

| SITE DATA TABLE   |                                 |                         |
|---|---------------------------------|-------------------------|
| TOTAL PROJECT AREA:   | 262,913 S.F. ~ 6.04 AC          |                         |
| ZONING:   | MPD- MASTER PLANNED DEVELOPMENT |                         |
| FLUM:   | URBAN CORE                      |                         |
| IMPERVIOUS SURFACE AREA RATIO:  | 85%                             | 32.40%                  |
| FLOOR AREA RATIO:   | N/A                             | 30.39%                  |
| UNITS   | REQUIRED                        | PROVIDED                |
| 1.5 PER 1 BR CARRIAGE HOUSE   | 1.5 X 12 = 18                   | 5 HANDICAPPED           |
| 1.5 PER 1 BEDROOM   | 1.5 X 23 = 45                   | 67 REGULAR SPACE        |
| 1.75 PER 2 BEDROOM  | 1.75 X 23 = 41                  | 24 DRIVEWAY SPACES      |
| 2 PER 3 BEDROOM AND OVER  | 2 X 8 = 16                      | 24 GARAGE SPACES        |
|   | <b>120 SPACES TOTAL</b>         | <b>120 SPACES TOTAL</b> |
| FRONT YARD SETBACK (EAST):  | 20'                             |                         |
| REAR YARD SETBACK (WEST):   | 20'                             | 118'                    |
| SIDE YARD SETBACK (NORTH):  | 12'                             | 143'                    |
| SIDE YARD SETBACK (SOUTH):  | 12'                             | 12'                     |
| NET DENSITY OF 17.72 UNITS PER ACRE   |                                 |                         |
| BUILDING HEIGHT   | 24' MIN.                        | 80' MAX.                |
| BUILDING 1 TO BE 53'-4" IN HEIGHT, BUILDINGS 2-7 TO BE 24'-1 1/2" IN HEIGHT |                                 |                         |
| APPROXIMATELY 8,300 S.F. OF RECREATION PROVIDED ONSITE                      |                                 |                         |

| BUILDING DATA        |       |                       |  |                         |
|----------------------|-------|-----------------------|--|-------------------------|
| BUILDING             | UNITS | FOOTPRINT AREA (S.F.) | ENVELOPE DIMENSIONS  | TOTAL FLOOR AREA (S.F.) |
| BUILDING 1           | 61    | 19,898                | ±120.3' X 76.0'<br>±76.0' X 24.8'<br>±42.0' X 42.7'<br>±113.5' X 40.0' |                         |
| BUILDING 2           | 2     | 1,660                 | 59.3' X 28.0'  |                         |
| BUILDING 3           | 2     | 1,660                 | 59.3' X 28.0'  |                         |
| BUILDING 4           | 2     | 1,660                 | 59.3' X 28.0'  |                         |
| BUILDING 5           | 2     | 1,660                 | 59.3' X 28.0'  |                         |
| BUILDING 6           | 2     | 1,660                 | 59.3' X 28.0'  |                         |
| BUILDING 7           | 2     | 1,660                 | 59.3' X 28.0'  |                         |
| CLUBHOUSE            | 3,040 | ±76.0' X 40.0'        |  |                         |
| MAINTENANCE BUILDING | 864   | 36.0' X 24.0'         |  |                         |
| TRASH COMPACTOR      | 383   | 28.7' X 13.3'         |  |                         |

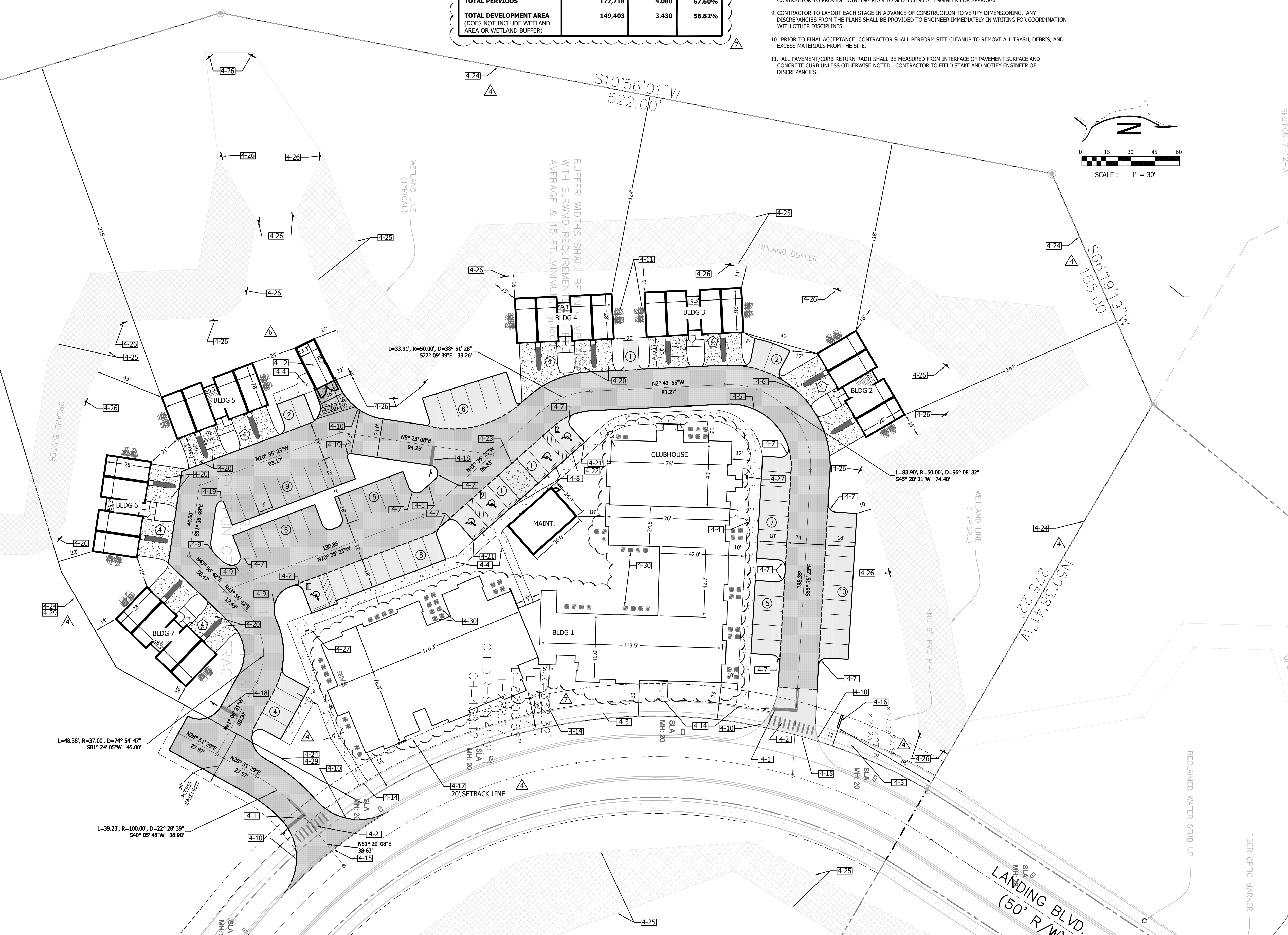
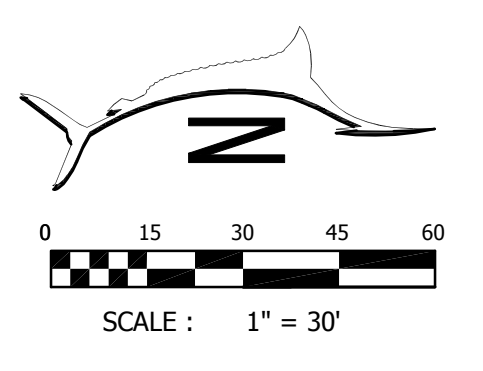
- KEY NOTES:**
- 4-1 EX. 2' STOP BAR w/ 36" R1-1 STOP SIGN
  - 4-2 EX. 6' CROSSWALK
  - 4-3 EXISTING 6.5' CONCRETE SIDEWALK
  - 4-4 7' CONCRETE SIDEWALK\*
  - 4-5 FDOT TYPE "D" CURB\*
  - 4-6 DROP CURB\*
  - 4-7 5' RADIUS (TYP.)
  - 4-8 DETECTABLE WARNING SURFACE AT PAVEMENT AND SIDEWALK INTERFACE\*
  - 4-9 10' RADIUS
  - 4-10 35' RADIUS
  - 4-11 A/C EQUIPMENT (TYP.) (SHOWN FOR REFERENCE ONLY, REFER TO MECHANICAL PLANS FOR CONSTRUCTION DETAILS) (SEE NOTE 5 THIS SHEET)
  - 4-12 TRASH DISPOSAL EQUIPMENT (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
  - 4-13 15' RADIUS
  - 4-14 CONNECT TO EXISTING SIDEWALK
  - 4-15 CONNECT TO EXISTING LANDINGS BOULEVARD ROADWAY
  - 4-16 PROPOSED DEVELOPMENT SIGN (SEE LANDSCAPE PLANS BY FOSTER CONANT FOR MORE INFORMATION)
  - 4-17 20' SETBACK LINE
  - 4-18 PROPOSED 2' STOP BAR w/ 36" R1-1 STOP SIGN\*
  - 4-19 2' RADIUS
  - 4-20 MINIMUM DRIVEWAY IS 10' WIDE X 20' DEEP
  - 4-21 CONCRETE FLUSH WITH ASPHALT
  - 4-22 CONCRETE WHEEL STOPS (TYP.)
  - 4-23 6" THICK CONCRETE MAINT. PAD
  - 4-24 NEW PROPERTY LINE FORMED BY NON-STATUTORY LOT SPLIT APPLICATION.
  - 4-25 UPLAND BUFFER
  - 4-26 CONSERVATION EASEMENT SIGNAGE\*
  - 4-27 BIKE RACK (SEE SHEET 7.2 FOR DETAIL)
  - 4-28 6" THICK CONCRETE TRASH COMPACTOR PAD
  - 4-29 PROPERTY LINE
  - 4-30 A/C PAD LOCATION (TYP.)
- \* SEE SHEETS 7.1 & 7.2 FOR DETAILS

- LEGEND:**
- 15 9' X 20' PARKING SPACES
  - 11 12' X 20' HANDICAP PARKING SPACES
  - 15 10' X 20' DRIVEWAY SPACE / GARAGE SPACE
  - PROPOSED HEAVY DUTY ASPHALT PAVEMENT
  - PROPOSED STANDARD DUTY ASPHALT PAVEMENT
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED 6" CONCRETE MAINT. PAD
  - PROPOSED 6" TRASH COMPACTOR PAD
  - CONSERVATION EASEMENT BUFFER

| SITE DEVELOPMENT DATA   |                        |              |               |
|---|------------------------|--------------|---------------|
| TOTAL PROJECT AREA:   | 262,913 S.F. ~ 6.04 AC |              |               |
|   | AREA (S.F.)            | AREA (ACRES) | PERCENTAGE    |
| TOTAL:  | 262,913                | 6.04         | 100.00%       |
| BUILDINGS (BUILDINGS 1-7, MAINT., TRASH)  | 34,145                 | 0.784        | 12.99%        |
| HEAVY DUTY PAVEMENT   | 27,768                 | 0.637        | 10.56%        |
| STANDARD DUTY PAVEMENT  | 11,400                 | 0.262        | 4.33%         |
| CONCRETE SIDEWALK   | 7,113                  | 0.163        | 2.71%         |
| CONCRETE DRIVEWAY   | 4,770                  | 0.110        | 1.81%         |
| <b>TOTAL IMPERVIOUS</b>   | <b>85,195</b>          | <b>1.956</b> | <b>32.40%</b> |
| WETLAND AREA  | 79,670                 | 1.829        | 30.30%        |
| WETLAND BUFFER  | 33,940                 | 0.777        | 12.89%        |
| LANDSCAPE AREA  | 64,208                 | 1.474        | 24.42%        |
| <b>TOTAL PERVIOUS</b>   | <b>177,718</b>         | <b>4.080</b> | <b>67.60%</b> |
| <b>TOTAL DEVELOPMENT AREA</b> (DOES NOT INCLUDE WETLAND AREA OR WETLAND BUFFER) | <b>149,403</b>         | <b>3.430</b> | <b>56.82%</b> |

- NOTES:**
- PAVEMENT STRIPING AND SIGNAGE TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS.
  - HANDICAP RAMPS SHALL BE INSTALLED AT ALL SIDEWALK-CURB INTERSECTIONS.
  - CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT AND ABIDE BY ALL RECOMMENDATIONS.
  - ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - FOR COMPLETE BUILDING DIMENSIONS AND LAYOUT REFER TO ARCHITECTURAL PLANS.
  - SEE ARCHITECTURAL PLANS FOR CLUBHOUSE, MAINTENANCE BUILDING AND TRASH COMPACTOR DETAILS.
  - ALL HANDICAP RAMPS TO MEET CURRENT ADA REQUIREMENTS AND INCLUDE A DETECTABLE WARNING. COLOR SELECTION TO BE COORDINATED WITH OWNER AND LANDSCAPE ARCHITECT PRIOR TO ORDERING OF MATERIALS.
  - SIDEWALKS ADJACENT TO ALL PAVEMENT AREAS SHALL BE THICKENED EDGE PER DETAIL IN THIS PLAN SET. CONTRACTOR TO PROVIDE JOINTING PLAN TO GEOTECHNICAL ENGINEER FOR APPROVAL.
  - CONTRACTOR TO LAYOUT EACH STAGE IN ADVANCE OF CONSTRUCTION TO VERIFY DIMENSIONING. ANY DISCREPANCIES FROM THE PLANS SHALL BE PROVIDED TO ENGINEER IMMEDIATELY IN WRITING FOR COORDINATION WITH OTHER DISCIPLINES.
  - PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PERFORM SITE CLEANUP TO REMOVE ALL TRASH, DEBRIS, AND EXCESS MATERIALS FROM THE SITE.
  - ALL PAVEMENT/CURB RETURN RADII SHALL BE MEASURED FROM INTERFACE OF PAVEMENT SURFACE AND CONCRETE CURB UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD STAKE AND NOTIFY ENGINEER OF DISCREPANCIES.

CITY APPROVAL STAMP



| REVISIONS |                                   |
|-----------|-----------------------------------|
| NO.       | DESCRIPTION                       |
| 1         | REVISED PER UNLIMITED SITE LAYOUT |
| 2         | REVISED PER PALM COAST COMMENT    |
| 3         | REVISED PER PALM COAST COMMENT    |
| 4         | REVISED PER PALM COAST COMMENT    |
| 5         | REVISED PER PALM COAST COMMENT    |
| 6         | REVISED PER PALM COAST COMMENT    |
| 7         | REVISED PER PALM COAST COMMENT    |

| RELEASED FOR |                        |
|--------------|------------------------|
| NO.          | DESCRIPTION            |
| 1            | FOR CITY OF PALM COAST |
| 2            | FOR CITY OF PALM COAST |
| 3            | FOR CITY OF PALM COAST |
| 4            | FOR CITY OF PALM COAST |
| 5            | FOR CITY OF PALM COAST |
| 6            | FOR CITY OF PALM COAST |
| 7            | FOR CITY OF PALM COAST |

FINAL ENGINEERING PLANS FOR  
**PALM COAST LANDING APARTMENTS**  
 AT TOWN CENTER  
 SITE LAYOUT & STRIPING PLAN  
 CITY OF PALM COAST, FL.



|               |                  |
|---------------|------------------|
| PROJECT NO:   | GDG 13-018       |
| ISSUE DATE:   | 01/13/2014       |
| DRAWING FILE: | 13018SU          |
| XREFS:        | 13015TIB 13018BS |
| DRAFTED BY:   | ADS              |
| DESIGNED BY:  | MHL              |
| CHECKED BY:   | MHL              |
| SCALE:        | 1" = 30'         |