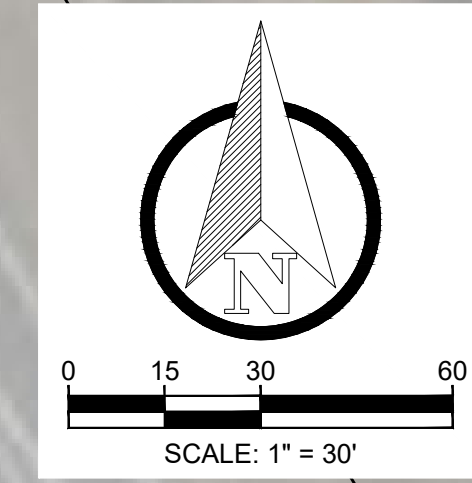


CONCEPTUAL SITE PLAN
 This is a Conceptual Site Plan.
 Features depicted are subject to change
 pending Survey, Engineering, and Final
 Approval from applicable agencies.



SITE CHARACTERISTICS

1. PROPERTY LOCATION & INFORMATION:

PROPERTY LOCATION:	BARTOW ROAD, BARTOW, FL
PROPERTY TAX ID#:	242924-288500-000061
PROPERTY ACREAGE:	±4.76 AC
FEMA FLOOD ZONE(S):	ZONE 'X'
MAP NUMBER:	12105C0505 G
EFFECTIVE DATE:	DECEMBER 22, 2016
SECTION / TOWNSHIP / RANGE:	24 / 29 S / 24 E

2. ZONING / LAND USE: PD / COMMERCIAL

3. DEVELOPMENT CHARACTERISTICS

BUILDING SETBACKS	ARTERIAL R/W:	50 FT
	COLLECTOR R/W:	30 FT
	ALL OTHER R/W:	10 FT
PAVING SETBACKS	ARTERIAL R/W:	25 FT
	COLLECTOR R/W:	20 FT
	ALL OTHER R/W:	7 FT
	SIDE & REAR:	5 FT

4. PARKING

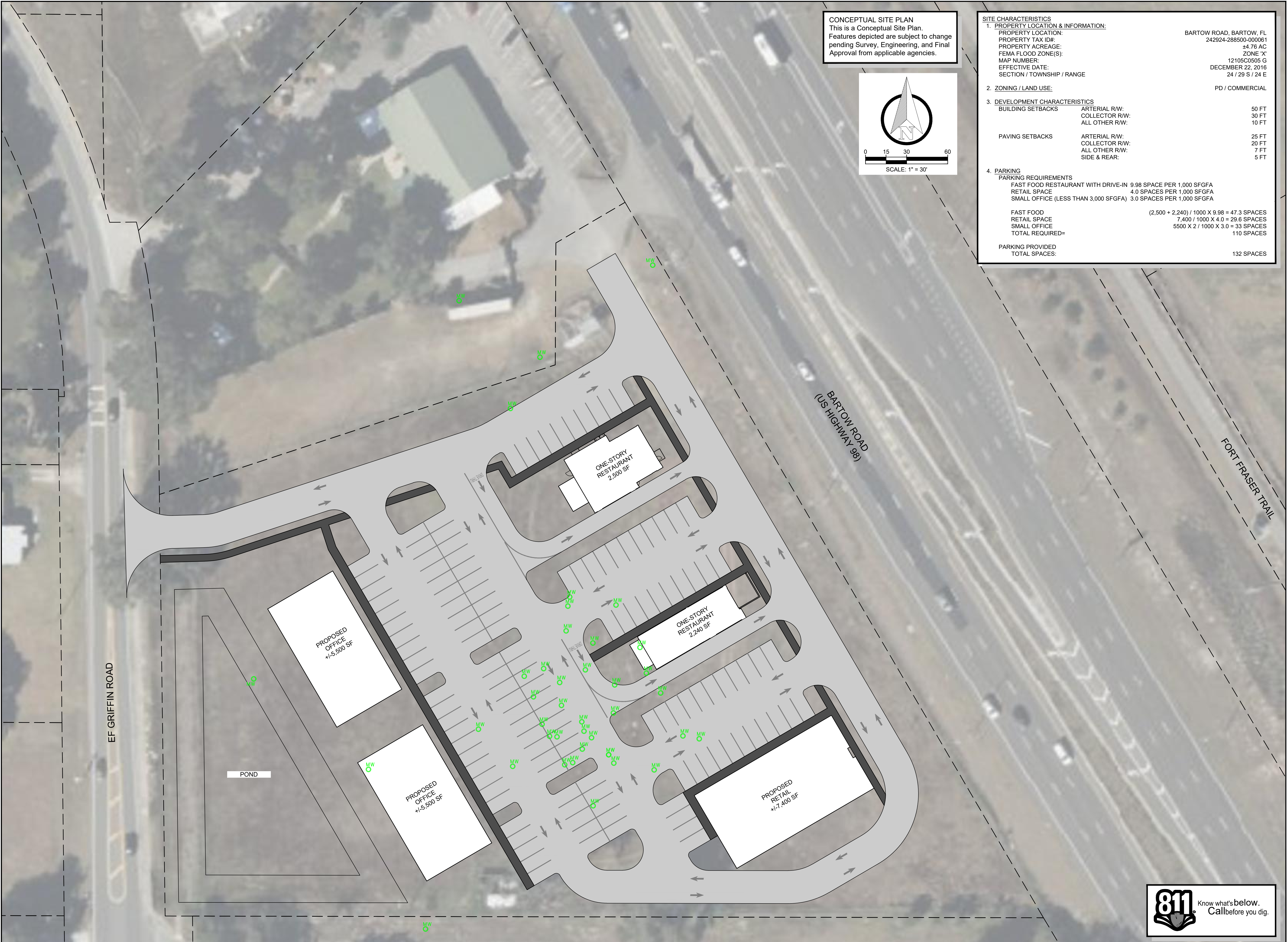
PARKING REQUIREMENTS

FAST FOOD RESTAURANT WITH DRIVE-IN	9.98 SPACES PER 1,000 SFGFA
RETAIL SPACE	4.0 SPACES PER 1,000 SFGFA
SMALL OFFICE (LESS THAN 3,000 SFGFA)	3.0 SPACES PER 1,000 SFGFA

FAST FOOD (2,500 + 2,240) / 1000 X 9.98 = 47.3 SPACES
 RETAIL SPACE 7,400 / 1000 X 4.0 = 29.6 SPACES
 SMALL OFFICE 5500 X 2 / 1000 X 3.0 = 33 SPACES
 TOTAL REQUIRED= 110 SPACES

PARKING PROVIDED

TOTAL SPACES:	132 SPACES
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REVISIONS

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RG
PROJECT #	1038.04

GADD & ASSOCIATES
 CIVIL ENGINEERING & CONSULTING
 4885 E. COUNTY ROAD 540A
 JARRELAND, FL 33813
 Phone: (888) 999-9999
 Fax: (888) 999-9999
 www.GaddCivil.com

BAKER - US 98
 BARTOW ROAD
 BARTOW, FL 33830

ISSUED FOR

REVIEW	MM.DD.YYYY
PERMIT(WMD)	
PERMIT(CITY/COUNTY)	
PERMIT(FDEP)	
BID	
CONSTRUCTION	

NOT FOR CONSTRUCTION
 FOR REVIEW ONLY

DATE

CONCEPTUAL
 SITE PLAN

CSP1.00



FILENAME: X:\PROJECTS\1038.04 - BAKER - DRAWINGS\ENGINEERING\1038.04 - CSP.dwg
 PLOTTED: Thursday, December 14, 2023 9:11:05 AM