



Parcel A

Parcel B

SITE DATA			
	TOTAL	LOT 1	LOT 2
ACREAGE	3.89 AC	0.12 AC	1.71 AC
MAX. IMPERVIOUS AREA	3,024 AC (78%)	1,888 AC	1,136 AC
MIN. OPEN SPACE AREA	0.798 AC (20%)	0.424 AC	0.344 AC
EXISTING ZONING	C-2	-	-
EXISTING LAND USE	COMMERCIAL	-	-
PROPOSED LAND USE	COMMERCIAL	COMMERCIAL STORE	VACANT
MAXIMUM FLOOR FINISH E.L.	0.3	0.08	0.3
PROPOSED F.L.S.E.	0.08	0.08	0.08
MAX. BUILDING HEIGHT	35 FEET	33-FT (1 STORY)	-
PROPOSED BUILDING HEIGHT	-	-	-

PROPOSED DEVELOPMENT SUMMARY			
	TOTAL	LOT 1	LOT 2
ACREAGE	3.89 AC	0.12 AC	1.71 AC
OPEN SPACE SUMMARY	0.798 AC (20.5%)	0.424 AC (35.0%)	1.96 AC (20.5%)
IMPERVIOUS AREA	3,024 AC	1,888 AC	1,136 AC
BUILDING AREA	0.140 AC	0.140 AC (0.11%)	0.0 AC
CANOPY AREA	0.188 AC	0.188 AC (0.15%)	0.0 AC
CONCRETE PAVEMENT	1,227 AC	1,102 AC (0.82%)	1,125 AC (14.43%)
TOTAL IMPERVIOUS	1,956 AC (50.3%)	1,433 AC (87.8%)	0.11 AC (0.7%)

REQUIRED PARKING:

MIN. 1

REQUIRED PARKING (CONFORMANCE STORED):

1 SPACE PER 200 SF (5,119/200) = 26 SPACES

1 SPACE PER 500 SF (5,119/500) = 10 SPACES

TOTAL PARKING REQUIRED = 36 SPACES

PROVIDED PARKING:

STANDARD PARKING SPACES (10'x20') MIN. 50

COMPACT PARKING SPACES (8'x12') 1

ACCESSIBLE PARKING SPACES (10'x20') 3

TOTAL PARKING PROVIDED = 54 SPACES

- GENERAL SITE NOTES:**
- ALL LANDSCAPED BEDS ARE TO BE DELIVERED BY 5 1/2" ALUMINUM LANDSCAPE GOING SIZES AT 7' INTERVALS.
 - LANDSCAPE CONTRACTOR TO INSTALL A PERVIOUS WEED BARRIER IDENT. & MESH AREAS.
 - CONCRETE PARKING STRIPING SHALL BE PAINTED YELLOW, EXCEPT FOR HANDICAP ACCESSIBLE PARKING SPACES (SEE DETAIL SHEET 010).
 - UTILIZE LIQUID APPLIED DETECTABLE WARNING MATS, LUDOMES OR VANGUARD.
- ADDITIONAL NOTES:**
- SEE CITY ORDINANCE OF THE CITY OF CLEMONT APPROVED ON FEBRUARY 26, 2013.
 - SEE CITY ORDINANCE OF THE CITY OF CLEMONT APPROVED ON FEBRUARY 26, 2013, RE: INCLUDING VARIANCES.
 - CONCRETE PARKING STRIPING SHALL BE PAINTED YELLOW.
 - TO ALLOW FOR LAND PARKING UNDER CANOPY STRIPING.
 - TO ALLOW FOR AN ELECTRONIC SIGN.
 - TO ALLOW FOR LEDS THAN FOR BUILDING FACADE LIGHTING.

- BUILDING SETBACKS:**
- FRONT (US 27) 30 FEET
 - SIDE (HOOKS ST) 25 FEET
 - REAR (GRAND HIGHWAY) 25 FEET
- PAVING SETBACKS:**
- FRONT (US 27) 20 FEET
 - SIDE (HOOKS ST) 20 FEET
 - REAR (GRAND HIGHWAY) 20 FEET
- CANOPY SETBACKS:**
- FRONT (US 27) 30 FEET
 - SIDE (HOOKS ST) 40 FEET
 - REAR (GRAND HIGHWAY) 30 FEET

DATE: _____

REVISIONS: _____

SCALE: _____

PROJECT: _____

DATE: JUL 17, 2013

DRAWN BY: JAMES W. HORN

CHECKED BY: JAMES W. HORN

DESIGNED BY: JAMES W. HORN

CADD BY: JAMES W. HORN

PROJECT NO. 13-000085

SHEET NO. C5

CITY OF CLEMONT

FLORIDA

SHEET NO. C5

CITY OF CLEMONT

HOOKS ST.

Wawa

Kimley-Horn and Associates, Inc.

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