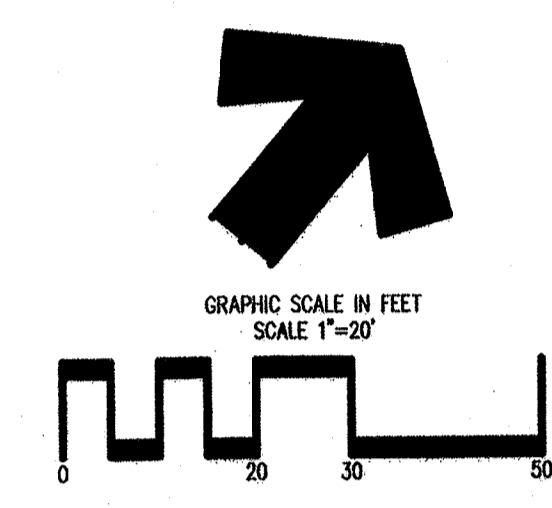


LEGEND

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- DRAINAGE FLOW DIRECTION
- TRAFFIC FLOW DIRECTION
- PROPOSED CONTOURS
- EXISTING CONTOURS
- BUILDING MOUNTED LIGHTING
- STAKED TURBIDITY BARRIER
- TREE PROTECTION BARRICADE
- 6' WHITE VINYL FENCE



SITE DATA

ZONING:
 CURRENT ZONING = R-3
 PROPOSED ZONING = RP (APPLICATION BY JAMES MORRIS, P.A.)
 FUTURE LAND USE DESIGNATION = RETAIL/LEVEL 3 RESIDENTIAL
 EXISTING USE = VACANT
 PROPOSED USE = CLUB/LODGE

PERIMETER SETBACKS:
 REQUIRED FRONT = 25'
 PROVIDED FRONT = 25' MIN.
 REQUIRED SIDE = 7.5'
 PROVIDED SIDE (EAST) = 8.3' MIN.
 PROVIDED SIDE (SOUTHWEST) = 7.6' AVG.
 PROVIDED SIDE (NORTHWEST) = 8.3' MIN.
 REQUIRED REAR = 25'
 PROVIDED REAR = 25.3' AVG.

PERIMETER LANDSCAPE BUFFERS:
 REQUIRED FRONT = 10'
 PROVIDED FRONT = 10'
 REQUIRED SIDE = 5'
 PROVIDED SIDE (EAST) = TRANSFERRED
 PROVIDED SIDE (SOUTHWEST) = 5'
 PROVIDED SIDE (NORTHWEST) = 5'
 REQUIRED REAR = 5' & FENCE
 PROVIDED REAR = 5' & FENCE

*8' BUFFER & FENCE REQUIRED BETWEEN SINGLE-FAMILY RESIDENCE (350 BEVILLE ROAD) / FENCE DEFERRED (SEE RESPONSE LETTER)

SITE:
 TOTAL AREA = 60,245 SF (1.15 ACRES)

PROPOSED BLDG. (INCL. COV. ENTRIES) = 6,540 SF (13.0% OF SITE)
 PROPOSED PARKING LOT (ASPHALT) = 21,561 SF (42.9% OF SITE)
 PROPOSED SIDEWALKS = 1,290 SF (2.6% OF SITE)

TOTAL PROPOSED IMPERVIOUS = 29,400 SF (68.5% OF SITE)

PROPOSED OPEN SPACE = 20,811 SF (41.4% OF SITE)
 PROPOSED TREE PRESERVATION AREA = 16,731 S.F. (33.3% OF SITE)
 PROPOSED LANDSCAPED AREA = 7,410 S.F. (14.7% OF SITE)
 PROPOSED AREA TO REMAIN AT NATURAL GRADE = 16,813 (32.9% OF SITE)

PARKING:
 REQUIRED PARKING (PRIVATE CLUBS/LODGES) = 2,506 SF CUST. SERV. AREA/50 = 50 SPACES
 PROVIDED PARKING = 61 SPACES, INCLUDING 3 HANDICAP SPACES
 REQUIRED BICYCLE PARKING = 5
 PROVIDED BICYCLE PARKING = 6

12/27/11	CITY STAFF COMMENTS	NMDJ
10/04/11	CITY STAFF COMMENTS	NMDJ
Revised	Description of Revision	By

Daniel Johns, P.E.
 Professional Engineers
 3869 S. Nova Rd., Ste. #4, Port Orange, FL 32127
 phone: 386-756-8582 / fax: 386-756-8671

SITE/GRADING PLAN

FRATERNAL ORDER OF EAGLES #4401

324 Beville Road
 Daytona Beach, Volusia County, Florida 32114

file: # date: 06-15-11 scale: 1" = 20'

