

**PROJECT SUMMARY (AT BUILDOUT)**

**PROJECT ZONING:** (P2) PLANNED DEVELOPMENT  
**PROJECT BREAKDOWN:**  
 -PROJECT AREA (1,250,580 SF) 28.7094± AC.

IMPERVIOUS AREA	SIZE	% OF SITE
-7 COMMERCIAL LOTS AND TRACT D (50% IMPERVIOUS)	591,248 S.F.	47.27%
-ROADWAY	39,102 S.F.	3.13%
-CURB & GUTTER	4,330 S.F.	0.35%
TOTAL IMPERVIOUS AREA	634,678 S.F.	50.75%

PERVIOUS AREA	SIZE	% OF SITE
-GREEN AREA	615,902 S.F.	49.25%
TOTAL PERVIOUS AREA	615,902 S.F.	49.25%
TOTAL PROJECT AREA	1,250,580 S.F.	100.00%

**UTILITY PROVIDERS:**  
 -WASTEWATER: C.E.N.  
 -WATER: F.P.A.  
 -POWER: F.P.A.  
 -TELEPHONE: UNITED TELEPHONE  
 -SOLID WASTE: CHARLOTTE SANITATION

**SETBACKS FROM PROPERTY LINES:**  
**FRONT YARD:**  
 -ABUTTING A ROAD: 25 FEET  
**SIDE YARD:**  
 -ABUTTING A ROAD: 20 FEET  
 -ABUTTING A LOT: NONE  
**REAR YARD:**  
 -ABUTTING A LOT: 10 FEET  
 -ABUTTING A ROAD: 20 FEET

**PROJECT SUMMARY (INFRASTRUCTURE CONSTRUCTION ONLY)**

**PROJECT BREAKDOWN:**  
 -PROJECT AREA (1,250,580 SF) 28.7094± AC.

IMPERVIOUS AREA	SIZE	% OF SITE
-ROADWAY	39,102 S.F.	3.13%
-CURB & GUTTER	4,330 S.F.	0.35%
TOTAL IMPERVIOUS AREA	43,432 S.F.	3.47%

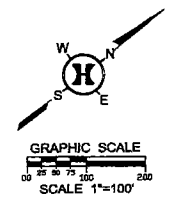
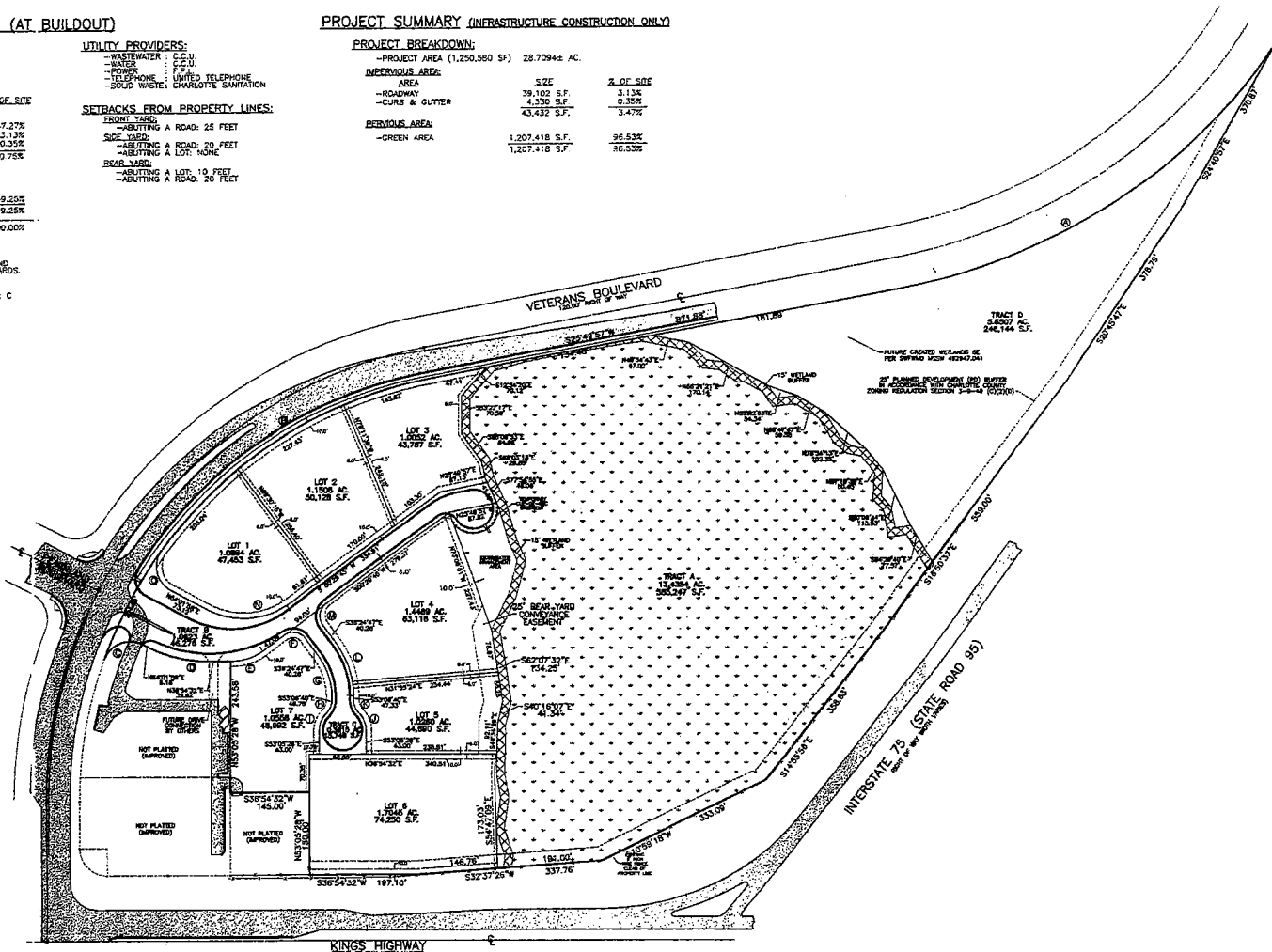
  

PERVIOUS AREA	SIZE	% OF SITE
-GREEN AREA	1,207,148 S.F.	96.53%
TOTAL PERVIOUS AREA	1,207,148 S.F.	96.53%

- GENERAL NOTES:**
- PROPOSED ROADS ARE TO BE PRIVATELY MAINTAINED AND SHALL BE CONSTRUCTED TO CHARLOTTE COUNTY STANDARDS.
  - STORMWATER MANAGEMENT AREA (TRACT A), WETLAND BUFFER AND ROADWAYS CONSTRUCTED ON TRACTS B & C ARE TO BE MAINTAINED BY THE J.C. CENTER PROPERTY OWNER'S ASSOCIATION.

**CURVE TABLE**

LETTER	ARC	DELTA	RADIUS	CHORD	CH BEG.	CH END.
A	880.35'	48°30'54"	1080.00'	837.11'	S22°24'30"W	S53°35'36"E
B	821.28'	58°23'21"	780.00'	784.79'	S03°35'36"E	S13°09'02"W
C	361.52'	87°43'53"	360.00'	763.34'	S13°09'02"W	S82°00'00"E
D	119.98'	27°02'28"	250.00'	117.25'	S82°00'00"E	S89°25'15"W
E	65.00'	37°12'30"	100.10'	63.87'	S13°09'02"W	S89°25'15"W
F	42.41'	90°00'00"	27.00'	38.16'	S49°29'40"W	S90°00'00"E
G	82.62'	38°24'47"	130.00'	81.23'	N17°17'56"W	S90°00'00"E
H	28.18'	49°00'00"	36.00'	22.48'	S30°41'01"E	S90°00'00"E
I	33.85'	43°00'00"	43.00'	32.78'	S30°40'25"E	S90°00'00"E
J	33.85'	48°00'00"	43.00'	32.79'	S78°32'08"E	S90°00'00"E
K	28.18'	43°00'00"	36.00'	22.48'	S78°32'27"E	S90°00'00"E
L	65.00'	27°02'28"	170.00'	64.97'	S71°17'28"E	S90°00'00"E
M	42.41'	90°00'00"	27.00'	38.16'	S44°30'19"E	S90°00'00"E
N	186.34'	63°32'13"	150.00'	157.85'	N32°15'31"E	S90°00'00"E
D	88.05'	68°38'03"	50.00'	75.81'	S88°40'01"E	S90°00'00"E



**HERSTON ENGINEERING SERVICES, INC.**  
 NOT FOR CONSTRUCTION

**HERSTON ENGINEERING SERVICES, INC.**  
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 herston@sunline.net

**SITE PLAN**  
**J.C. CENTER**

**SABBA & MONTI TRUST**  
 C/O JAMES E. MOORE III, TRUSTEE  
 1825 W. MARION AVENUE  
 PUNTA GORDA, FLORIDA 33950

JAMES W. HERSTON, P.E.  
 STATE OF FLORIDA NO. 43880  
 DATE \_\_\_\_\_ 20\_\_

REVISION	DATE	REMARKS	CHK. BY
1	4/27/08	FOR SETTING	JPH
2	5/26/08	FOR SETTING	JPH
3	6/10/08	REVISED SWAMP SCHEDULE PER SETTING	JPH
4	12/24/08	REVISED STORMWATER SCHEDULE	JPH

**SHEET 3** PROJECT: **981306**