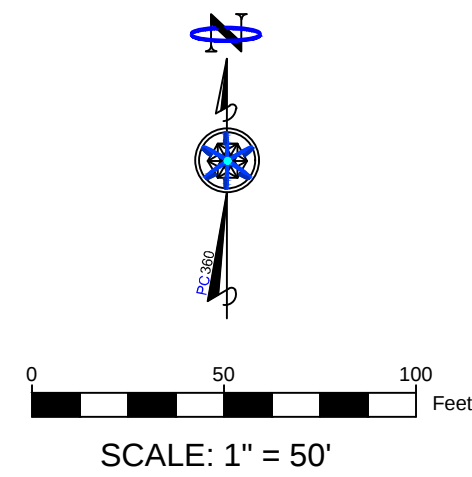




- SITE BREAKDOWN**
- 11.91 ACRES
 - SPLIT ZONING : C1 AND AG
 - 2.35 ACRES ABOVE THE FLOOD PLAIN ON THIS SITE
 - 80.27% OF SITE LOCATED IN FLOODPLAIN
 - WATER AVAILABLE (WPA ROAD)
 - NO SEWER AVAILABLE (SEPTIC NEEDED)
 - REVERSE FRONTAGE ROAD REQUIRED
 - POOR SOILS WITH SEASONAL HIGH WATER TABLE UP TO 42" BELOW GRADE (NCRS MAPPING)
- SITE DESIGN:**
- PROPERTY WILL NEED TO BE REZONED TO PDP(GHC)
 - 45,000 SF RETAIL BUSINESS WITH MULTIPLE UNITS
 - PARKING REQUIRED = 4 PER 1000 SF
45,000/1000 X 4 = 180 SPACES REQUIRED 8 BEING HANDICAP
240 PROVIDED WITH 10 BEING HANDICAP
 - WATER SUPPLY FROM WPA ROAD 12" WATER MAIN TO SITE
 - SEPTIC SYSTEM DESIGN: 200 PER BATHROOM
10 (1500 SF RETAIL UNITS) - 1 BATHROOM PER UNIT
2 (15,000 SF RETAIL UNITS) - 6 BATHROOMS PER UNIT
200 X 10 = 2000 GPD
200 X 12 = 2400 GPD

4,400 GPD IN SEWER USAGE

4,400 / 2 SYSTEMS = 2,200 PER SYSTEM

2,200 / 0.65 = 3385 DRAIN FIELD
3385 X 1.5 = 5,076 SF UNOBSTRUCTED SPACE PER SYSTEM

2 SYSTEMS X 5,076 SF = 10,152 SF TOTAL NEEDED
19,000 SF SUPPLIED.
 - MAJOR FLOOD PLAIN COMPENSATION REQUIRED FOR LAYOUT (SWFWMD PERMIT REQUIRED AND GEOTECHNICAL BORINGS)
 - ALL DRAINAGE FEATURES ON-SITE MAY NEED TO BE WET DETENTION PONDS (BASED OFF GEOTECHNICAL BORINGS)



CONCEPTUAL PLAN