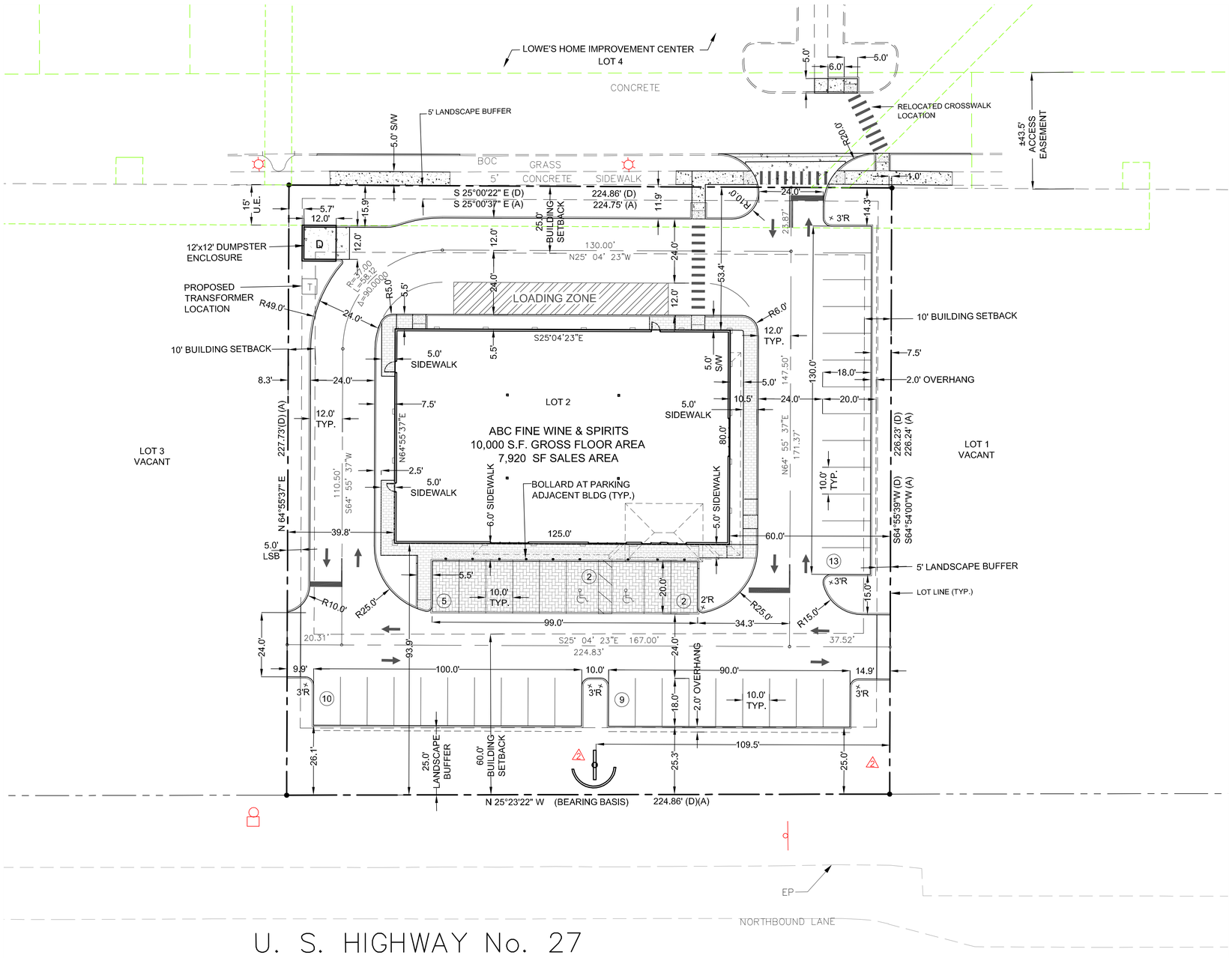

0 5' 10' 20' 40'
GRAPHIC SCALE
SCALE: 1"=20'

SITE DATA:

ADDRESS: U.S. HIGHWAY 27
EXISTING ZONING: C3 (City – Highway Commercial)
PROPOSED ZONING: C3 (City – Highway Commercial)
LAND USE CODE: RAC (Regional Activity Center)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: COMMERCIAL RETAIL
SITE AREA: 1.17 ACRES (51,037 SQ. FT.)
BUILDING AREA:
PROPOSED 10,000 S.F. GROSS FLOOR AREA
7,920 S.F. SALES FLOOR AREA
F.A.R. PROVIDED: 0.196
BUILDING HEIGHT: 35' MAX.

BUILDING SETBACKS:

REQUIRED:
FRONT: 60 FT. @ U.S. HIGHWAY 27
SIDE: 10 FT.
REAR: 25 FT.

PROVIDED:
FRONT: 93.9 FT. @ U.S. HIGHWAY 27
SIDE: 39.8 FT.(N), 60.0 FT. (S)
REAR: 53.4 FT.

GREEN SPACE:

REQUIRED: 25% PER S.W.F.W.M.D. PERMIT #43016875.001
51,037 SF x 0.25 = 12,759 SF MINIMUM
PROVIDED: 25.02% (12,768 SF) (0.293 AC.)

PARKING DATA:

REQUIREMENTS:
REQUIRED PARKING: 1 SPACE/200 S.F. SALES FLOOR AREA
7,920 S.F. / 200 = 40 SPACES

PROPOSED: 41 SPACES (39 STANDARD; 2 H/C)

NOTES:

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

2) SEE SHEET C2 FOR LEGAL DESCRIPTION.

OWNER:
JOHN W. HOLLOWAY
8989 S. ORANGE AVE.
ORLANDO, FLORIDA 32824
PH: 407–851–0000

DEVELOPER:
ABC LIQUORS, INC.
8989 S. ORANGE AVE.
ORLANDO, FLORIDA 32824
PH: 407–851–0000
CONTACT: REX W. WEEKS

REVISIONS	BY
1 CITY COMMENTS	
2 CITY COMMENTS	CKS

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
Dyer, Riddle, Mills, & Precourt, Inc.

WARNING
0 1
IF THIS BAR DOES NOT MEASURE 1" THIS COPY OF THIS DOCUMENT IS NOT TO SCALE

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

ABC LIQUORS, INC.
8989 S. ORANGE AVE. - ORLANDO, FLA. 32824

ABC FINE WINE & SPIRITS STORE NO. 59
U.S. HIGHWAY 27, LAKE WALES, FLORIDA 33898

GEOMETRY PLAN

DRAWN:	CKS
CHECKED:	JCK
DATE:	DEC. 2008
SCALE:	1" = 20'
JOB No:	08-0606.000
SHEET:	5 OF 25

C5

C05_59_GEO_3D.dwg