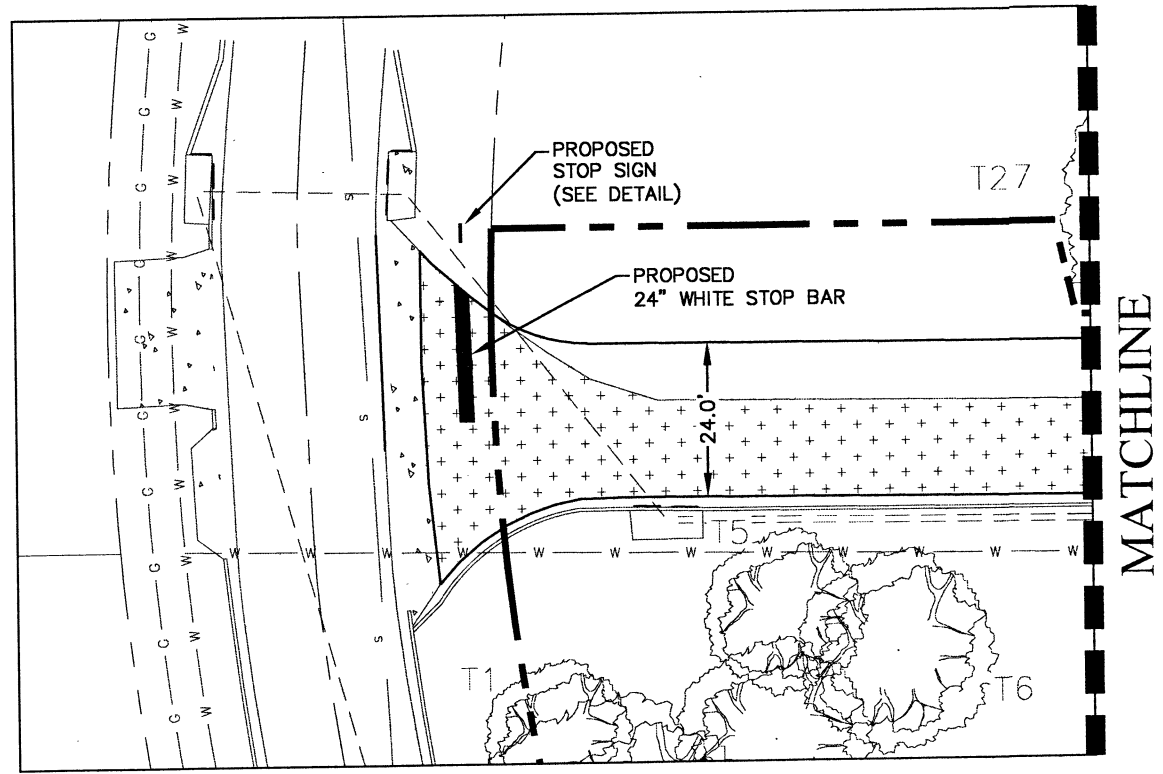




PARKING CALCULATION:
PARKING CALCULATIONS PER LDC:

THE BUILDING IS GOING TO BE LEASED.
IT'S UNKNOWN WHAT THE EXACT USE WILL BE, HOWEVER,
WE WILL ASSUME 65% PROFESSIONAL OFFICES AND 35%
WAREHOUSING

PROFESSIONAL SERVICE OFFICE: 3.5 SPACES / 1,000 SQ FT
(38,262/1,000) X 3.5 = 133.9 SPACES REQUIRED.

MANUFACTURING: 1 SPACE / 1,000 SQ FT
(20,603/1,000) X 1 = 20.6 SPACES REQUIRED.

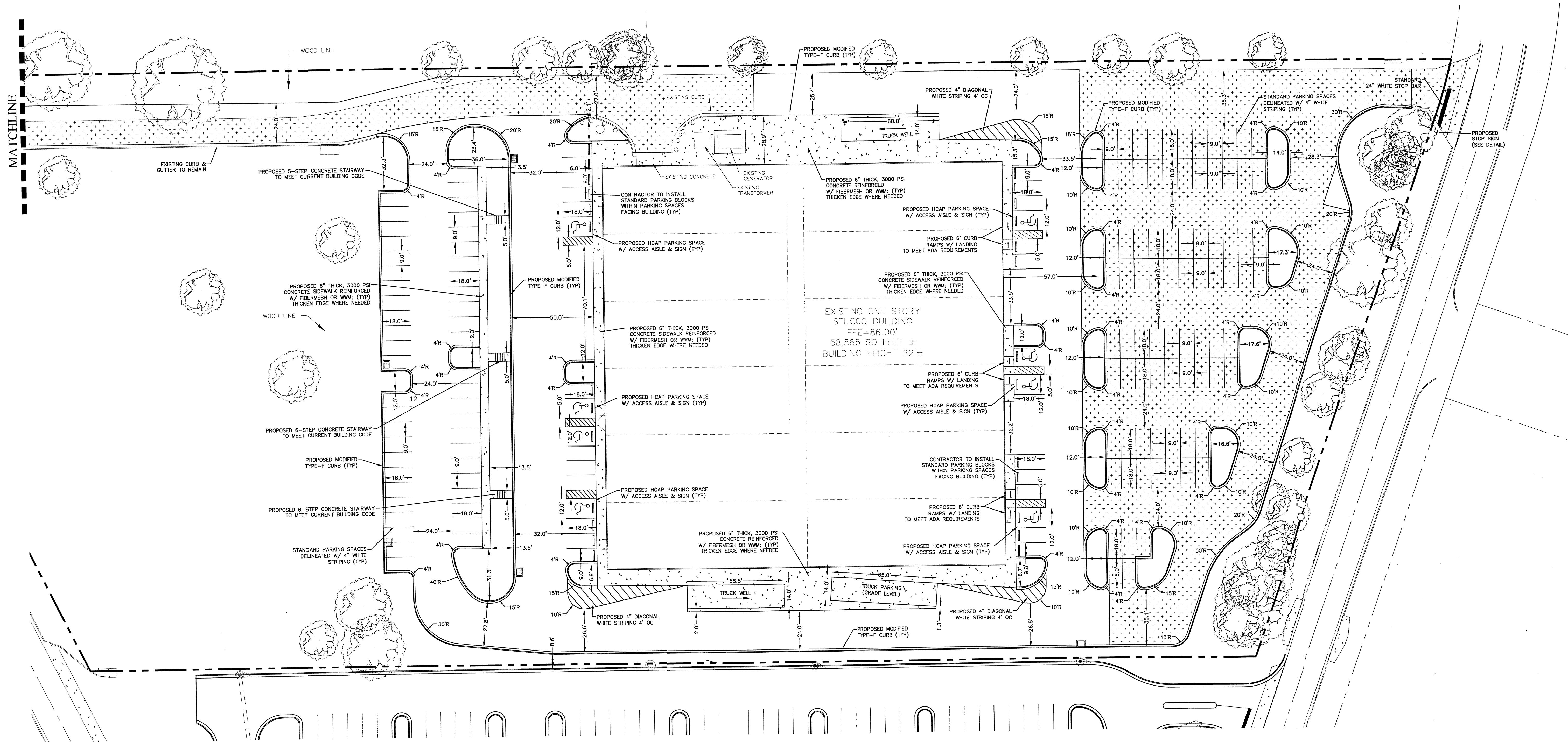
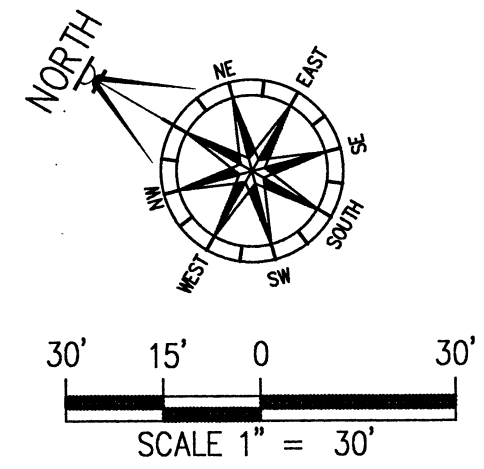
155 SPACES REQUIRED.
167 SPACES PROVIDED (INCLUDING GARAGE DOORS)

ADA PARKING CALCULATIONS
155 REQUIRED SPACES / 25 = 6.2 HCAP SPACES REQUIRED.
8 HCAP SPACES PROVIDED.

LOT COVERAGE			
TOTAL LAND AREA	304,734 SF	7.00 ACRES	
EXISTING IMPERVIOUS	141,811 SF	46.5%	
EXISTING SEMI-IMPERVIOUS	0 SF	0%	
EXISTING PERVIOUS	163,757 SF	53.5%	
EXISTING IMP. TO BE REMOVED	35,993 SF		
EXISTING SEMI-IMP. TO BE REMOVED	0 SF		
PROPOSED PAVING/CONCRETE	81,519 SF		
PROPOSED BUILDINGS	0 SF		
PROPOSED SEMI-IMPERVIOUS	0 SF		
NEW + EXISTING IMPERVIOUS	187,337 SF	61.5%	
NEW + EXISTING SEMI-IMPERVIOUS	0 SF	0%	
REMAINING PERVIOUS	117,397 SF	38.4%	

LEGEND

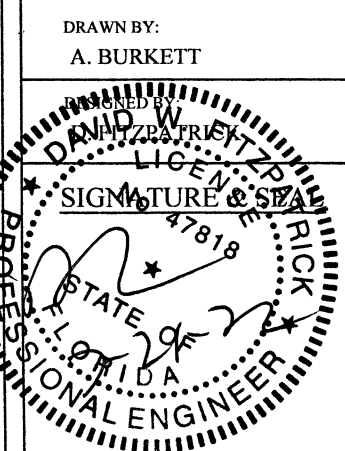
- EXISTING ASPHALT (TO REMAIN)
- PROPOSED ASPHALT (SEE DETAIL)
- EXISTING ASPHALT TO BE MILLED & OVERLAYED (SEE DETAIL)



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MARCUS POINTE COMMERCE PARK
APEN 210039
SITE PLAN

DATE	
REVISION	
NUMBER	



DRAWN BY:	A. BURKETT
DATE:	
PROJECT NUMBER:	22-005
PLOT DATE:	7/18/22
SHEET	C3 OF C8

PERMIT SET
NOT RELEASED FOR CONSTRUCTION