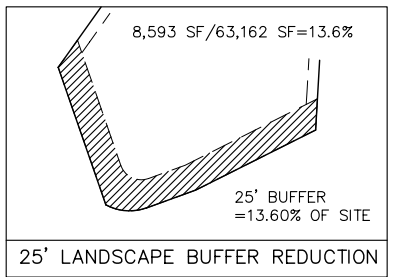
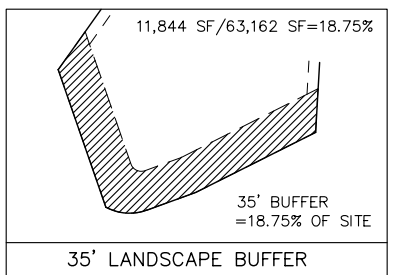


RESERVED PARCEL "A", FLORIDA PARK SECTION-1, MAP BOOK 5, PAGE 87.
ZONED: COM-2



NOTE: 12% OF SITE = 7,579 SF

PROPOSED PROJECT AREAS: Δ	S.F.	ACRE	%
BUILDING AREA	9,871	0.227	15.6
VEHICULAR USE AREA	22,555	0.518	35.7
FUTURE IMP. AREA	700	0.016	1.1
SIDEWALK AREA	2,757	0.063	4.3
TOTAL IMPERVIOUS AREA	35,883	0.824	56.7
MAX. IMPERVIOUS ALLOWED	44,213	1.015	70.0
RETENTION AREA	3,744	0.086	0.6
PERIMETER BUFFER AREA	14,802	0.340	0.2
LANDSCAPE & OPEN AREA	8,765	0.201	13.9
MAX. FLOOR AREA ALLOWED	25,265	0.580	40.0

NOTES:
1) DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

PROJECT DATA:
FEMA FLOOD ZONE: "X" PER FEMA PANEL 12035C0137D
SCS SOILS TYPE: CASSIA (HYDROLOGICAL GROUP B/C)
WATER TABLE: 4' BELOW EXISTING GROUND

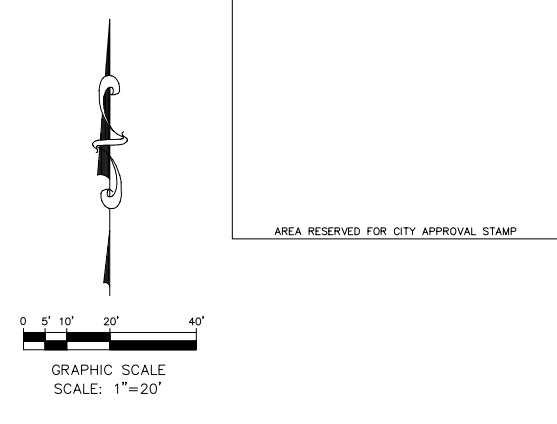
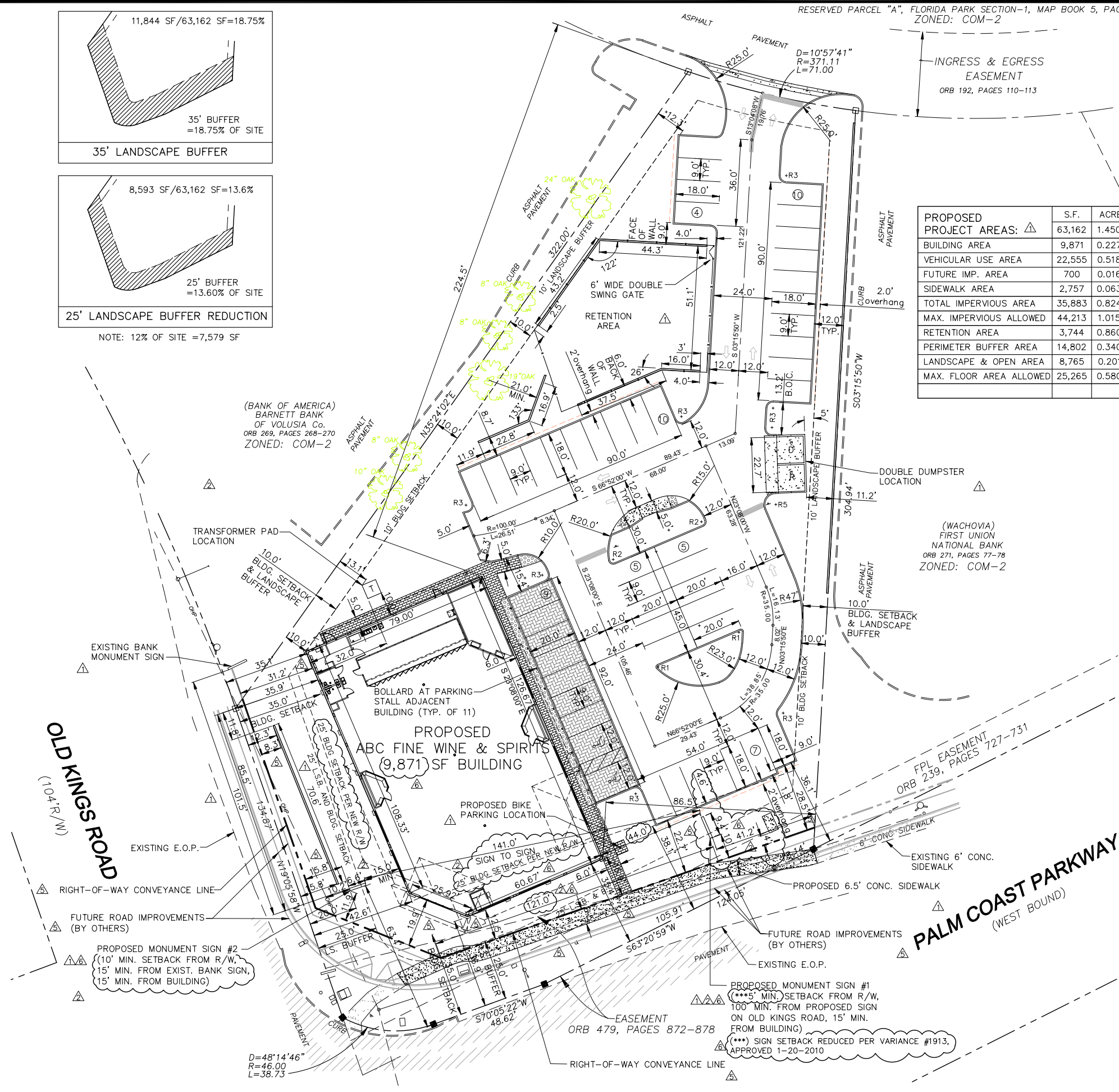
SITE DATA:
S/T/R: SEC. 18, TNSHP 11 S, RANGE 31 E
PARCEL ID: 0713117001ORPAB0006
EXISTING ZONING: COM-2 (COMMERCIAL)
PROPOSED ZONING: COM-2 (COMMERCIAL)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: COMMERCIAL
FUTURE LAND USE: COMMERCIAL
SITE AREA: 1.450 ACRES (63,162 SF)
BUILDING AREA: 9,871 SF PROPOSED
F.A.R. ALLOWABLE: 0.40 MAX.
F.A.R. PROVIDED: 0.156
BUILDING HEIGHT: 50' MAX. ALLOWED PER L.D.C.
23.5' PROPOSED

BUILDING SETBACKS:
FRONT: MIN. REQUIRED: 25 FT. PROVIDED (NEW R/W LINE): *12.5 FT. PALM COAST PARKWAY *19.9 FT. CORNER CLIP 31.2 FT. OLD KINGS ROAD
SIDE: 10 FT. 10.0 FT. WEST; 86.5 FT. EAST
REAR: 10 FT. 224.5 FT.
(* SETBACK REDUCED PER VARIANCE #1913, APPROVED 1-20-2010)

LANDSCAPE BUFFERS:
NORTH (COM-2): 10 FT.
EAST (COM-2): 10 FT.
WEST (COM-2): 10 FT.
**SOUTH (R/W): 25 FT. W/REDUCTION
(** BUFFER REDUCED TO 12.5' ON PALM COAST PARKWAY AND 19.9' AT CORNER CLIP, PER VARIANCE #1913, APPROVED 1-20-2010)

PARKING DATA:
REQUIRED PARKING: 1 SPACE/200 S.F. = 9,871 SF/200 SF = 49.36 SPACES = 50 SPACES
PROPOSED PARKING: 48 STANDARD (9'x20') 2 HANDICAP (12'x20') = 50 TOTAL PROVIDED

TRAFFIC IMPACT STATEMENT:
PER ITE TRIP GENERATION MANUAL, 7th EDITION, USING LAND USE CODE 814 (SPECIALTY RETAIL) THIS DEVELOPMENT WILL GENERATE 27 WEEKDAY, PM PEAK HOUR TRIPS.



AREA RESERVED FOR CITY APPROVAL STAMP

REVISIONS	BY
CITY OF PALM COAST COMMENTS	OKS
CITY OF PALM COAST COMMENTS	OKS
CITY OF PALM COAST COMMENTS	OKS
CITY OF PALM COAST COMMENTS	OKS

DRMP
ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
941 Lake Baldwin Lane - Orlando, Florida 32814
Phone: 407.896.0594 Fax: 407.896.4836
Florida Certificate of Authorization No. 2648

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WARNING: IF THIS BAR DOES NOT MEASURE THIS COPY OF THIS DOCUMENT IS NOT TO SCALE

JOHN C. KELLY, P.E.
FLORIDA P.E. #44011

ABC LIQUORS, INC.
888 S. ORANGE AVE. - ORLANDO, FLA. 32824
ABC FINE WINE & SPIRITS STORE NO. 197
— OLD KINGS ROAD NORTH, PALM COAST, FLORIDA 32137

GEOMETRY PLAN
DRAWN: CKS
CHECKED: JCK
DATE: SEPT. 2008
SCALE: 1" = 20'
JOB No: 07-1096.000
SHEET: 5 OF 25

\\sra-sam-host1\Projects\07-1096.000_ABC_Store_#197_Palm_Coast\Land-Development\18-02-Preliminary-Engineering\005_197_650.dwg Picked: Jan 25, 2010 - 10:26am by csmith
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