

**SITE PLAN KEYNOTES:**

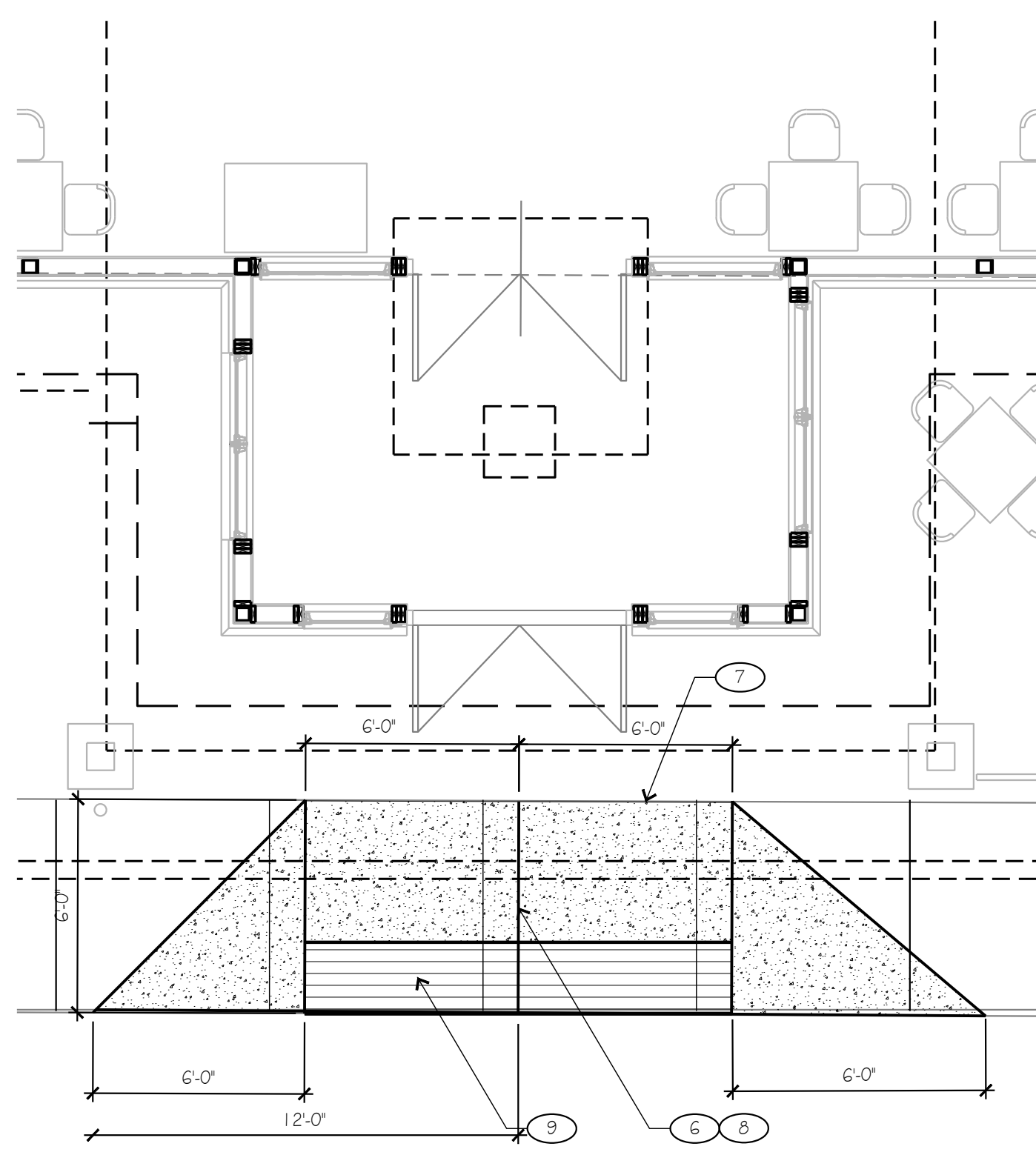
- 1 NO CHANGE TO EXISTING PARKING LOT
- 2 NO CHANGE TO EXISTING DETENTION OR LANDSCAPING
- 3 EXISTING PROPERTY LINE
- 4 EIGHT (8) ADDITIONAL EMPLOYEE PARKING STALLS TO BE STRIPPED AT DECOMMISSIONED LOADING AREA
- 5 EXISTING BUS PARKING TO REMAIN
- 6 REMOVE EXISTING 6" CURB AND SIDEWALK FOR INSTALLATION OF NEW ACCESSIBLE RAMP. MAX SLOPE FRONT AND BEVELED SIDES 6" IN 6 FEET CONCRETE RAMP SHALL BE 5" THICK WITH #4 REBAR AT 12" O.C. EACH WAY. 3,000 PSI MEDIUM BROOM FINISH PARALLEL WITH CURB.
- 7 SAW CUT JOINTS CLEAN AND DOWEL AND EPOXY #4 REBAR AT 12" O.C. WITH MIN 4" EMBEDMENT INTO EXISTING SIDEWALK.
- 8 STORE WILL REMAIN OPEN DURING NEW RAMP INSTALLATION. INSTALL HALF AT A TIME AND PROVIDE ALL REQUIRED TEMPORARY BARRICADES AND PROTECTION.
- 9 24" DEEP INTEGRAL COLORED CONCRETE WITH HORIZONTAL GROOVES AT 3" OC. COLOR SELECTED BY OWNER.

**SITE DATA**

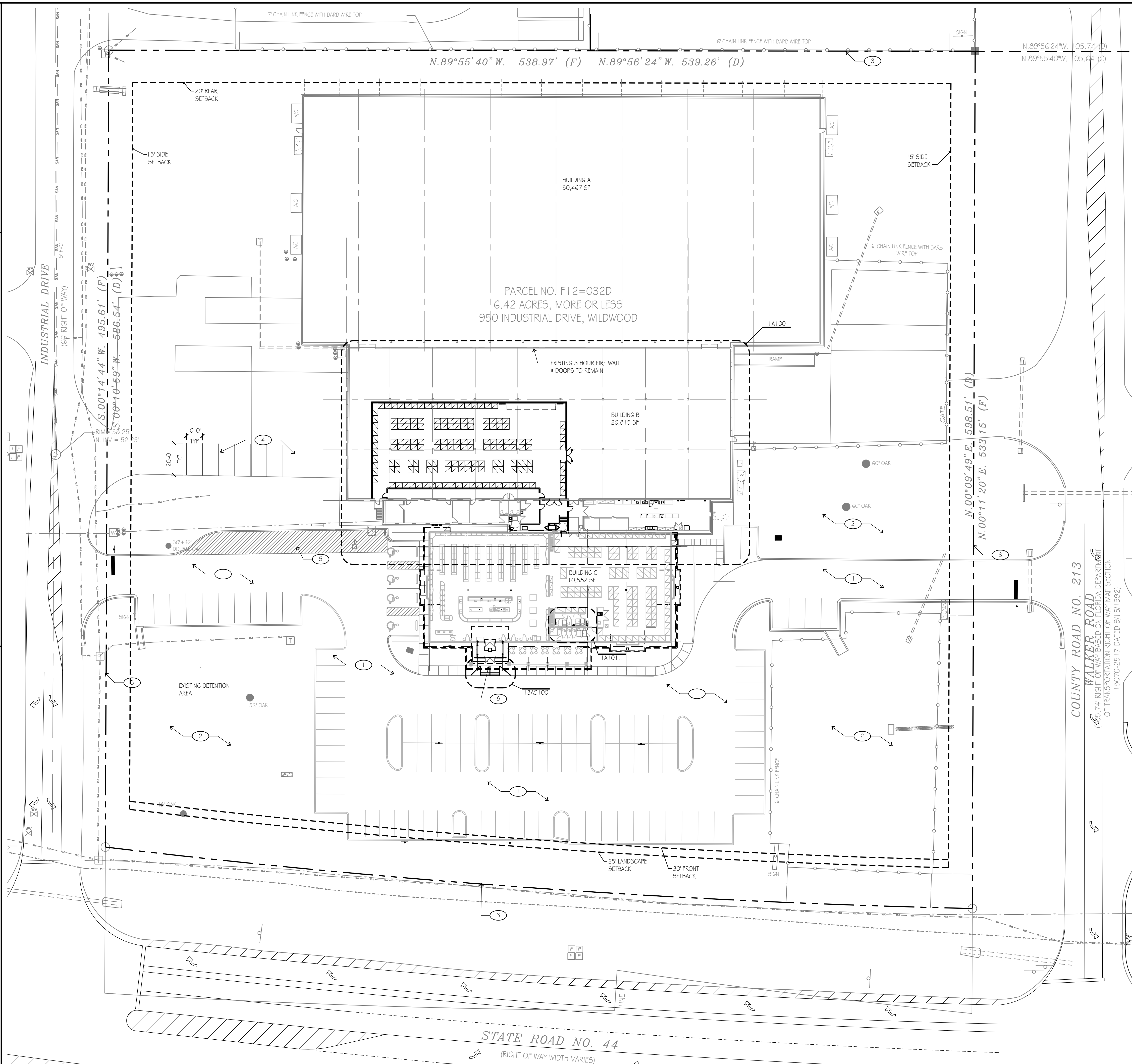
	2013 APPROVED	PROPOSED
• PARCEL PIN NO.	F12=032D	NO CHANGE
• EXISTING ZONING	M-1 INDUSTRIAL	NO CHANGE
• EXISTING LAND USE	FOOD PROCESSING (04600)	NO CHANGE
• PROPOSED LAND USE	RETAIL/DISTRIBUTION WAREHOUSE	NO CHANGE
• F.A.R. RATIO	0.32	NO CHANGE
• (881.2843.560)/G.42= 0.32		
• 2013 BLDG. EXPANSION (ONE STORY)	10,582 SQ FT	NO CHANGE
• 2013 COVERED PATIO, DUMPSTER, SIDEWALK	2,819 SQ FT	NO CHANGE
• MAX BUILDING HEIGHT (45 FT ALLOWED)	44'-2"	NO CHANGE
• PARCEL AREA	6.42 ACRES	NO CHANGE
• OPEN SPACE	2.62 ACRES	NO CHANGE
• IMPERVIOUS AREA	3.80 ACRES	NO CHANGE
• WATER SUPPLY	CITY OF WILDWOOD	NO CHANGE
• SEWAGE SYSTEM	CITY OF WILDWOOD	NO CHANGE
• FRONT SETBACK	25'	NO CHANGE
• REAR SETBACK	15'	NO CHANGE
• WEST/EAST SIDE SETBACK	10'	NO CHANGE
• 2013 PARKING REQUIRED (1/3000 GFA WAREHOUSE, 4/1000 GLA RETAIL <100,000)	77,546(3,000+4 (10,582/1000) =78 SPACES	71,006(2,000 + 4(17,112/1000) = 105 SPACES
• 2024 PARKING REQUIRED (1/2000 GFA WAREHOUSE, 4/1000 GLA RETAIL <100,000)		
• HANDICAP REQUIRED	4 SPACES	NO CHANGE
• PARKING PROVIDED	97 TOTAL SPACES (47 COMPACT)	105 TOTAL (47 COMPACT)
• LOADING ZONE	2 BUS SPACES	NO CHANGE
• SQ. FT. OF PAVED PARKING 4 DRIVE AISLE	43,604 SQ. FT.	NO CHANGE
• PROJECTED EMPLOYEES	24 MAXIMUM	NO CHANGE

**UTILITY PROVIDERS**

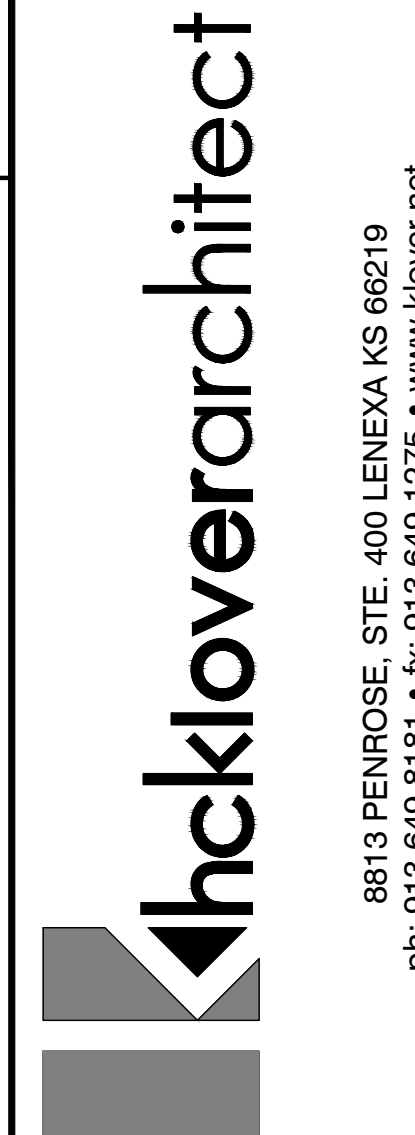
ELECTRIC POWER - DUKE ENERGY  
 WATER - CITY OF WILDWOOD  
 GAS - TECO PEOPLE GAS  
 SOLID WASTE - WASTE MANAGEMENT  
 CABLE / INTERNET - GRANITE



**ACCESSIBLE RAMP PLAN** (13)  
 SCALE: 1/4" = 1'-0"



**ARCHITECTURAL SITE PLAN** (1)  
 SCALE: 1" = 30'-0"



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RELATED DOCUMENTS: This Drawing is a single component of an integrated set of Construction Documents. General and Supplementary Conditions of the Contract, General Requirements, Specifications and other Drawings are part of the Work. Failure to review and integrate the design intent of the whole of the Construction Documents does not relieve the Contractor from providing a complete Project.

COMPLY WITH all laws, codes, ordinances and regulations with authorities having jurisdiction and with requirements of the Landlord, if applicable to all that Work and all permits and required approvals are obtained.

VERIFY ACTUAL CONDITIONS and dimensions prior to construction. Commencement of work constitutes verification and acceptance of all existing conditions. Adoption of a material or equipment item to Work installed by others constitutes acceptance of that Work, and assumption of responsibility for satisfactory installation.

DIMENSIONS SHOWN are to finish face of a material unless otherwise indicated. CALCULATE & RECHECK dimensions - DO NOT SCALE drawings unless otherwise directed.

project title

**Russell Stover**  
 CHOCOLATES

950 INDUSTRIAL DRIVE  
 WILDWOOD, FL

project number  
 23067.003

drawing issuance  
 PERMIT BID 01.28.25

drawing revisions  
 No. Description: Date:

professional seal

drawing title  
 ARCHITECTURAL  
 SITE PLAN

drawing number  
**AS100**