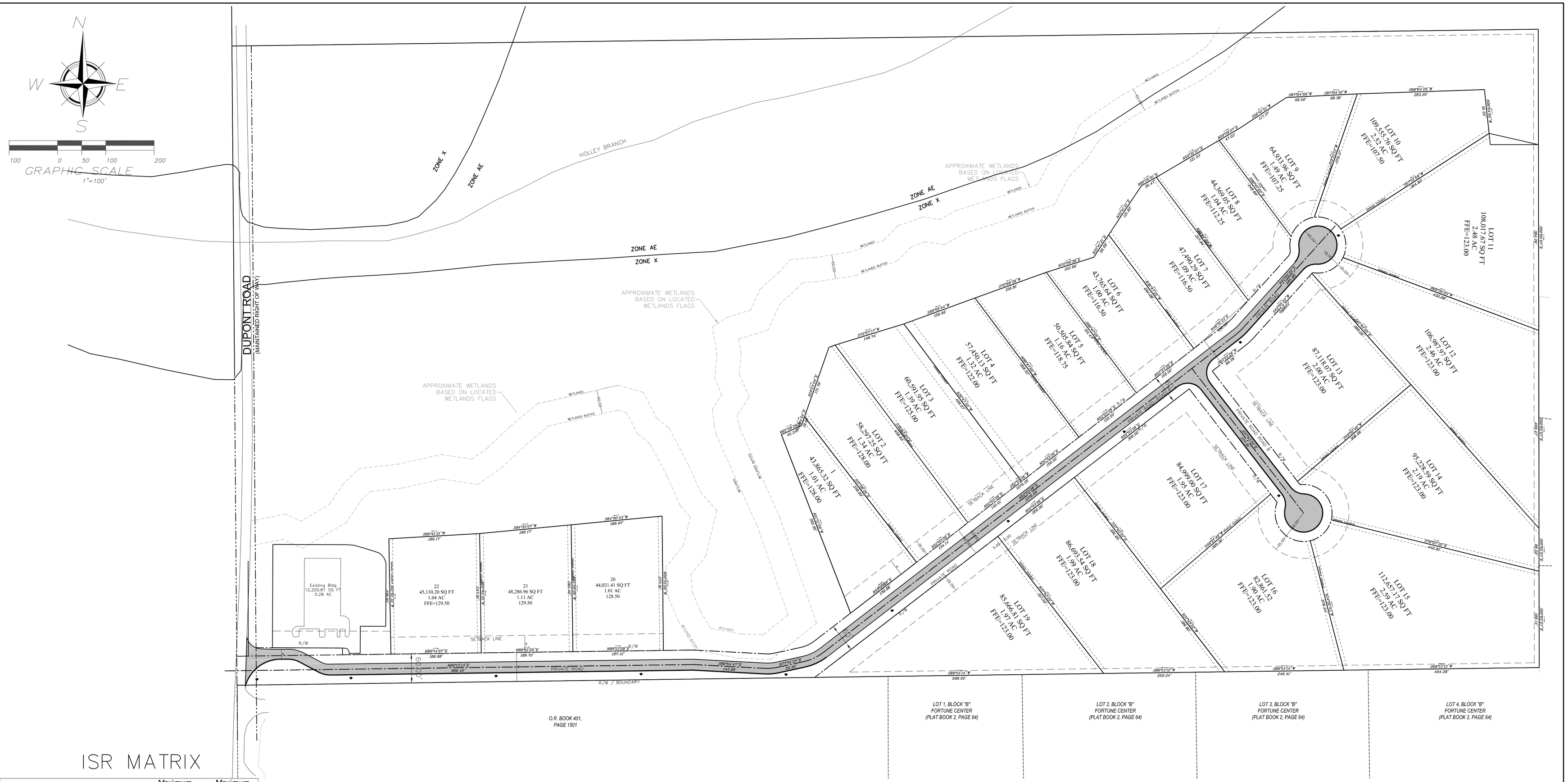

ISR MATRIX

Lot	Lot Sq Ft	Lot Acres	Maximum Impervious Area Acres	Maximum Impervious Area Sq Ft
1	43,865.32	1.01	0.91	39,478.79
2	58,297.25	1.34	1.20	52,467.53
3	60,591.95	1.39	1.25	54,532.76
4	57,450.13	1.32	1.19	51,705.12
5	50,309.56	1.15	1.04	45,278.60
6	43,638.53	1.00	0.90	39,274.68
7	47,423.64	1.09	0.98	42,681.28
8	43,952.89	1.01	0.91	39,557.60
9	45,371.78	1.04	0.94	40,834.60
10	59,164.74	1.36	1.22	53,248.27
11	102,390.95	2.35	2.12	92,151.86
12	106,987.97	2.46	2.21	96,289.17
13	87,118.07	2.00	1.80	78,406.26
14	95,228.59	2.19	1.97	85,705.73
15	112,657.17	2.59	2.33	101,391.45
16	82,860.52	1.90	1.71	74,574.47
17	84,999.00	1.95	1.76	76,499.10
18	86,693.54	1.99	1.79	78,024.19
19	85,666.81	1.97	1.77	77,100.13
20	44,021.41	1.01	0.91	39,619.27
21	48,286.96	1.11	1.00	43,458.26
22	45,130.20	1.04	0.93	40,617.18
Total	1,590,091.85	36.50	32.85	1,431,082.67
Road				72,731.36
Total IS				1,503,814.03
ISR				0.421832945

SITE DATA SUMMARY

LEGAL DESCRIPTION:

4-10-1N-2W-0000-00200-0100
OR 767 P 957 OR 758 P 1003 OR 653 P 1904 OR 616 P 1019; OR 588 P 992 OR 544 P 1256; OR 545 P 2123 OR 543 P 223; OR 542 P 1309 OR 543 P 221 OR 524 P 271 OR 514 P 702 OR 456 P 1709 THE NORTH 1/2 OF THE FOLLOWING THE N1/2 OF SW1/4 OF SEC 10, COMM AT THE NWC SECT 10-1N-2W;SOUTH 00°14'42" E 2646.29 FT TO THE NWC OF N1/2 OF SW1/4 TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING NORTH 89°15'17" E 2698.11 FT THE NEC OF SW1/4, THENCE RUN SOUTH 00°03'02" E 1320.22 FT; SOUTH 89°11'30" W 2693.66 FT; NORTH 00°14'42" W 1323.14 FT TO THE SAID POINT OF BEGINNING OR 635 P 56

4-10-1N-2W-0000-00200-0300
OR 767 P 957 OR 758 P 1003 OR 653 P 1904 OR 616 P 1019; OR 557 P 777 THE SOUTH 1/2 OF THE NORTH 1/20F THE SW1/4 OF SECTION 10-1N-2W REF ALSO OR 635 P 56 ALSO LESS & EXCEPT PER OR 741 P 1449 & OR 740 P 1398 A PARCEL OF LAND LYING IN THE N1/2 OF THE SW1/4 OF SECT 10 1N-2W GADSDEN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SWC OF SAID N1/2 OF THE SW1/4 AND RUN THENCE N 00°14'42" W ALONG THE WESTERN BOUNDARY OF N1/2 OF THE SW1/4 A DISTANCE OF 660 FT THENCE N 89°11'30" E 858.4 FT; THENCE S 00°14'42" E 660 FT TOTHE SOUTHERN BOUNDARY OF N1/2 OF THE SW1/4; THENCE S 89°11'30" W ALONG SOUTHERN BOUNDARY A DISTANCE OF 858.04 FT TO POB. CONTAINING 13 ACRES MORE OR LESS.

OR 765 953 OR 741 P 1449 & OR 740 P 1398 A PARCL OF LAND LYING IN THE N1/2 OF THE SW1/4 OF SECT 10 1N-2W GADSDEN COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SWC OF SAID N1/2 OF THE SW1/4 AND RUN THENCE N 00°14'42" W ALONG THE WESTERN BOUNDARY OF N1/2 OF THE SW1/4 A DISTANCE OF 660 FT THENCE N 89°11'30" E 858.4 FT; THENCE S 00°14'42" E 660 FT TO THE SOUTHERN BOUNDARY OF N1/2 OF THE SW1/4; THENCE S 89°11'30" W ALONG SOUTHERN BOUNDARY A DISTANCE OF 858.04 FT TO POB. CONTAINING 13 ACRES MORE OR LESS

AREA TABULATION

TOTAL: 3,564,951.58 SQ.FT. OR 81.84 AC.

FLOOD ZONE INFORMATION:

NOTE: THIS PARCEL IS LOCATED IN FLOOD ZONE X AND AE AS DETERMINED BY SCALE FROM FEMA FIRM 12039C381C 2/4/2009. FEMA FIRM 12131C0563G 9/29/2010, GADSDEN COUNTY, FLORIDA.

SITE DATA:

FUTURE LAND USE MAP (FLUM) DESIGNATIONS)

SITE	HEAVY INDUSTRIAL
NORTH	RURAL RESIDENTIAL
SOUTH	HEAVY INDUSTRIAL
EAST	HEAVY INDUSTRIAL
WEST	COMMERCIAL

CURRENT LAND USE

SITE	VACANT
NORTH	VACANT
SOUTH	COMMERCIAL / LIGHT MANUFACTURING
EAST	VACANT
WEST	VACANT

SETBACK REQUIREMENTS: LDC 5.00.03.A.1

FRONT BUILDING SETBACK:	35' REQUIRED / 35' PROVIDED
REAR BUILDING SETBACK:	10' REQUIRED / 10' PROVIDED
SIDE BUILDING SETBACKS:	25' REQUIRED / 25' PROVIDED (CORNER)
SIDE BUILDING SETBACKS:	0' REQUIRED / 0' PROVIDED (INTERIOR)

FLOOR AREA RATIO (FAR):

ACREAGE OF PROJECT:	3,564,951.58 SQ.FT. OR 81.84 AC.
FAR ALLOWED BY LDC:	90%
FAR:	3,564,951.58 SQ.FT. X .90 = 3,208,455.90 SQ. FT.

IMPERVIOUS AREA SUMMARY:

ACREAGE OF PROJECT:	3,564,951.58 SQ.FT.
ISR ALLOWED BY LDC:	90%
ISR OF PROJECT ALLOWED:	3,564,951.58 SQ.FT. X .90 = 3,208,455.90 SQ. FT.
ISR OF PROJECT:	1,503,814.03 SQ. FT OR 42%

OFF-STREET PARKING REQUIREMENTS:

TABULATION OF REQUIRED SPACES: 1 SPACE PER 2 EMPLOYEES PER SHIFT

DEVELOPMENT OWNER DATA

TALCON GROUP LLC

156 DUPONT RD, HAVANA, FL 32333

DRAINAGE EASEMENT

OVERALL SITE PLAN

MIDWAY INDUSTRIAL PARK

GADSDEN COUNTY, FLORIDA

ECM a complete engineering & construction management company
4639 GULF STARR DRIVE TELEPHONE: (850) 837-7454 (ENGR.)
DESTIN, FLORIDA 32541 TELEPHONE: (850) 837-7456 (INSP.)
E-MAIL: jelomad@yahoo.com FAX: (850) 654-2000
JOHN H. ELAMAD, P.E. P.E. #68840 FBPR CA 8419

DRAWN BY: DJB	DATE: 8/31/16
CHECKED BY: JHE	DRAWING NO.: 1
JOB NO.:	SHEET 3 OF 33