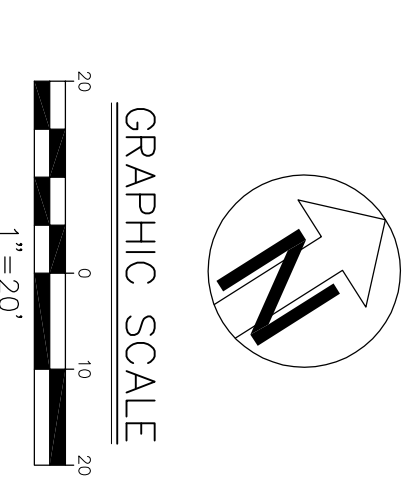


STATE ROAD 312
 200' R/W

PLANTATION ISLAND DRIVE SOUTH
 R/W VARIES



EXISTING

PROPERTY LINE
 RIGHT OF WAY LINE

PROPOSED
 CENTERLINE OF ROADWAY
 CURB AND GUTTER
 PROPOSED PARKING SPACES

3

GENERAL SITE NOTES:

- ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVING UNLESS OTHERWISE SHOWN.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35'.
- ALL STOP SIGNS TO BE FINISHED WITH DIAMOND-GRADE HIGH REFLECTIVITY SURFACE.
- ALL STOP BARS TO BE THERMO PLASTIC MATERIAL.

SITE DATA

TOTAL SITE	86,456 SF ~ 1.98 AC
PROPOSED BUILDING (FOOT PRINT)	17,225 SF
PROPOSED PAVEMENT/SWALKS	42,217 SF
TOTAL IMPERVIOUS	59,442 SF
TOTAL PERVIOUS	27,014 SF
OPEN SPACE	27,014 SF
% BUILDING COVERAGE	19.92 %
% IMPERVIOUS AREA	68.25 %
FLOOR AREA	34,450 SF
FLOOR AREA RATIO (FAR)	39.85 %
PARCEL NUMBERS)	161942 0030 161942 0040
911 ADDRESS	PLANTATION ISLAND DR S
FOOD ZONE	2AE
FEPA PANEL NUMBER	1210920-381-H

PARKING CALCULATIONS
 BUSINESS/COMMERCIAL - 1 SPACE PER 400 SF
 34,450 SF = 86 SPACES
 TOTAL REQUIRED = 86 SPACES
 TOTAL PROVIDED = 102 SPACES
 (INCL. 4 HANDICAP SPACES)

NOTE:
 STORM WATER STORAGE AND TREATMENT WILL BE HANDLED AT AN ADJACENT STORM MANAGEMENT FACILITY LOCATED IN CLOSE PROXIMITY TO THE SUBJECT PROPERTY. MAXIMUM IMPERVIOUS AREA OF THE SUBJECT PROPERTY IS 75%.

NOTE: THIS CONCEPT PLAN WAS CREATED BY MATTHEWS DESIGN GROUP, INC. FOR THE SOLE PURPOSE OF DEPICTING A POSSIBLE USE FOR THIS COMMERCIAL PROPERTY. OTHER LAYOUTS ARE AVAILABLE AND WILL BE CONSIDERED. ADDITIONAL SURVEY, ENVIRONMENTAL STUDIES, ETC., WILL BE REQUIRED FOR THE COMPLETE DESIGN PROCESS. FOR ADDITIONAL DESIGN CRITERIA AND PERMITTING INFORMATION, CONTACT MR. GREG GREINER, DIRECTOR OF BUSINESS DEVELOPMENT.

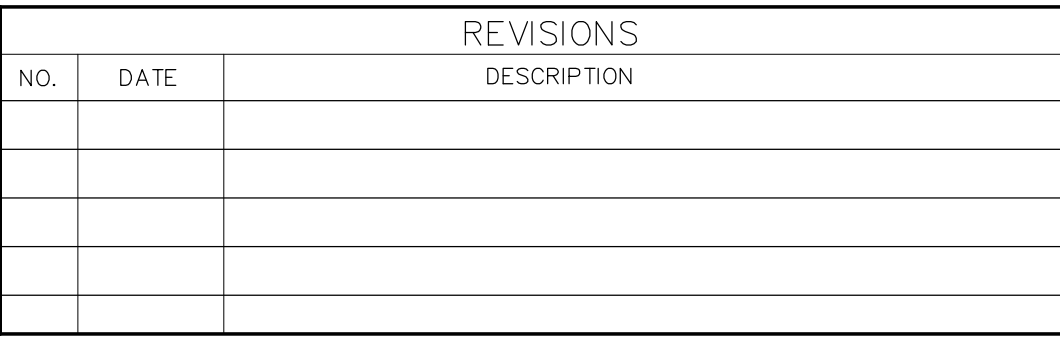
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 www.matthewsdesign.net

REGISTERED ENGINEER
ROB A. MATTHEWS III, P.E.
 JOB NO.: 7098
 CA#26535 FL#58425

CONCEPT SITE PLAN
PLANTATION ISLAND DRIVE
 CITY OF ST. AUGUSTINE, FLORIDA
 PREPARED FOR
WATSON REALTY

NO.	DATE	DESCRIPTION

DESIGN BY: **RAH**
 DWG BY: **MS**
 CHK BY: **JGD**
 DATE: **11-28-07**
 JOB NO.: **7098**
 SHEET NO. **1 OF 1**



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