES REQUIRED: 41 SPACES
TOTAL PROVIDED: 42

N
W E
S

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

PAVEMENT MARKINGS & SIGNAGE

1. DIRECTIONAL ARROWS
2. 24" WIDE WHITE STOP BAR W/ 24" STOP SIGN (R1-1)
3. PAVEMENT STRIPING (4" WHITE)
4. HANDICAP PAVEMENT SYMBOLS
5. HANDICAP SIGN

SITE NOTES

1. MONOLITHIC CURB AND SIDEWALK
2. FDOT TYPE D CURB
3. CONCRETE SIDEWALK
4. BOLLARDS (TYP.)
5. ASPHALT PAVEMENT
6. RETAIL DUMPSTER ENCLOSURE SEE ARCH PLANS FOR DETAILS
7. MONUMENT SIGN

LEGEND:

(#) NUMBER OF PARKING SPACES

ASPHALT PAVEMENT

RCE Consultants
Engineering Real Solutions

4451 EASTPORT PARKWAY SITE PLAN PORT ORANGE, FL. 32127

NO:	DATE:	REVISION / ISSUE DATE:	BY:

RCE CONSULTANTS, LLC
437 Arwen Drive
Altamonte Springs, Fl. 32701
Phone No. 407-452-8053
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Palmer
#66974

RCE CONSULTANTS, LLC

PROJECT #: 25.2021

DRAWN: LMP CHECKED: LMP

JUNE 2023

SCALE: 1"=20'

SHEET: C-3.0

SITE PLAN