

**LEGEND**

- MEDIUM DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT

**COUNTY ROAD 512 (SEBASTIAN BOULEVARD  
AKA FELLSMERE ROAD)**

**SITE DATA**

SITE AREA	59,968 S.F.	(1.376 AC)
SITE AREA	PROVIDED	MAX/MIN ALLOWED
PERVIOUS AREA	15,000 S.F.	(25.0%) (25.0%) MIN.
IMPERVIOUS AREA	44,968 S.F.	(75.0%) (75.0%) MAX.
TOTAL BUILDING AREA	13,144 S.F.	(21.9%)
DOLLAR GENERAL RETAIL SPACE	9,187 S.F.	
PAVEMENT	31,824 S.F.	(53.1%)
<b>ZONING</b>	PUD-C	
<b>MAX BUILDING HEIGHT ALLOWED</b>	35 FEET	
<b>BUILDING HEIGHT PROPOSED</b>	29'-0" (ROOF) 38'-8" (CUPOLA)	
<b>BUILDING SETBACKS</b>	REQUIRED	PROVIDED
FRONT (SEBASTIAN BLVD.)	40 FT	77.5 FT
FRONT (SOUTH FLEMING STREET)	0 FT	54.0 FT
SIDE (COMMERCE CENTER)	40 FT	59.0 FT
REAR (SEBASTIAN ELKS)	0 FT	33.5 FT
<b>LANDSCAPE BUFFER</b>		
FRONT (SEBASTIAN BLVD.)	10 FT.	10 FT.
FRONT (SOUTH FLEMING STREET)	10 FT.	10 FT.
SIDE (COMMERCE CENTER)	10 FT.	10 FT.
REAR (SEBASTIAN ELKS)	10 FT.	10 FT.
<b>PARKING REQUIRED</b>		
- ONE SPACE PER 250 S.F. FOR BUILDINGS GREATER THAN 10,000 S.F.		
- AREA ACCESSIBLE TO PUBLIC = 12,007 S.F. [13,144 S.F. - 989 S.F. (RECEIVING AREA) - 148 S.F. (BREAK ROOM/OFFICE)]		
= 12,007 / 250		
= 48 PARKING SPACES		
<b>PARKING PROVIDED</b>		
REGULAR	46 SPACES	
HANDICAP	3 SPACES	
<b>TOTAL</b>	<b>49 SPACES</b>	

**PLAN NOTES**

- 1 HANDICAP PARKING, STRIPING & HANDICAP ACCESS AISLE (1 CB)
- 2 HANDICAP PARKING SIGN (3 PLACES) (2 CB)
- 3 PAVEMENT MARKING (3 CB)
- 4 4" WHITE PAINT STRIPING
- 5 4" YELLOW PAINT STRIPING (8 FT. O.C.)
- 6 24" WHITE PAINT STOP BAR
- 7 12" WHITE CROSSWALK STRIPING
- 8 30" STOP SIGN (R1-1)
- 9 "DO NOT ENTER" SIGN
- 10 VERTICAL CURB (4 CB)
- 11 TRANSITION CURB (5 CB)
- 12 ASPHALT PAVEMENT (6 CB)
- 13 CONCRETE PAVEMENT (7 CB)
- 14 CONCRETE APRON (8 CB)
- 15 CONCRETE WALK WITH EXPANSION JOINTS AND SCORE MARKS (9 CB)
- 16 DETECTABLE WARNING (10 CB)
- 17 CONCRETE BOLLARD (11 CB)
- 18 DRAINAGE STRUCTURE (SEE GRADING AND DRAINAGE PLAN)
- 19 PROPOSED SOLID WASTE ENCLOSURE (1 CB)
- 20 PROPOSED WATER METERS AND BACKFLOW PREVENTERS (SEE UTILITY PLAN)
- 21 SITE LIGHTING (SEE PHOTOMETRICS PLAN)
- 22 MONUMENT SIGN (UNDER SEPARATE PERMIT)
- 23 TYPE "S" CURB AND GUTTER (16 CB)
- 24 "NO PARKING - FIRE LANE" SIGN
- 25 "KEEP RIGHT" SIGN (R4-7)
- 26 6" WHITE THERMOPLASTIC EDGE LINE ON ALL SIDES EXCEPT FOR THE SIDE PARALLEL TO CRS12 OF THE EXISTING TRAFFIC SEPARATOR

**Z DEVELOPMENT**  
S e r v i c e s  
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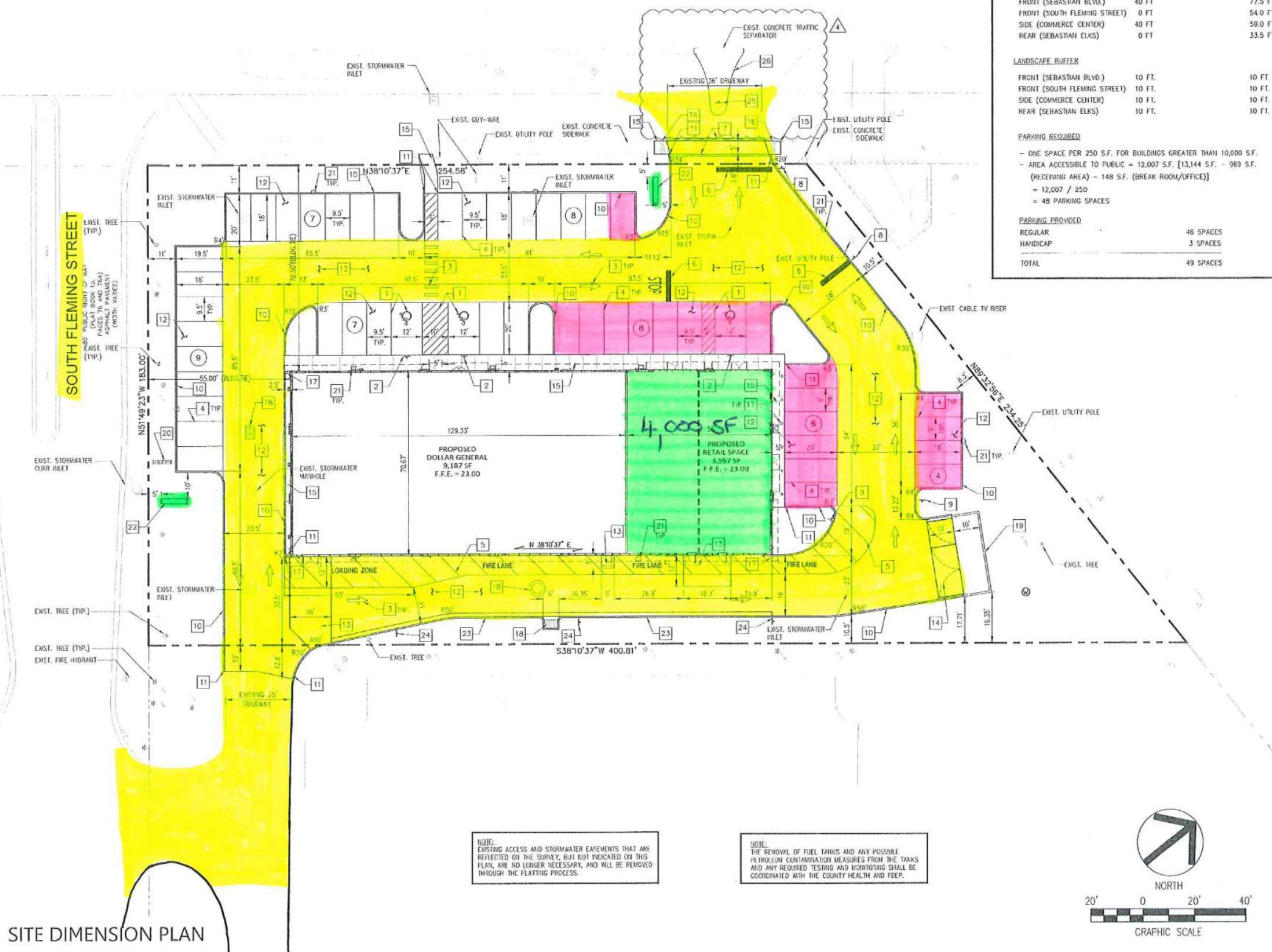
REVISION	DATE	REVISION	DATE
1	01-19-17	1	01-19-17
2	02-28-17	2	02-28-17
3	10-03-17	3	10-03-17
4	11-03-17	4	11-03-17

**DOLLAR GENERAL**  
**727 SEBASTIAN BOULEVARD**  
**SEBASTIAN, FLORIDA 32958**

DATE: 01-19-17  
DRAWN: SR  
CHECKED: RZ

**C2**

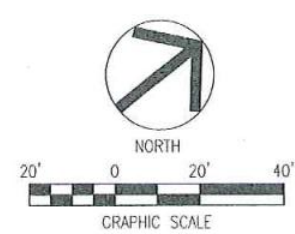
PROJECT NO.: 2016.171



**SITE DIMENSION PLAN**

NOTE:  
EXISTING ACCESS AND STORMWATER EASEMENTS THAT ARE REFLECTED ON THE SURVEY, BUT NOT INDICATED ON THIS PLAN, ARE NO LONGER NECESSARY, AND WILL BE REMOVED THROUGH THE PLATTING PROCESS.

NOTE:  
THE REMOVAL OF FUEL TANKS AND ANY POSSIBLE FLUORIDE CONTAMINATION MEASURES FROM THE TANKS AND ANY REQUIRED TESTING AND MONITORING SHALL BE COORDINATED WITH THE COUNTY HEALTH AND FEHP.



IRC USE