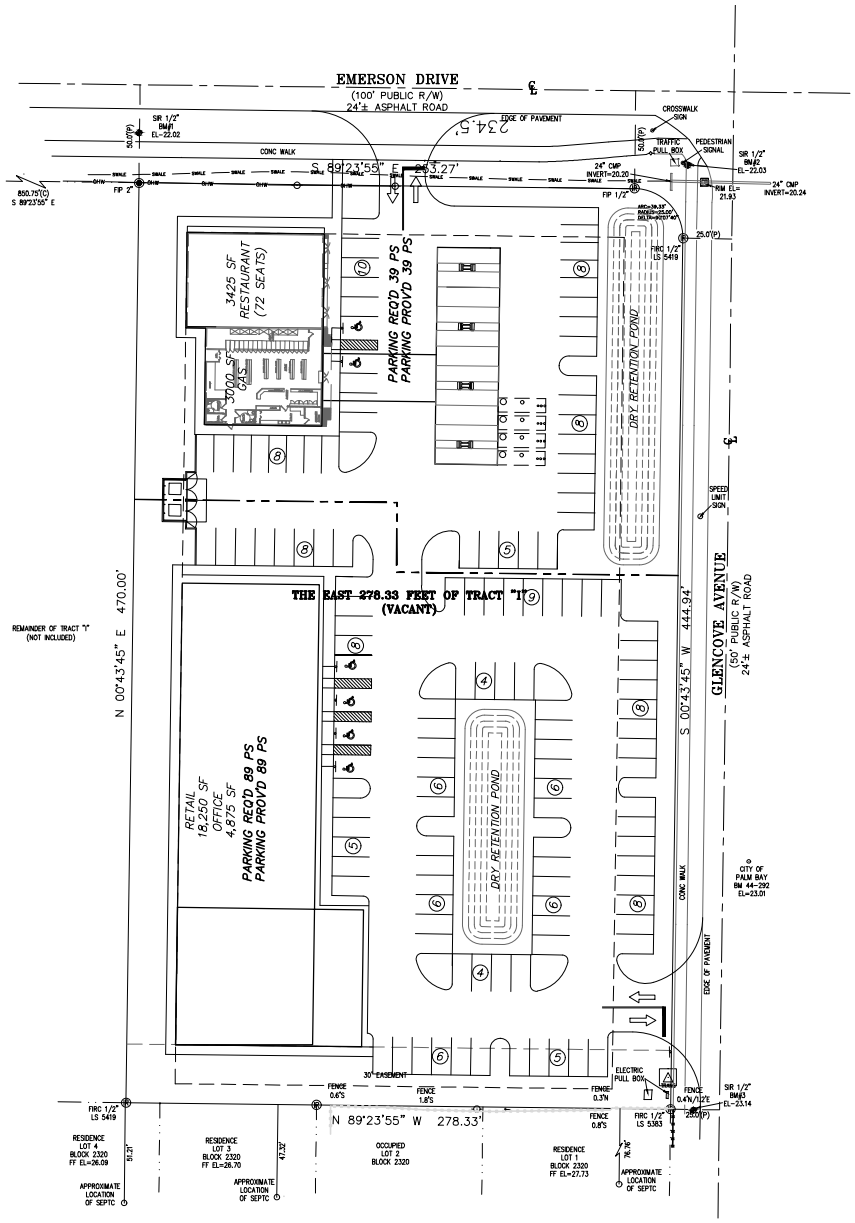

SITE DATA

PROPERTY LOCATION
ON THE SOUTHWEST CONER OF THE INTERSECTION OF EMERSON DRIVE AND GLENCOVE AVE. PARCEL ID: 28-36-22-KO-00001.0-0001.

EXISTING PROPERTY AREA:
3.00± ACRES (LESS ROW)

PROPOSED PROPERTY ZONING
NEIGHBORHOOD COMMERCIAL (NC)

EXISTING PROPERTY LAND USE
COMMERCIAL (COM)

INTENT
CONSTRUCTION OF A 3,000 SF GAS STATION AND 3,425 SF RESTAURANT PLUS AN 20,500 SF RETAIL CENTER WITH ASSOCIATED PARKING AND RETENTION AREAS.

BUILDING SETBACKS
REQ'D

FRONT (PRIMARY)	30 FT
SIDE	10 FT
SIDE (SECONDARY)	25 FT
REAR	20 FT

PROPOSED STRUCTURE DATA:

A. STRUCTURE SHALL BE TYPE VI CONSTRUCTION.
B. THE INTENDED USE IS FOR A GAS STATION, RESAURANT AND RETAIL.

B. Taylor & Associates, LLC.
CIVIL ENGINEERING + PLANNING
[redacted]

Revisions/Comments

Cadd File Information
Cadd File: PALM BAY COMMERCIAL CONCEPT #4
Scale: 1"=30'

Drawing Information

Drawn by:	BAT
Checked by:	BAT
Approved by:	BAT
Date:	04-02-22

BTA Job Number
BTA 21-0013

Project Name and Location

PALM BAY COMMERCIAL SITE

BREVARD COUNTY, FLORIDA
SEC 22, TWP 28S, RNG 36E

Sheet Title

PALM BAY COMMERCIAL CONCEPT #4

INFORMATIONAL COPY ONLY, UNLESS EMBOSSED WITH REGISTERED ENGINEERS SEAL

APPROVED BY

BRUCE A. TAYLOR, P.E.
NO. 52118
Seal

Drawing Number

Drawing 1 Of 1

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