



**SITE DATA:**

1. PARCEL ID#: 07-12-31-4955-00000-0060
2. PROPOSED SITE: 1.13 ACRES (49,222 S.F.)
3. ZONING CLASSIFICATION: PD
4. BUILDING SIZE (F.A.R.): 7,500 S.F. (15.24%)
5. IMPERVIOUS AREA  
 MAX. ALLOWED: 0.96 ACRES (41,839 S.F.) - (85%)  
 PROPOSED: 0.75 ACRES (33,100 S.F.) - (66.4%)
6. PARKING SUMMARY  
 REQUIRED FOR OUTPARCEL 6A  
**RESTAURANT USE**  
 1 SPACE PER 100 S.F. OF GROSS SEATING AREA AND 1 SPACE PER EACH EMPLOYEE PER SHIFT  
 ASSUME 2 TENANTS FOR RESTAURANT USE:  
 GROSS SEATING AREA (INDOORS): 615 S.F.  
 GROSS SEATING AREA (OUTDOORS): 800 S.F.  
 TOTAL GROSS SEATING AREA: 1,415 S.F.  
 REQUIRED PARKING: 1,415 S.F./100 S.F. = 15 SPACES  
 TOTAL EMPLOYEES PER SHIFT: 8  
 REQUIRED PARKING: 23 SPACES  
**RETAIL USE**  
 1 SPACE PER 350 S.F. OF GROSS FLOOR AREA  
 ASSUME 3 TENANTS FOR RETAIL USE:  
 FLOOR AREA: 3,695 S.F.  
 REQUIRED PARKING: 3,695 S.F./350 S.F. = 11 SPACES  
 TOTAL REQUIRED PARKING: 23 + 11 = 34 SPACES  
**PROPOSED FOR OUTPARCEL 6A:**  
 22 STANDARD SPACES (8'x20')  
 13 STANDARD SPACES (8'x18')  
 2 HANDICAP SPACES (12'x20')  
 TOTAL SPACES PROVIDED: 37 SPACES
7. SOILS INFORMATION:  

TYPE	DESCRIPTION	HYDRO GROUP
19	VALKARIA	B/D
21	SMYRNA	B/D

 FINE SAND  
 FINE SAND  
 TEXTURE
8. BUILDING SETBACKS:  
 FRONT: 100' FROM CENTERLINE OF STATE ROAD 100 OR 20' OFF R/W LINE, WHICHEVER IS GREATER  
 REAR: 20' FROM PROPERTY LINE  
 SIDES: 20' FROM PROPERTY LINE
9. LANDSCAPE BUFFERS:  
 FRONT: 20'  
 REAR: 10'  
 SIDES: 0'
10. BUILDING HEIGHT:  
 MAX. ALLOWED: 45'  
 PROPOSED: 25'-4"

**SITE LEGEND**

- Ⓐ HANDICAP PARKING STALL (TYP), SEE DETAIL 9 OF SHEET 11
- Ⓑ 24" WHITE THERMOPLASTIC STOP BAR W/ R1-1 STOP SIGN (TYP), SEE DETAIL 4 & 10 OF SHEET 11
- Ⓒ PAINTED DIRECTIONAL ARROW (TYP), SEE DETAIL 2 OF SHEET 11
- Ⓓ TYPE "D" CURBING (TYP), SEE DETAIL 1 OF SHEET 12
- Ⓔ TYPE "F-MOD" CURBING (TYP), SEE DETAIL 1 OF SHEET 12
- Ⓕ 24'x20' CONC. PAD AND DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS
- Ⓖ SIDEWALK RAMP, SEE DETAIL 11 ON SHEET 11 FOR DETAILS
- Ⓗ CONCRETE SIDEWALK (TYP), SEE DETAIL 10 AND 12 OF SHEET 12
- Ⓘ WHEEL STOP (TYP), SEE DETAIL 1 OF SHEET 11
- Ⓚ 6" WHITE PAINT STRIPE
- Ⓛ PEDESTRIAN CROSSWALK, SEE DETAIL 4 ON SHEET 11
- Ⓜ NO CURB (FOR FUTURE INTERFACE WITH OUTPARCEL 6B)
- Ⓝ THICKENED EDGE SIDEWALK, SEE DETAIL 11 ON SHEET 12
- Ⓟ ORNAMENTAL FENCE, SEE DETAIL 3 ON SHEET 11
- Ⓠ SYSL / 12" at 45 DEG AND 5'-0" O.C.
- Ⓡ PROPOSED LIGHT POLE
- Ⓢ EXISTING LIGHT POLE
- Ⓣ DO NOT ENTER SIGN, SEE DETAIL 10 ON SHEET 11
- Ⓤ BICYCLE RACK, SEE DETAIL 2 ON SHEET 12
- Ⓡ DRIVE THRU INTERCOM SIGN
- Ⓥ TRANSITION CURB, SEE DETAIL 4 ON SHEET 12
- Ⓦ EXISTING RELOCATED LIGHT POLE (SEE LIGHTING PLAN SL1 FOR EXACT LOCATION)
- Ⓧ TRANSFORMER WITH 7'x7' CONCRETE PAD
- Ⓨ SYSL 12"
- Ⓩ LOADING ZONE SIGN
- ⓐ 2' DETECTABLE WARNING SURFACE
- ⓑ PEDESTRIAN CROSSING SIGN

**SITE DATA TABLE**

OUTPARCEL 6A		
LOT SIZE	1.13 AC	49,222 S.F.
BUILDING AREA	0.17 AC	7,500 S.F.
SIDEWALK AREA	0.07 AC	3,100 S.F.
PAVEMENT AREA	0.51 AC	22,500 S.F.

**SITE NOTES:**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOP PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

<b>LOCHRANE</b> ENGINEERING, INC. 201 SOUTH BUMBY AVENUE ORLANDO, FLORIDA 32806 PH: (407) 846-9197 WWW.LOCHRANE.COM	CONSULTING ENGINEERS & SURVEYORS	<b>SITE LAYOUT PLAN</b>	<b>OUTPARCEL 6A PALM COAST LANDING WEINGARTEN REALTY, INC.</b>	<b>RECORD DRAWING</b> <small>THIS DRAWING IS THE PROPERTY OF LOCHRANE ENGINEERING, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF LOCHRANE ENGINEERING, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</small>	ENGINEER: JASON P. MAHONEY, P.E. FL.C.E. # 69163 PREL. INCH: J.P.M. DESIGNER: R.L.D. CHECKED: T.G.L.
	SHEET C-8	DATE: 12-7-09	NO. 12-7-09	REVISIONS:	JOB #: 08033.2 ENGINEER: JASON P. MAHONEY, P.E. FL.C.E. # 69163 PREL. INCH: J.P.M. DESIGNER: R.L.D. CHECKED: T.G.L.