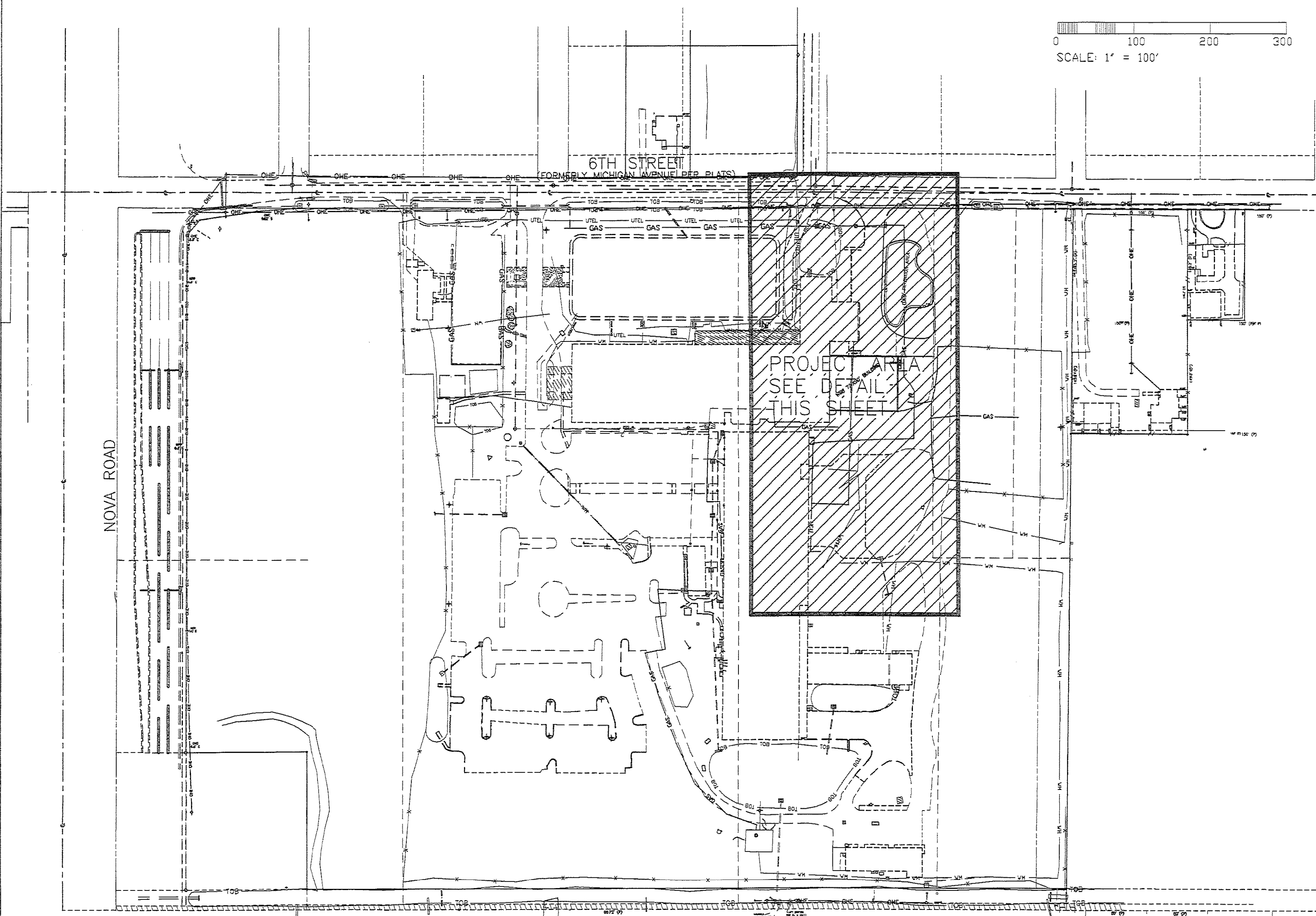
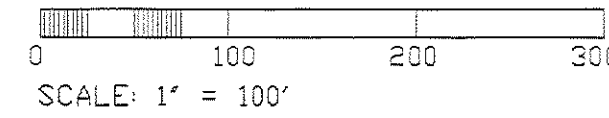


OVERALL PROJECT SITE

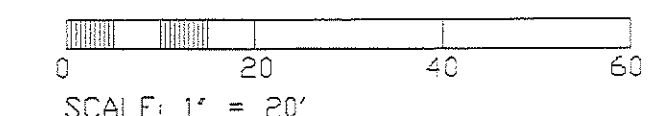
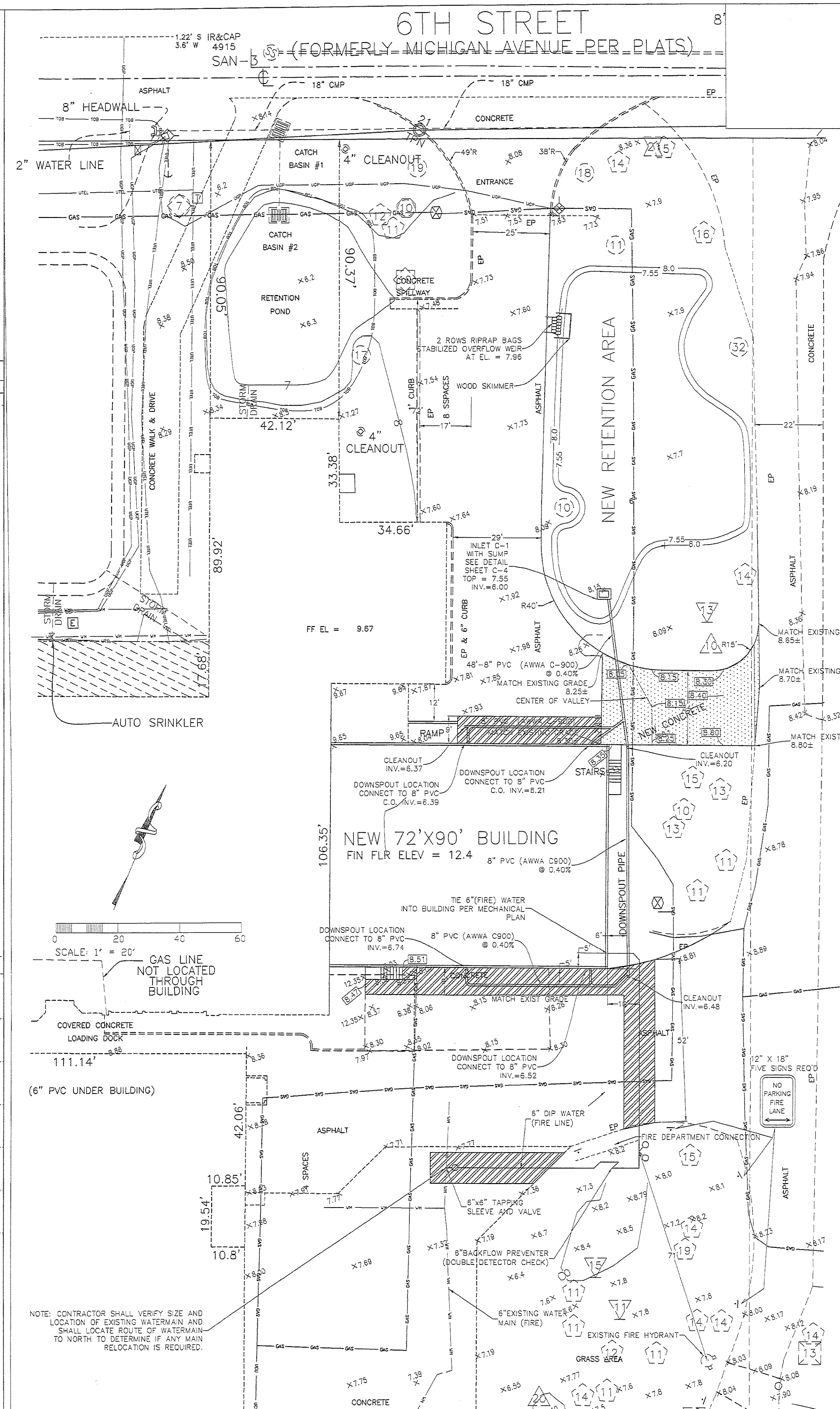


Site Data Table		M1 Zoning Dimensional Constraints	
Current Zoning	M1 (Local Service Industry)	Required	Provided
Future Land Use Designation	Local Service Industry		
Existing Use	Corporate Office and Production for Newspaper	Lot Area (sf)	5,000
Proposed Use	Office and Production for Newspaper	Lot Width (feet)	80
Total Project Size (Acreage)	23,676 sf (0.543 acres)	Lot Depth (feet)	NONE
Building Area	6,480 sf (23.75%)	Front Yard Setback (feet)	NONE
Asphalt / Concrete Area	3,549 sf (14.99%)	Rear Yard Setback (feet)	5
Total Impervious Area	10,029 sf (42.36%)	Side Yard Setback (feet)	5
Landscape Areas (Pervious)	13,647 sf (57.64%)	Front Yard Landscape Buffer (feet)	10 (avg)
Area Remaining at Natural Grade	0.00%	Rear Yard Landscape Buffer (feet)	5
FAR (Floor Area Ratio)	0.274	Side Yard Landscape Buffer (feet)	5
		Maximum Building Cover	NONE
		Maximum Building Height (feet)	NONE
PARKING CALCULATIONS			
Parking Required	1 space / 250 s.f. (office) +		
(Total Site)	1 space / 1,000 s.f. (warehouse)		
Existing Building	64,009 s.f. office	Building Data Table	
Proposed Building	6,480 s.f. warehouse	Type of Construction (Per FBC)	Type
Parking Required	64,009/250 + (67,807+6,480)/1,000	Number of Stories	1
	= 320 spaces	Total Building Area (Interior)	6,480 s.f.
Parking Provided (Existing)	362 spaces	Total Structure Area (Under Roof)	6,480 s.f.
Parking added / deleted	(-) 19 spaces	Finished Floor Elevation	12.4'
Parking Provided	= 333 spaces	Proposed Building Height	< 35'-0"

TOTAL SITE - LAND COVER
 PRE-DEVELOPMENT
 IMPERVIOUS AREA - 406,850 S.F. (20.28%)
 PERVIOUS AREA - 402,358 S.F. (49.72%)
 TOTAL AREA - 809,208 S.F. (100%)
 POST DEVELOPMENT
 IMPERVIOUS AREA - 405,704 S.F. (50.14%)
 PERVIOUS AREA - 403,504 S.F. (49.86%)
 TOTAL AREA - 809,208 S.F. (100%)

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT / ASPHALT TO BE REPAIRED
- EXISTING GRADE
- PROPOSED GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR (RETENTION)
- EXISTING TREES TO REMAIN



NOTE: CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF EXISTING WATERMAIN AND SHALL LOCATE ROUTE OF WATERMAIN TO NORTH TO DETERMINE IF ANY MAIN RELOCATION IS REQUIRED.

NO.	DATE	DESCRIPTION
1	5-7-10	SUBMIT TO S.W.D.
2	5-20-10	SUBMIT TO CITY
3	5-28-10	RESUBMIT TO S.J.
4	6-17-10	RESUBMIT TO CITY
5	6-29-10	ADD NO PARKING PER
6	7-9-10	BID SET

5531 South Ridgewood Avenue
 Unit 1
 Port Orange, Florida 32127
 (386) 756-8676
 CERTIFICATE OF AUTHORIZATION NUMBER 8081
 JFINLEY@FINLEYENGINEERS.COM

FINLEY ENGINEERING GROUP

DAYTONA BEACH NEWS JOURNAL
 warehouse addition

PROJECT NUMBER
 FE# 1016

JERRY K. FINLEY, P.E.
 P.E. # 29909

SHAWN P. FINLEY
 P.E. # 57446

SHEET TITLE
SITE PLAN

SHEET
C-3