

SITE DATA

	SQUARE FOOTAGE	ACRES	PERCENTAGE
TOTAL PARCEL SIZE	178,321	4.09	
WETLAND	46,890	1.08	26.3%
UPLAND BUFFER	10,951	0.25	6.1%
NET DEVELOPABLE AREA	120,480	2.77	67.6%

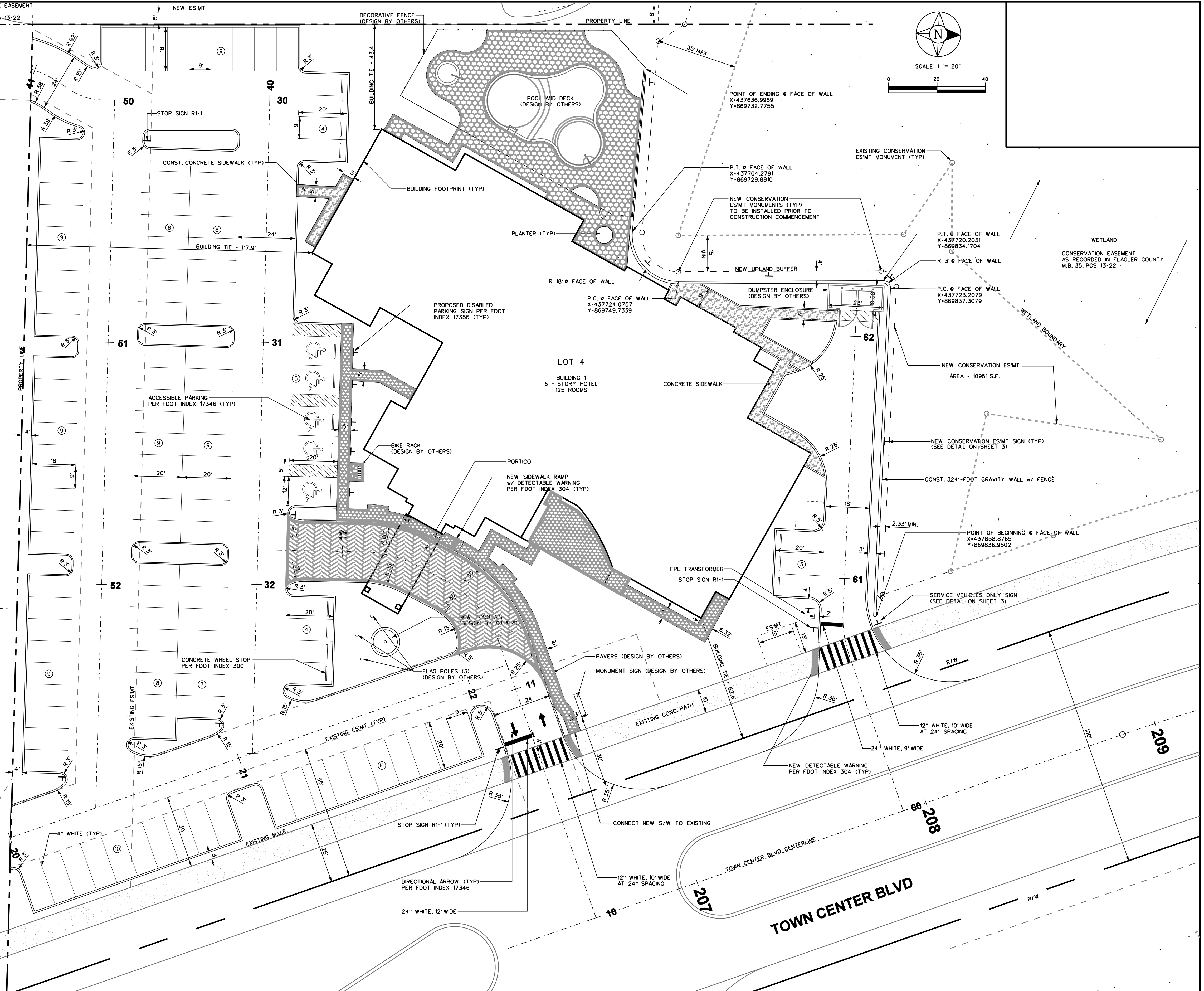
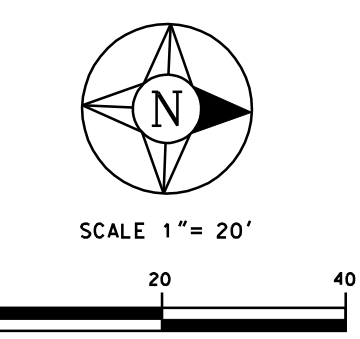
	CRITERIA	ROD PARKING
AIR CONDITIONED BUILDING	83,229	

IMPERVIOUS SURFACE AREAS	SQUARE FOOTAGE	ACRES	PERCENTAGE
BUILDING FOOTPRINT	21,578	0.50	26.2%
VEHICLE USE AREA	51,852	1.19	62.9%
SIDEWALK	9,063	0.21	11.0%
TOTAL IMPERVIOUS SURFACES	82,493	1.89	46.3%
PERVIOUS SURFACES	95,828	2.20	53.7%

	REQUIRED BY OR 1494 PG 100.3	PROVIDED
MINIMUM FRONT YARD SETBACK	20'	52.6'
MINIMUM REAR YARD SETBACK	20'	43.4'
MINIMUM INTERIOR SIDE SETBACK	0'	117.9'
MAXIMUM BUILDING HEIGHT	80'	75.8'

- Ⓢ DENOTES PARKING COUNT
- NOTES:
- PROPOSED SIGNAGE TO COMPLY W/ SITE DISTANCE REQUIREMENTS SIGNS TO BE HIGH INTENSITY SHEETING.
 - PAVEMENT MARKING AND SIGNAGE REQUIREMENTS ARE SHOWN ON THIS SHEET.
 - CONTRACTOR TO OBTAIN BUILDING ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION TO VERIFY BUILDING COORDINATES.
 - ALL ADJACENT PROPERTIES ARE ZONED P.U.D. AND ARE RECORDED IN THE TOWN CENTER PHASE 1 PLAT, M.B.35 PGS 13-22

POND 18 - EXISTING DRAINAGE EASEMENT AS RECORDED IN FLAGLER COUNTY MB. 35, PGS 13-22



Revision	Date	Approved
PER DEVELOPER AND CITY OF PALM COAST	08/09/07	MRA
PER SJRWMD AND CITY OF PALM COAST	08/28/07	MRA

Designed by:	MRA	06/06/07
Drawn by:	MRA/PJB	06/06/07
Checked by:	RBG/BRW	07/11/07
Approved by:	MRA	07/11/07

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PALM COAST INVESTORS OF DULUTH, LLC.

HILTON GARDEN INN AT TOWN CENTER

SITE PLAN

SHEET
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 SAI
 PROJECT NO.
 2007-006.10