

- NOTES:
- 8 FEET TALL SECURITY FENCE. AMERISTAR IMPASSE II GAUNTLET SECURITY FENCE. SEE DETAIL 1 ON SHEET C-264.
 - ALL STRIPING WITH TOWN CENTER BLVD RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
 - SEE ELECTRICAL PLAN E-050 FOR EV-CHARGING PORT DESIGN AND DETAILS.

SITE DATA ANALYSIS:

- SITE SIZE: 307,168 SQ. FT. = 7.05 ACRES
- ZONING OF PROPERTY: TOWN CENTER MPD TRACT 14A
- FLUM OF PROPERTY: DRI-URBAN CORE
- INTENDED USE MAIN BUILDING - TELECOMMUNICATIONS. MAIN BUILDING SIZE = 263'-5" LONG BY 131'-3" WIDE = 34,823 SQ. FT. + GUARD HOUSE = 8'-3" LONG BY 6'-3" WIDE = 52 SQ. FT. = TOTAL = 34,875 SQ. FT.
- TOTAL BUILDING(S) SQUARE FOOTAGE-GROSS FLOOR AREA. MAIN BUILDING = 263'-5" LONG BY 131'-3" WIDE = 34,823 SQ. FT. + GUARD HOUSE = 8'-3" LONG BY 6'-3" WIDE = 52 SQ. FT. = TOTAL = 34,875 SQ. FT.
- TOTAL BUILDING FOOTPRINT = 34,875 SQ. FT. AS PERCENTAGE OF THE TOTAL SITE = 34,875 SQ. FT. / 307,168 SQ. FT. = 11.35%
- VEHICULAR USE AREA (VUA) = 76,293 SQ. FT. AS PERCENTAGE OF THE TOTAL SITE = 76,293 SQ. FT. / 307,168 SQ. FT. = 24.84%
- SIDEWALKS AREA = 9,683 SQ. FT. AS PERCENTAGE OF THE TOTAL SITE = 9,683 SQ. FT. / 307,168 SQ. FT. = 3.15%
- SITE IMPERVIOUS SURFACE RATIO (ISR) = 134,433 SQ. FT. TOTAL IMPERVIOUS AREA AS PERCENTAGE OF THE TOTAL SITE = 134,433 SQ. FT. / 307,168 SQ. FT. = 43.77% MAXIMUM ISR ALLOWED = 85%.
- FLOOR AREA RATIO (FAR) AND AREA = 34,875 SQ. FT. TOTAL FLOOR AREA AS PERCENTAGE OF THE TOTAL SITE = 34,875 SQ. FT. / 307,168 SQ. FT. = 11.35%
- TOTAL PERVIOUS AREA = 172,735 SQ. FT. AS PERCENTAGE OF THE TOTAL SITE = 172,735 SQ. FT. / 307,168 SQ. FT. = 56.23%
- BUILDING HEIGHT = 32'-3"

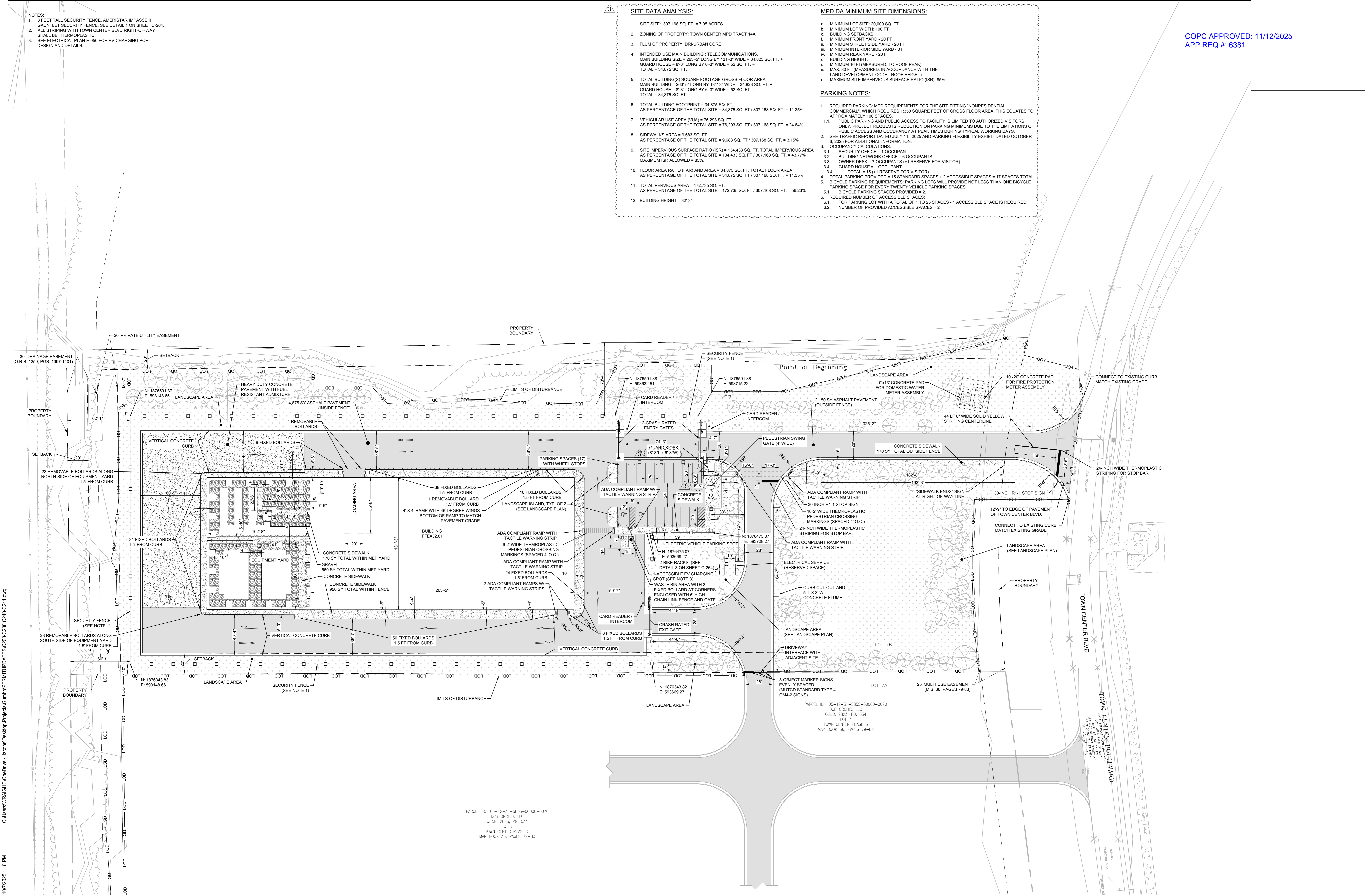
MPD DA MINIMUM SITE DIMENSIONS:

- MINIMUM LOT SIZE: 20,000 SQ. FT.
- MINIMUM LOT WIDTH: 100 FT.
- BUILDING SETBACKS:
 - MINIMUM FRONT YARD - 20 FT
 - MINIMUM STREET SIDE YARD - 20 FT
 - MINIMUM INTERIOR SIDE YARD - 0 FT
 - MINIMUM REAR YARD - 20 FT
- BUILDING HEIGHT:
 - MINIMUM 16 FT (MEASURED TO ROOF PEAK)
 - MAX. 80 FT (MEASURED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE - ROOF HEIGHT)
- MAXIMUM SITE IMPERVIOUS SURFACE RATIO (ISR): 85%

PARKING NOTES:

- REQUIRED PARKING: MPD REQUIREMENTS FOR THE SITE FITTING "NONRESIDENTIAL COMMERCIAL", WHICH REQUIRES 1:350 SQUARE FEET OF GROSS FLOOR AREA. THIS EQUATES TO APPROXIMATELY 100 SPACES.
 - PUBLIC PARKING AND PUBLIC ACCESS TO FACILITY IS LIMITED TO AUTHORIZED VISITORS ONLY. PROJECT REQUESTS REDUCTION ON PARKING MINIMUMS DUE TO THE LIMITATIONS OF PUBLIC ACCESS AND OCCUPANCY AT PEAK TIMES DURING TYPICAL WORKING DAYS.
- SEE TRAFFIC REPORT DATED JULY 11, 2025 AND PARKING FLEXIBILITY EXHIBIT DATED OCTOBER 6, 2025 FOR ADDITIONAL INFORMATION.
- OCCUPANCY CALCULATIONS:
 - SECURITY OFFICE = 1 OCCUPANT
 - BUILDING NETWORK OFFICE = 6 OCCUPANTS
 - OWNER DESK = 7 OCCUPANTS (+1 RESERVE FOR VISITOR)
 - GUARD HOUSE = 1 OCCUPANT
 - TOTAL = 15 (+1 RESERVE FOR VISITOR)
- TOTAL PARKING PROVIDED = 15 STANDARD SPACES + 2 ACCESSIBLE SPACES = 17 SPACES TOTAL
- BICYCLE PARKING REQUIREMENTS: PARKING LOTS WILL PROVIDE NOT LESS THAN ONE BICYCLE PARKING SPACE FOR EVERY TWENTY VEHICLE PARKING SPACES.
 - BICYCLE PARKING SPACES PROVIDED = 2
- REQUIRED NUMBER OF ACCESSIBLE SPACES:
 - FOR PARKING LOT WITH A TOTAL OF 1 TO 25 SPACES - 1 ACCESSIBLE SPACE IS REQUIRED.
 - NUMBER OF PROVIDED ACCESSIBLE SPACES = 2

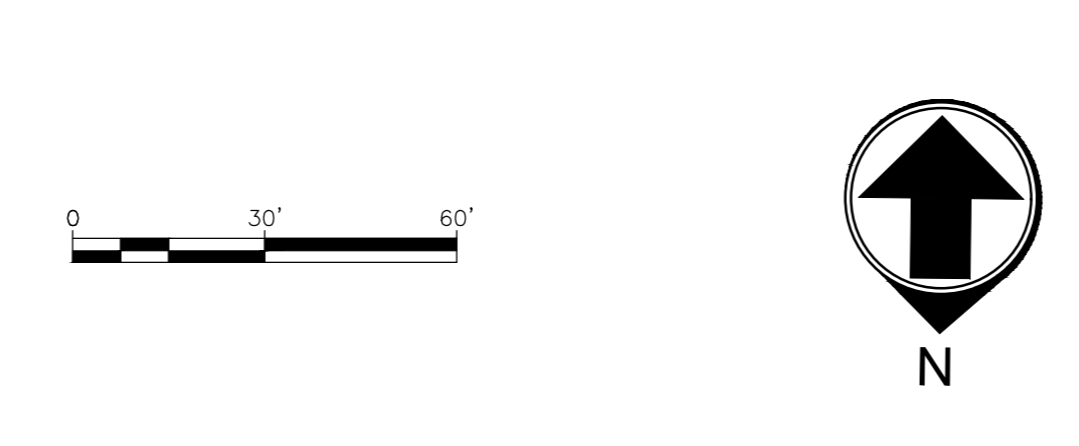
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APP REQ #: 6381



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2025-10-07
This item has been digitally signed and sealed by Mitchell Lee Griffin on the date adjacent to the seal. Signature must be verified on any electronic copies.



REVISIONS		
NO.	DATE	DESCRIPTION
1.0	2025-06-20	TECHNICAL SITE PLAN APPLICATION
2.0	2025-08-18	TECHNICAL SITE PLAN - 2ND SUBMISSION
3.0	2025-10-07	TECHNICAL SITE PLAN - 3RD SUBMISSION

Drawn By: CEW
Approved By: MG
Design Team: Civil

GUMBO
PROJECT ADDRESS:
1035 TOWN CENTER BLVD,
PALM COAST, FL 32164
Project Number: K4018368

SITE LAYOUT PLAN
Discipline: CIVIL
Scale: 1"=30'
Sheet Size: A0 - 33.1" x 46.8"

Sheet Number:
C-200
Current Rev: 3.0
Phase: TECHNICAL SITE PLAN APPLICATION
Model Name: GUMBO-CIVIL
Native File Format: Autodesk Civil 3D 2022