

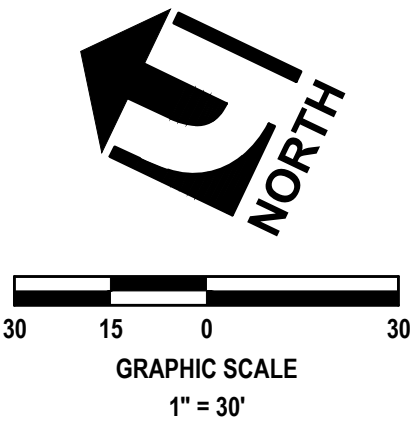
LOCATION MAP
SCALE 1" = 1,000'

PROPOSED FULL ACCESS DRIVEWAY

PROPOSED RIGHT-IN DRIVEWAY

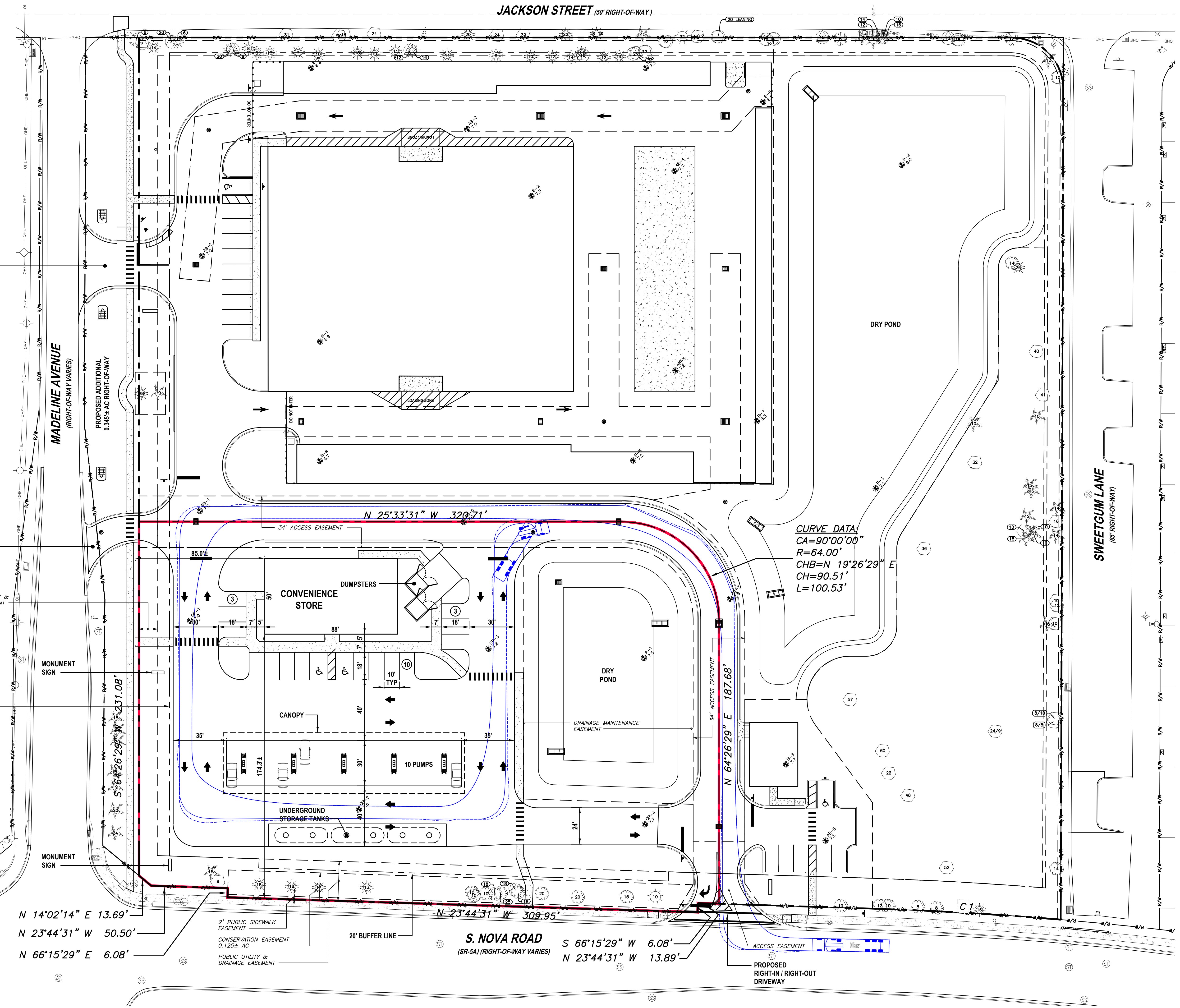
12' PUBLIC UTILITY & DRAINAGE EASEMENT

20' BUFFER LINE



SITE INFORMATION:

ZONING - COMMUNITY COMMERCIAL	
LOT 2 AREA	2.19 ACRES
MAXIMUM DESIGN NET IMPERVIOUS AREA	1.17 ACRES
PROPOSED NET IMPERVIOUS AREA	1.07 ACRES
GROSS BUILDING AREA	4,400 SF
REQUIRED PARKING	
CONVENIENCE STORE (1/200)	22 SPACES
PROVIDED PARKING	26 SPACES (INCL 10 AT FUEL ISLAND)
BUILDING SETBACKS:	
FRONT (NOVA RD)	20 FT
SIDE (MADELINE AVE)	20 FT
SIDE (INTERIOR)	15 FT
REAR (INTERIOR)	25 FT



CURVE DATA:
CA=90°00'00"
R=64.00'
CHB=N 19°26'29" E
CH=90.51'
L=100.53'

N 14°02'14" E 13.69'
N 23°44'31" W 50.50'
N 66°15'29" E 6.08'

N 23°44'31" W 309.95'
S 66°15'29" W 6.08'
N 23°44'31" W 13.89'

N 64°26'29" E 187.08'

2' PUBLIC SIDEWALK EASEMENT
CONSERVATION EASEMENT
0.125± AC
PUBLIC UTILITY & DRAINAGE EASEMENT

PROPOSED RIGHT-IN / RIGHT-OUT DRIVEWAY

JACKSON STREET (50' RIGHT-OF-WAY)

MADELINE AVENUE
(RIGHT-OF-WAY VARIES)

PROPOSED ADDITIONAL
0.345± AC RIGHT-OF-WAY

SWEETGUM LANE
(85' RIGHT-OF-WAY)

REVISIONS

DATE	DESCRIPTION
1/17/23	REV PER 1/11 CITY
	PREAPP COMMENTS

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**CONCEPT #3
CONVENIENCE STORE 10 PUMPS**
MX PROPERTIES
950 MADELINE AVENUE
PORT ORANGE, FLORIDA

PROJECT No:	220917
DATE:	OCTOBER 7, 2022
DESIGN BY:	RWS
DRAWN BY:	HMT
CHECKED BY:	RWS
SCALE:	1" = 30'

SHEET NUMBER:

NOT VALID UNLESS SIGNED AND DATED