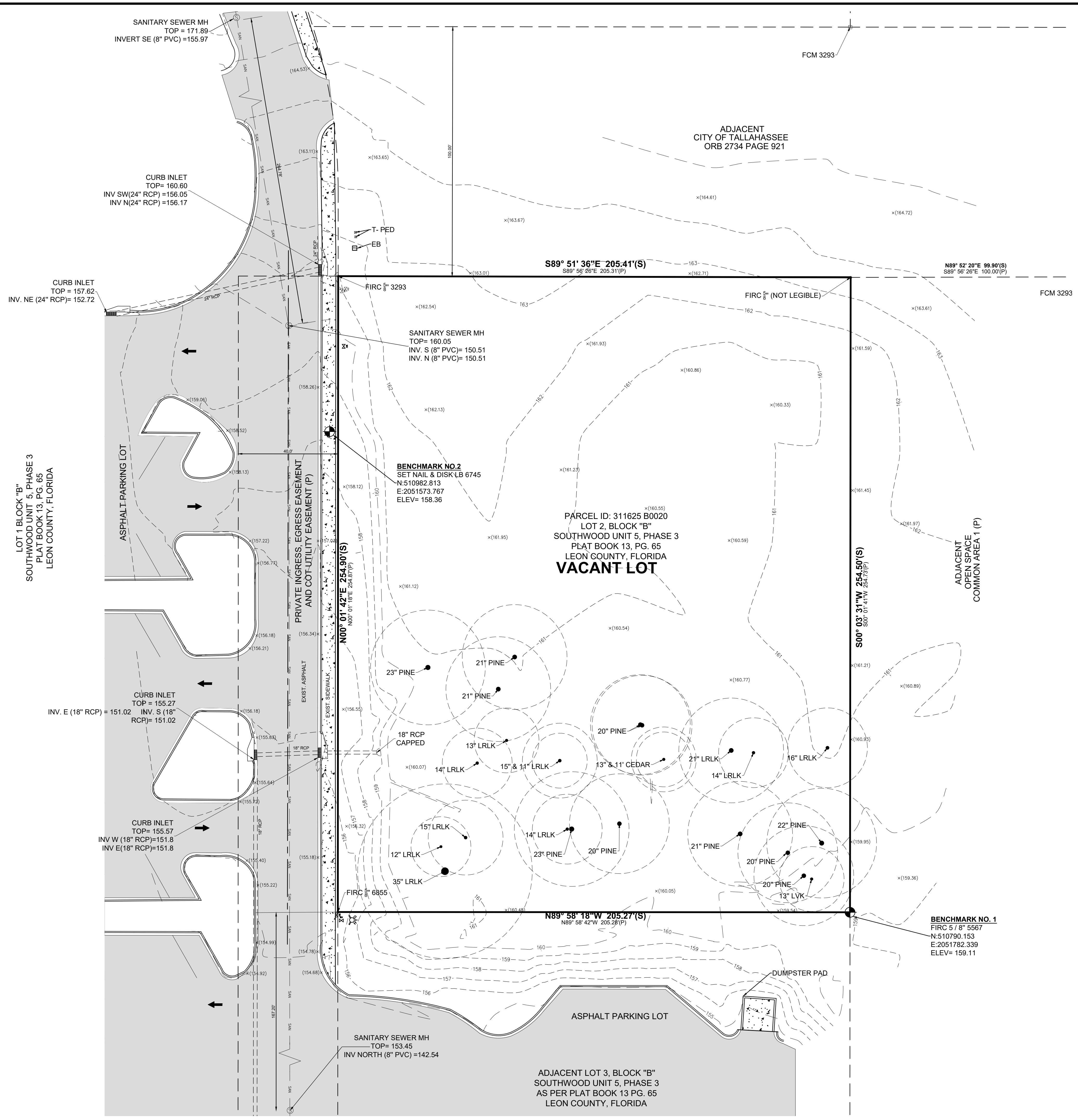
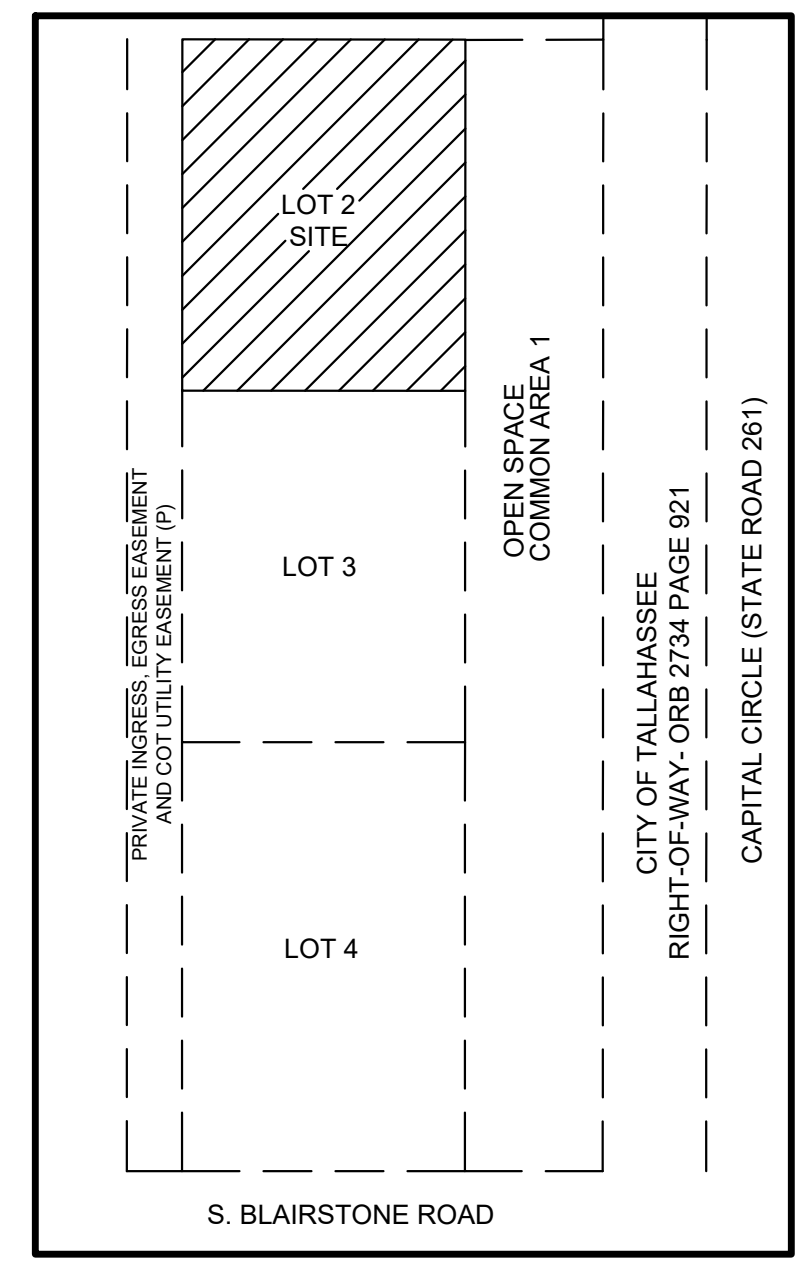


- LEGEND**
- (AB) AS-BUILT
 - AC AIR CONDITIONER
 - ACRM AMERICAN CONGRESS ON SURVEYING & MAPPING
 - ALTA AMERICAN LAND TITLE ASSOCIATION
 - BB BASKET BALL
 - BFP BACKFLOW PREVENTER
 - BM BENCHMARK
 - (C) CALCULATED DATA
 - CL CENTERLINE
 - CH CHORD BEARING & DISTANCE
 - CLF CHAIN LINK FENCE
 - CMR CORRUGATED METAL PIPE
 - CO CLEAN OUT
 - COMM COMMUNICATIONS
 - CONC CONCRETE
 - COT CITY OF TALLHASSEE
 - CPED CABLE PEDESTAL
 - (D) DEED INFORMATION
 - D.E.P. DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - EB ELECTRIC BOX
 - ECAB ELECTRIC CABINET
 - ELC ELEVATION
 - ELEC ELECTRIC METER
 - EM ELECTRIC METER
 - EMH ELECTRIC METER
 - FCM FOUND CONCRETE MONUMENT 4"x4"
 - FDDT FLORIDA DEPARTMENT OF TRANSPORTATION
 - FIE FRESH FLOOR ELEVATION
 - FH FIRE HYDRANT
 - FIP FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - FNC FOUND NAIL & CAP
 - FOUNT FOUNTAIN
 - FOWP FIBER OPTIC WITNESS POST
 - FPI FOUND IRON PIPE
 - FRR FOUND RAILROAD IRON (NO ID)
 - FTCM FOUND TERRA COTTA MONUMENT
 - GA GUY ANCHOR
 - GLWP GAS LINE WITNESS POST
 - G.P.S. GLOBAL POSITIONING SYSTEM
 - GTMH GREASE TRAP MANHOLE
 - GV GAS VALVE
 - HDPE HIGH DENSITY POLYETHYLENE
 - H.O.A. HOME OWNERS ASSOCIATION
 - ICV IRRIGATION CONTROL VALVE
 - IN INVERT ELEVATION
 - L LENGTH
 - LB LICENSED BUSINESS
 - LF LINEAR FEET
 - LP LIGHT POLE
 - LSA LANDSCAPE AREA
 - MB MAIL BOX
 - MB MITERED END STRUCTURE
 - NAD NORTH AMERICAN DATUM, 1983
 - NAVD NORTH AMERICAN VERTICAL DATUM, 1988
 - NGS NATIONAL GEODETIC SURVEY
 - NGVD NATIONAL GEODETIC VERTICAL DATUM, 1929
 - NO NUMBER
 - N.S.P.S. NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 - O.A. OVERALL
 - OWW OVERHEAD WIRE
 - ORB OFFICIAL RECORDS BOOK
 - PLATTED PLATTED DATA
 - PI PLAT BOOK
 - PCC POINT OF CURVE
 - PCP PERMANENT CONTROL POINT
 - RES POLE ENGINEERING & SURVEYING
 - PG PAGE
 - PI POINT OF INTERSECTION
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - POT POINT OF TANGENT
 - PRC POINT OF REVERSE CURVE
 - PRM PERMANENT REFERENCE MONUMENT
 - PT POINT OF TANGENCY
 - PVC POLYVINYL CHLORIDE
 - R RANGE
 - RCP REINFORCED CONCRETE PIPE
 - RE REAL ESTATE PARCEL
 - REF REFERENCE POINT LB NO. 6745
 - RIR RAILROAD
 - RTK REAL TIME KINEMATIC
 - RTW RIGHT-OF-WAY
 - SI SURVEY INFORMATION
 - SCM SET CONCRETE MONUMENT
 - SD SANITARY SEWER
 - SDM STANDARD DIMENSION RATIO PIPE (PVC)
 - SEC SECTION
 - SG STORM GRATE
 - SRK SET IRON ROD & CAP LB NO. 6745 (5/8")
 - SLWP SEWER LINE WITNESS POST
 - SN SET NAIL & CAP LB NO. 6745
 - SR STATE ROAD
 - SRD STATE ROAD DEPARTMENT
 - SRF SPLIT RAIL WOOD FENCE
 - SSMH SANITARY SEWER MANHOLE
 - STA STATION
 - T TOWNSHIP
 - TBM TEMPORARY BENCHMARK
 - T.C. TERRA COTTA
 - T.E.C. TALQUIN ELECTRIC COOPERATIVE
 - TELE TELEPHONE
 - TEMH TELEPHONE MANHOLE
 - TIFF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
 - TOB TOP OF BANK
 - TOE TOP OF SLOPE
 - TPED TELEPHONE PEDESTAL
 - TCOB TRAFFIC SIGNAL CONTROL BOX
 - TX TRANSFORMER PAD
 - (TYP) TYPICAL
 - UP UTILITY POLE
 - UPL UTILITY POLE WITH LIGHT
 - V VOLT
 - WDF WOOD FENCE
 - WIT WITNESS POINT LB NO. 6745
 - WLWP WATER LINE WITNESS POST
 - WM WATER METER
 - WPI WIRE PEDESTAL
 - WF WIRE FENCE
 - WV WATER VALVE
 - YD YARD
 - YS YARD SPOTLIGHT
 - COM UNDERGROUND COMMUNICATIONS
 - E UNDERGROUND ELECTRIC POWER
 - F UNDERGROUND FIBER OPTIC
 - SAN OVERHEAD WIRE
 - SL UNDERGROUND SANITARY PIPES
 - ST UNDERGROUND STREET LIGHTS WIRE
 - T UNDERGROUND TOWNSHIP
 - T UNDERGROUND TELEPHONE LINES
 - UNK UNDERGROUND UNKNOWN LINES
 - W UNDERGROUND WATER LINES

- TREE LEGEND**
- CHL CHERRY LAUREL
 - LK LINE OAK
 - LRLK LORAL OAK



ENGINEERING & SURVEYING, Inc.

POOLE

2145 DELTA BLVD. • TALLHASSEE, FL. 32303 • (850) 386-5117 • LICENSE NO.: 6246

REVISED:

DATE: 05-31-23

SCALE: 1"=20'

DRAWN BY: JWT

PROJECT: 3579 S BLAIRSTONE ROAD

TITLE: EXISTING CONDITIONS

JOB NUMBER: 23192

SHEET NUMBER: C-1

TABULATION OF DEVELOPMENT AREA		
TYPE	PROPOSED (SF)	PROPOSED %
TOTAL BUILDING AREA (SF) (FOOTPRINT)	10,500.00	20.0764
TOTAL VEHICULAR USE AREA (SF)	22,118.17	42.2908
MISC. CONCRETE AREA (SF)	1,354.24	2.5894
TOTAL IMPERVIOUS AREA (SF)	33,972.4100	64.9565
GREEN AREA (SF)	18,327.8000	35.0435
SWMF AREA (SF)	0.00	0.0000
TOTAL AREA (SF)	52,300.2100	100.0000

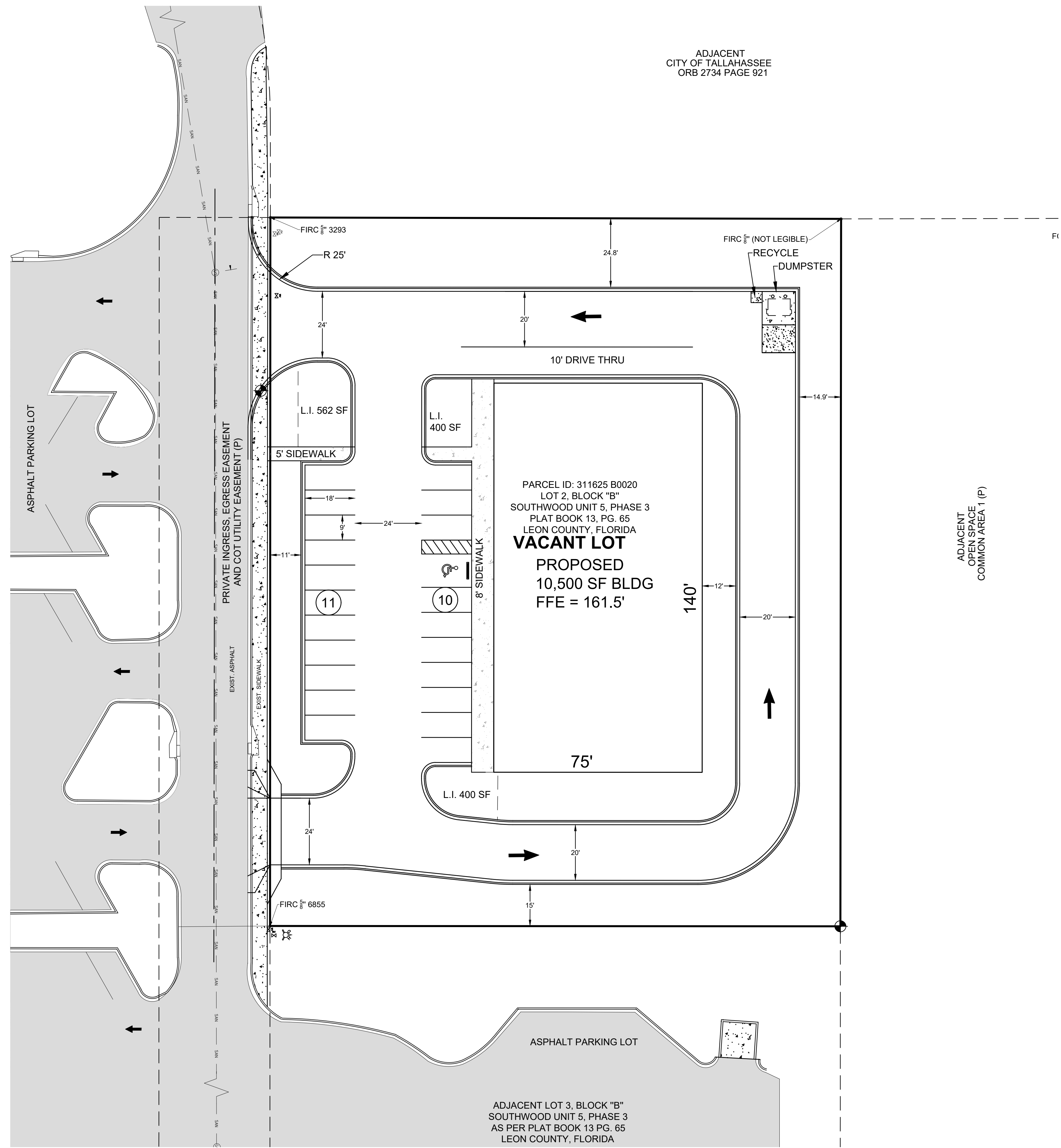
PARCEL NUMBERS 311625 B0020
 ZONING - PUD SOUTHWOOD
 BUILDING SETBACKS (PROVIDED)
 FRONT - 80.5 FEET
 SIDE INTERIOR - 55.4 FEET
 REAR - 49.8 FEET

FAR - 0.20

BUILDING
 PROPOSED 1 STORY BUILDING (LIQUOR STORE WITH DRIVE THRU)
 10500 SF TOTAL
 7000 SF RETAIL / LIQUOR STORE
 3500 SF STORAGE

PARKING
 REQUIRED PARKING: 1 / 250 SF FOR 10,500 SF BUILDING
 REQ 75% TO 90% - 32 TO 38 SPACES
 PROVIDED PARKING: 21 SPACES PLUS 1 HANDICAP SPACE WITH PARKING STANDARDS APPROVAL
 *JUSTIFICATION: STORAGE AREA AND DRIVE THRU REDUCES THE NEED FOR FULL NUMBER OF PARKING SPACES

PLAT BOOK 13, PG. 65
 LEON COUNTY, FLORIDA



ADJACENT CITY OF TALLAHASSEE
 ORB 2734 PAGE 921

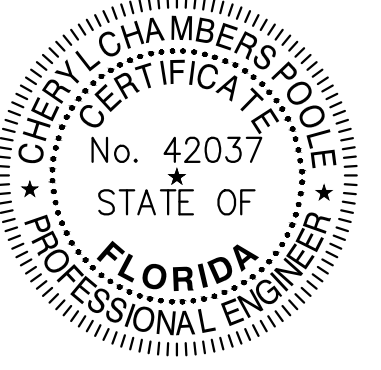
ADJACENT OPEN SPACE
 COMMON AREA 1 (P)

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REVISED:

DATE: 05-31-23
 SCALE: 1"=20'
 DRAWN BY: JWT

PROJECT: 3579 S BLAIRSTONE ROAD
 TITLE: CONCEPTUAL SITE PLAN



JOB NUMBER: 23192
 SHEET NUMBER: C-2