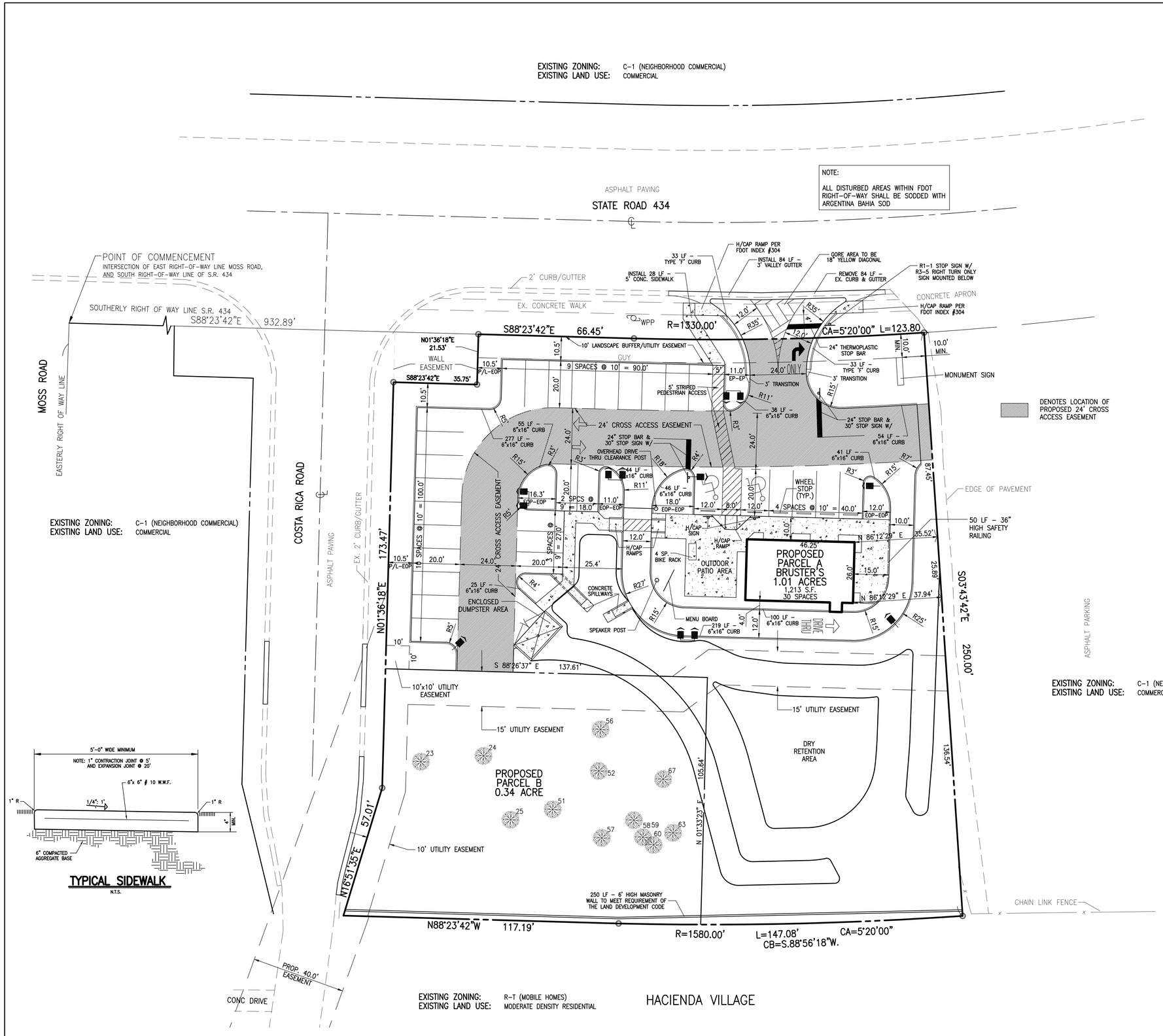

TYPICAL SIDEWALK
N.T.S.

PROJECT DATA:

TOTAL AREA:	59,052 SF	1.356 ACRES
PROPOSED PARCEL A:	44,129 SF	1.013 ACRE
PROPOSED PARCEL B:	14,923 SF	0.343 ACRE
EXISTING ZONING:	C-1 (NEIGHBORHOOD COMMERCIAL) S.R. 434 (REDEVELOPMENT) OVERLAY DISTRICT	
FUTURE LAND USE:	COMMERCIAL	
PARCEL A:		
IMPERVIOUS AREA:	20,859 SF	(47.3%)
BUILDING:	1,213 SF	(02.7%)
PARKING:	6,140 SF	(13.9%)
DRIVES:	10,962 SF	(24.9%)
CONCRETE:	2,544 SF	(05.8%)
OPEN SPACE PROVIDED:	23,270 SF	(52.7%)
PARKING REQUIRED:	(1,213 SF)/(1 SPACE/100 SF) = 12.1 SPACES	
PARKING PROVIDED:	30 SPACES	
F.A.R. ALLOWABLE:	0.3500	
F.A.R. PROVIDED:	0.0210	
BUILDING SETBACKS REQUIRED:		
S.R. 434:	25 FEET	
COSTA RICA RD.:	15 FEET	
SOUTH:	15 FEET	
EAST:	15 FEET	
MAXIMUM BUILDING HEIGHT:	35 FEET	

DEVELOPMENT NOTES:

1. SIGN ON BUILDING WILL MEET THE LAND DEVELOPMENT CODE.
2. THIS SITE WILL MEET THE S.R. 434 DESIGN CRITERIA SET FORTH IN SEC. 20-489 (i.e. MATERIALS, FINISH, SCREENING, LIGHT FICTURE TYPES).
3. THE RETENTION IS DESIGNED FOR 80% IMPERVIOUS COVERAGE OVER PARCEL A AND PARCEL B.

SIGNAGE & STRIPING NOTE:

1. ALL SIGNS AND TRAFFIC MARKINGS PER CITY OF WINTER SPRINGS LAND DEVELOPMENT CODE.
2. THE STOP SIGNS SHALL BE HIGH INTENSITY AND THE STOP BARS ARE TO BE THERMOPLASTIC.

EXISTING TREES TO REMAIN

ID NO.	TREE TYPE & DIA
23	pine 24
24	pine 20
25	pine 20
51	pine 20
52	pine 20
56	gum 8
57	pine 18
58	palm 12
59	gum 10
60	pine 18
63	pine 24
67	pine 6

DATE	REVISIONS	REVISED	CHECKED
12/13/2004	REVISED PER CITY OF WINTER SPRINGS	SCM	THS
11/10/2004	REVISED PER CITY/FDOT	SCM	THS
08/23/2004	REVISED PER BRUSTER'S ICE CREAM	SCM	THS
08/13/2004	REVISED PER CITY OF WINTER SPRINGS	SCM	THS
07/20/2004	REVISED BUILDING LAYOUT PER CITY	SCM	THS

DATE: APRIL 30, 2004
SCALE: 1" = 20'
DESIGNED: THS
DRAWN: SCM
CHECKED BY: THS
JOB NO.: 04103
EMAIL: tomskelton@bellsouth.net

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708
PHONE: (407) 327-7700, FAX (407) 327-0227
CERTIFICATE OF AUTHORIZATION NO. 00006729

GEOMETRY PLAN

BRUSTER'S ICE CREAM

WINTER SPRINGS, FLORIDA

THOMAS H. SKELTON, PE
REGISTRATION NO. 42752