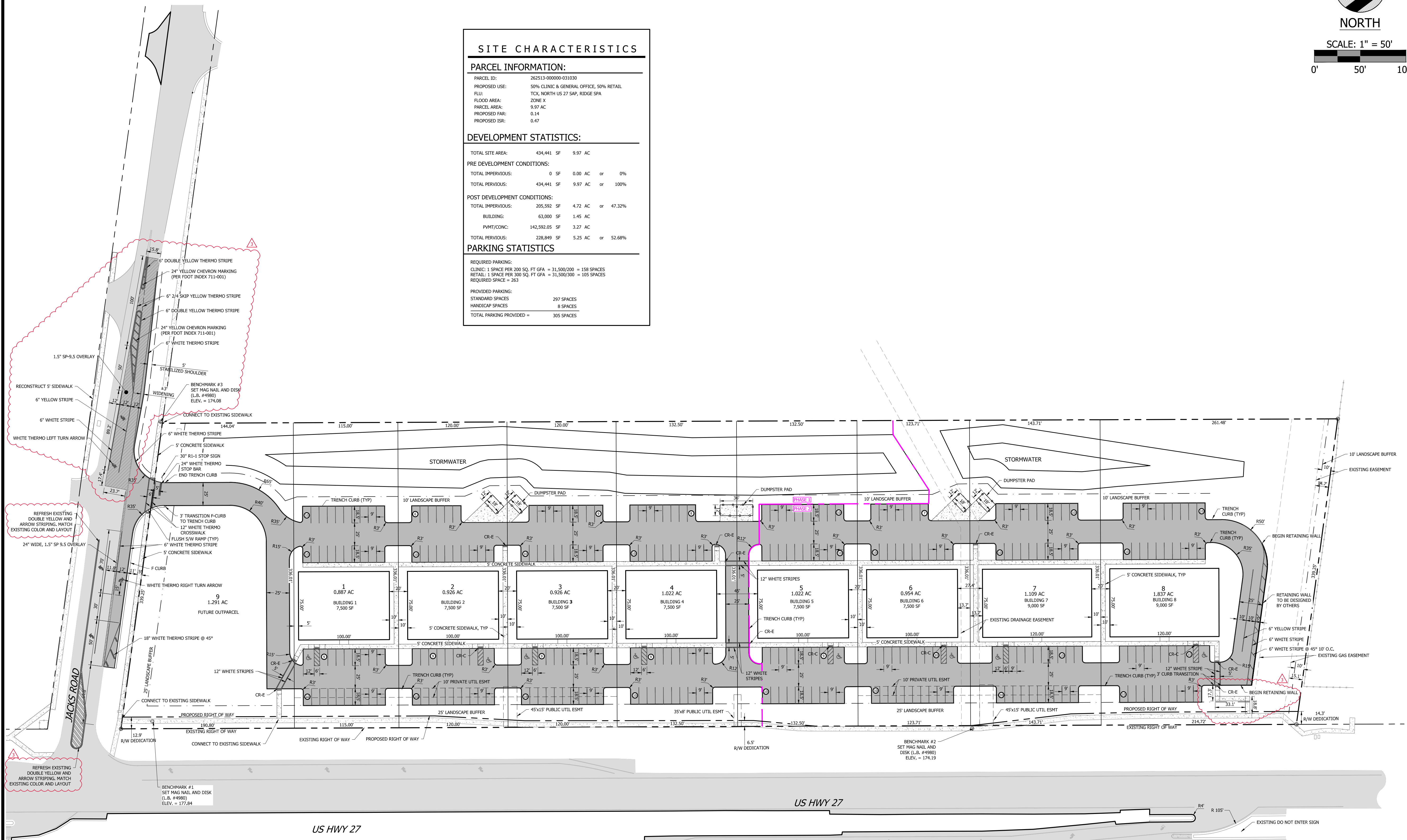


SITE CHARACTERISTICS	
PARCEL INFORMATION:	
PARCEL ID:	262513-000000-031030
PROPOSED USE:	50% CLINIC & GENERAL OFFICE, 50% RETAIL
FLU:	TCK, NORTH US 27 SAP, RIDGE SPA
FLOOD AREA:	ZONE X
PARCEL AREA:	9.97 AC
PROPOSED FAR:	0.14
PROPOSED ISR:	0.47
DEVELOPMENT STATISTICS:	
TOTAL SITE AREA:	434,441 SF 9.97 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
PVMT/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	ISSUED INTERNAL CROSS WALKS - ADDED RIGHT OF WAY DEDICATION, ADDED LANDSCAPE BUFFER
2	12/03/2021	ADDED LEFT TURN LANE, REVERSED SIDEWALK CONNECTION
REVISION BLOCK		

SLOAN Engineering Group
 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
 (888) 882-8822 (FL) (813) 559-1599 (OR)
 FLORIDA CERTIFICATE OF AUTHORIZATION (FLC) #26547

CLIENT:	BAO HUYNH, MD, PHARMID, FASN
PROJECT:	BERRY PLAZA
PROJECT NO.	2224
SHEET	C300

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