

SITE CHARACTERISTICS

PARCEL INFORMATION:

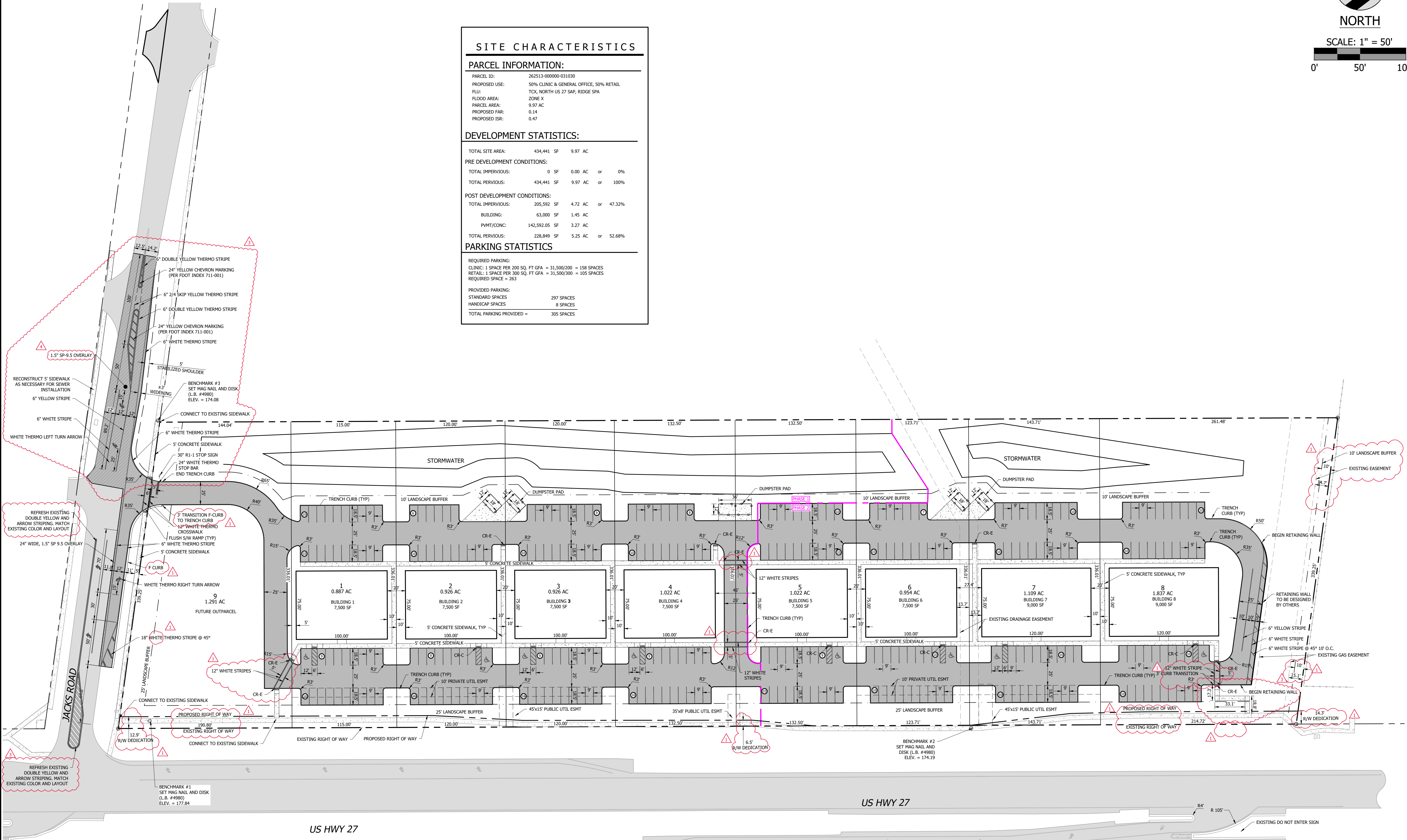
PARCEL ID: 262513-000000-031030
 PROPOSED USE: 50% CLINIC & GENERAL OFFICE, 50% RETAIL
 FLOOD AREA: TCK, NORTH US 27 SAP, RIDGE SPA
 FLOOD AREA: ZONE X
 PARCEL AREA: 9.97 AC
 PROPOSED FAR: 0.14
 PROPOSED ISR: 0.47

DEVELOPMENT STATISTICS:

TOTAL SITE AREA: 434,441 SF 9.97 AC
 PRE DEVELOPMENT CONDITIONS:
 TOTAL IMPERVIOUS: 0 SF 0.00 AC or 0%
 TOTAL PERVIOUS: 434,441 SF 9.97 AC or 100%
 POST DEVELOPMENT CONDITIONS:
 TOTAL IMPERVIOUS: 205,592 SF 4.72 AC or 47.32%
 BUILDING: 63,000 SF 1.45 AC
 PAVT/CONC: 142,592.05 SF 3.27 AC
 TOTAL PERVIOUS: 228,849 SF 5.25 AC or 52.68%

PARKING STATISTICS

REQUIRED PARKING:
 CLINIC: 1 SPACE PER 200 SQ. FT GFA = 31,500/200 = 158 SPACES
 RETAIL: 1 SPACE PER 300 SQ. FT GFA = 31,500/300 = 105 SPACES
 REQUIRED SPACE = 263
 PROVIDED PARKING:
 STANDARD SPACES: 297 SPACES
 HANDICAP SPACES: 8 SPACES
 TOTAL PARKING PROVIDED = 305 SPACES



NO.	DATE	DESCRIPTION
1	07/16/2021	REVISED INTERNAL CROSS WALKS, ADDED RIGHT OF WAY DEDICATION, ADDED LANDSCAPE BUFFER
2	12/14/2021	ADDED LEFT TURN LANE, REVISED SIDEWALK CONNECTION
3	02/02/2022	REVISED PER COUNTY PAA, R/W DATED 01/17/22
4		

DESIGNED BY: MF
 DRAWN BY: MF, AS, CAL
 CHECKED BY: MF

REVISION BLOCK

MICHAEL O. BOAL, P.E.
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 12428
 EXPIRES 12/31/2024

SLOAN
 Engineering Group

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
 (813) 562-1111
 FLORIDA CERTIFICATE OF AUTHORIZATION (FLC) #26247

CLIENT: BAO HUYNH, MD, PHARMID, FASN
 PROJECT: BERRY PLAZA
 SHEET: C300

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