

R. Wayne McCoy
 11/15/12
 R. WAYNE MCCOY, P.E.
 P.E. FL REGISTRATION NO. 41321
 CERTIFICATE OF AUTHORIZATION #27270

CIVIL ENGINEER:
MILLER MCCOY, INC.
 CONSULTING ENGINEERS
 915 CYPRESS DRIVE, CHANTANNOGA, TENNESSEE 37408
 PHONE (423) 698-2664 FAX (423) 698-2664

DEVELOPER:
CBL & ASSOCIATES PROPERTIES, INC.
 CBL Center, Suite 500 | 2030 Hamilton Place Boulevard | Chattanooga, TN 37421
 P. 423.855.0001 | F. 423.855.8851 | cblproperties.com

PROJECT:
CARRABBA'S
 ITALIAN GRILL
 160 CYPRESS EDGE DRIVE
 PALM COAST, FL

REVISIONS		
1	ADDENDUM 1	07/16/12
2		
3		
4		
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8		
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10		

SHEET NAME:
**EXISTING
 CONDITIONS PLAN**

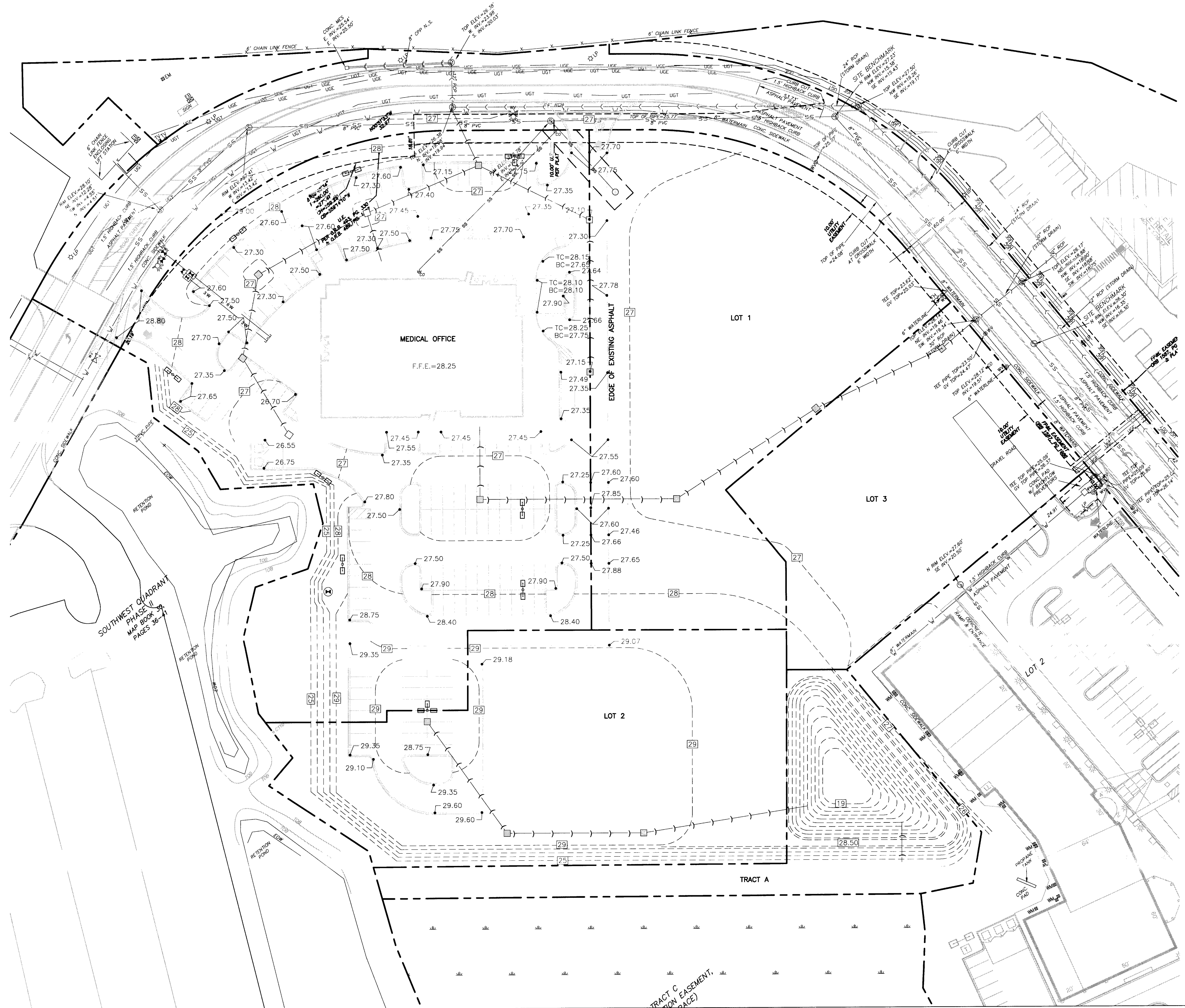
DATE: 06/15/12

DRAWN BY: BMB

CHECKED BY: RWM

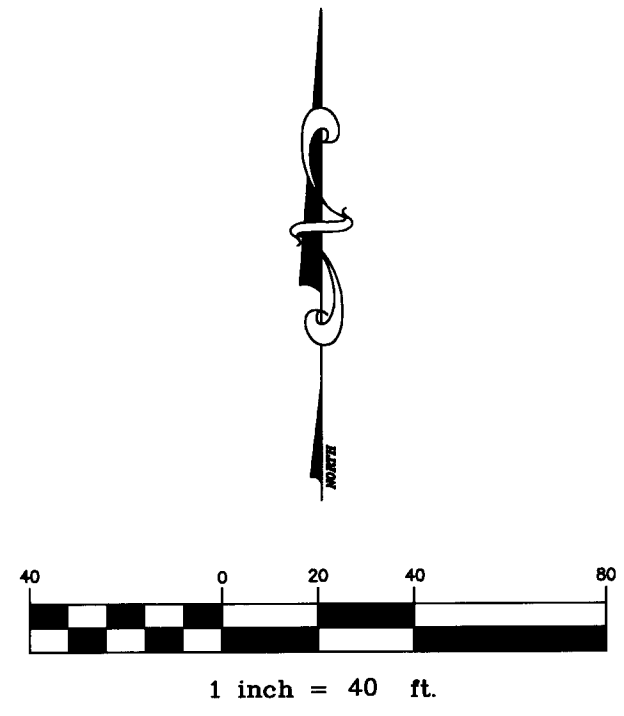
PROJECT NO.: 1198

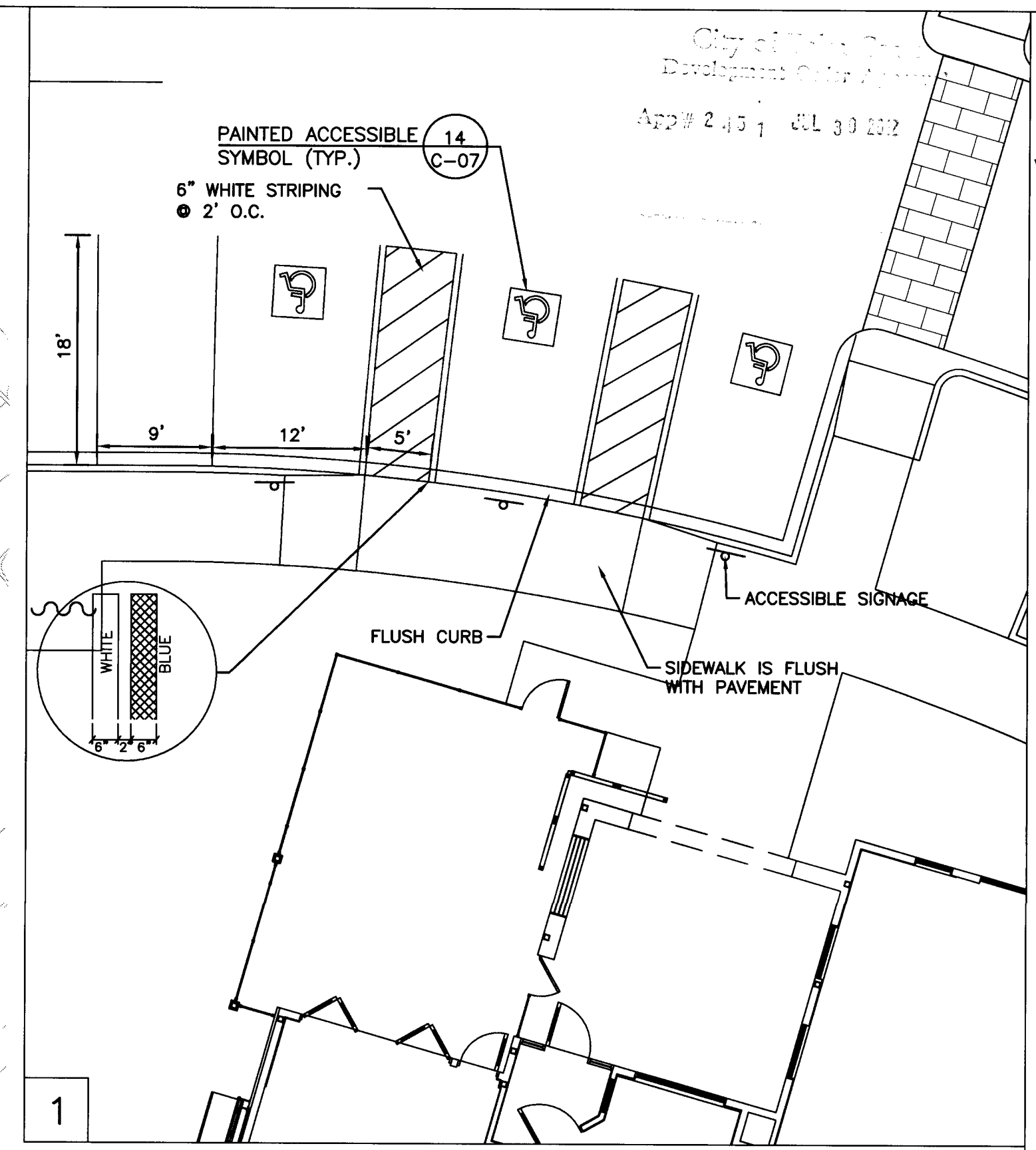
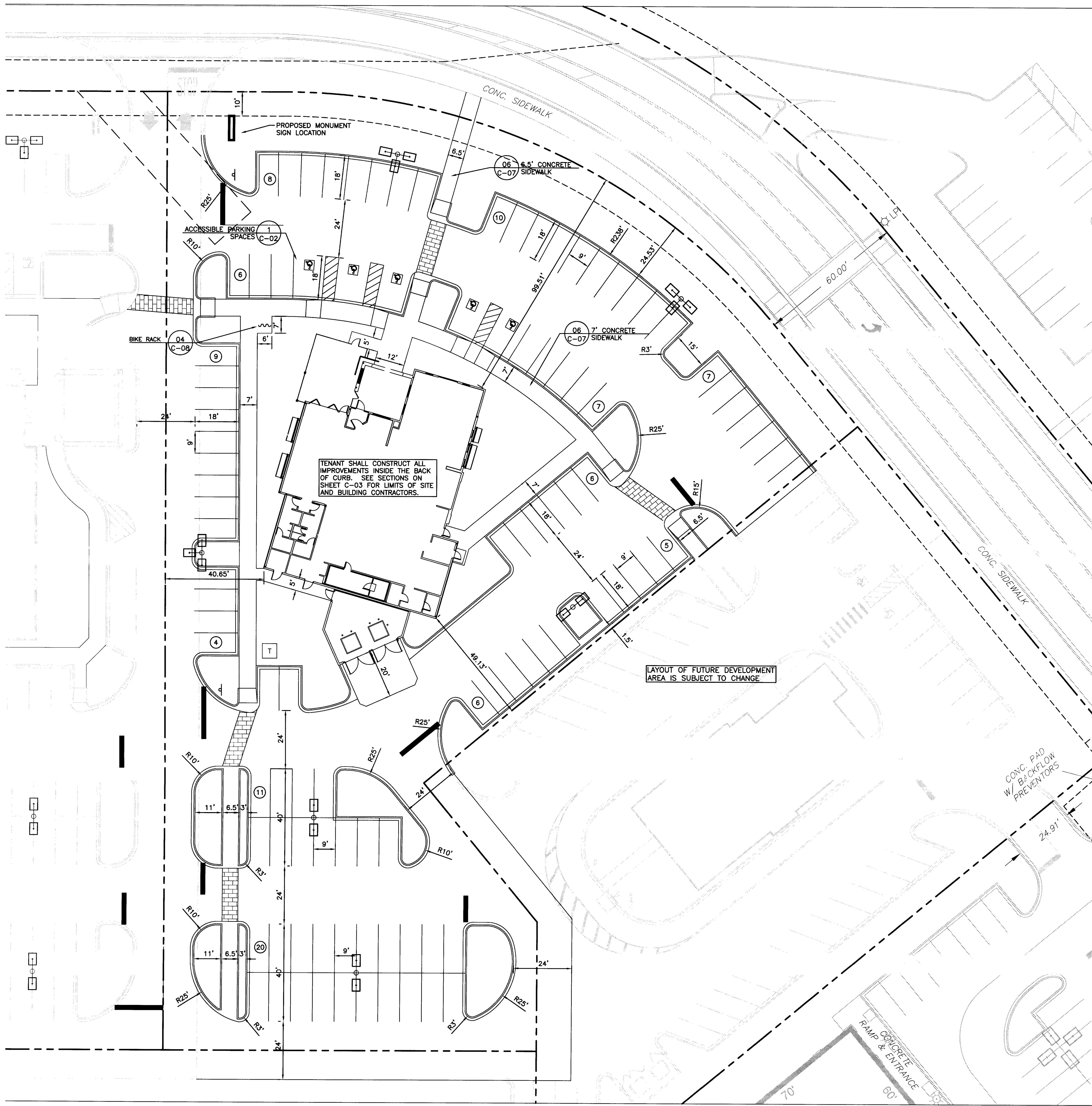
SHEET NUMBER:
C-01



UTILITIES & GRADING LEGEND		
	EXISTING	
RIGHT-OF-WAY/PROPERTY LINE	---	
WATER LINE	— W —	
SANITARY SEWER	— SS —	
SANITARY SEWER MANHOLE	⊙	
UNDERDRAIN	— U —	
UNDERGROUND CABLE	— CATV —	
UNDERGROUND POWER LINE	— UGE —	
UNDERGROUND TELEPHONE LINE	— UGT —	
CLEANOUT	— C —	
FIRE HYDRANT	⊕	
WATER VALVE	⊕	
INDEX CONTOURS	---25---	
1' INTERVALS	---27---	
SPOT ELEVATION	27.5	
STORM SEWER	---	
CATCH BASIN	□	

EXISTING CONDITIONS WERE TAKEN FROM A SURVEY BY SLIGER & ASSOCIATES DATED 05-03-12.





ACCESSIBLE PARKING DETAIL

SITE DATA

LOT SIZE - 1.693 ACRES (73,769 SF)
 BUILDING SIZE - 6,930 SF (234 SEATS INCLUDING PATIO)
 SETBACKS
 FRONT (NORTH) 99.51 (25' REQUIRED)
 SIDE (WEST) 40.6' (10' REQUIRED)
 SIDE (EAST) 49.1' (10' REQUIRED)
 REAR (SOUTH) 178' (10' REQUIRED)
 VEHICULAR USE AREA - 47,009 SF
 FLOOR AREA RATIO - 0.09
 BUILDING HEIGHT - 25 FT

IMPERVIOUS SURFACE RATIO
 TOTAL PHASE 2 SITE ACRES - 7.62 ACRES
 OLD LOT 1 SHARE OF TRACT D PER PLAT (SHARED DETENTION POND) - 0.18 ACRES
 ALLOWABLE IMPERVIOUS SURFACE AREA - 5.46 ACRES
 $(7.62 + 0.18) * 0.7 = 5.46$ ACRES
 IMPERVIOUS AREA (MEDICAL BUILDING) - *2.35 ACRES
 IMPERVIOUS AREA (CARRABBA'S) - *1.16 ACRES
 IMPERVIOUS AREA (ZAXBY'S) - 0.74 ACRES
 MAXIMUM FUTURE IMPERVIOUS AREA - 1.21 ACRES
 *INCLUDES IMPERVIOUS AREAS CONSTRUCTED OUTSIDE OF PARCEL LINES

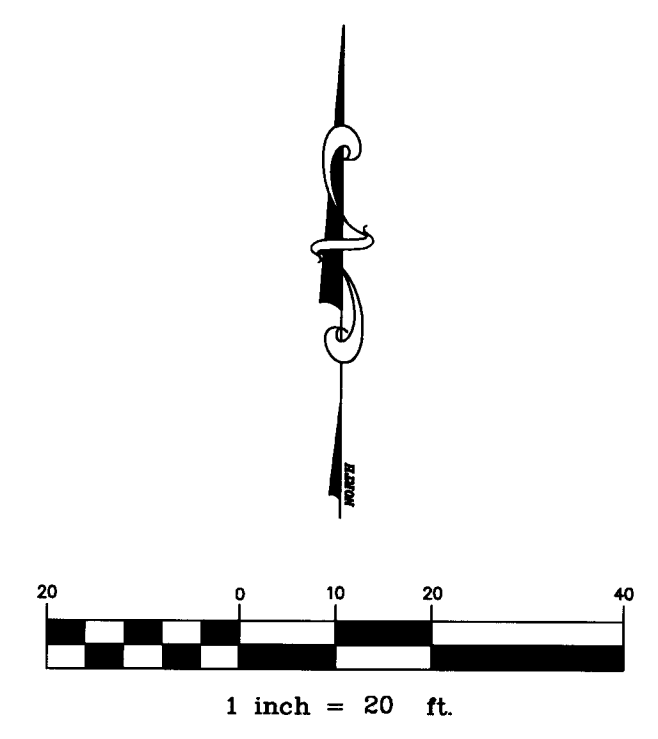
PARKING DATA

5,930 SF RESTAURANT (206 INSIDE SEATS, 28 PATIO SEATS)
 MINIMUM PARKING REQUIRED - 78 SPACES
 (1 SPACE PER 3 SEATS)

CARRABBA'S PARKING PROVIDED:
 STANDARD SPACES 61 SPACES
 HANDICAP SPACES 5 SPACES
 PERVIOUS SPACES 35 SPACES
 TOTAL SPACES 101 SPACES

TOTAL PARKING PROVIDED:
 MEDICAL BLDG 142 SPACES
 RESTAURANT 101 SPACES
 ZAXBY'S (PROPOSED) 37 SPACES
 VACANT SOUTHERN PARCEL 11 SPACES
 TOTAL SPACES 291 SPACES

MAXIMUM PARKING ALLOWED - 336 SPACES



City of Palm Beach
 Development Code
 APP# 2451 JUL 30 2012

R. Wayne McCoy
 7-27-12

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 160 CYPRESS EDGE DRIVE
 PALM COAST, FL

REVISIONS		
1	ADDENDUM 1	07/16/12
2	ADDENDUM 2	07/23/12
3		
4		
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8		
9		
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SHEET NAME:
 SITE LAYOUT PLAN

DATE: 06/15/12
 DRAWN BY: BMB
 CHECKED BY: RWM
 PROJECT NO.: 1198
 SHEET NUMBER:
C-02