

Plotted By: Clayton, Brennan  
 Sheet: Set: CAUTION COMMERCIAL Layout: C300 OVERALL SITE PLAN January 20, 2021 11:55:00am  
 K:\TAL\_Civil\242941008-Public Development\CADD\PlanSheets\C300 SITE PLAN.dwg  
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General Information	
Property Tax ID #(s):	140820408000 1408204090000
Site Address:	1655 BANNERMAN ROAD
Zoning:	LP-N
Overlay / Transect (if any):	N/A
Building Setbacks:	
Front:	25 FT
Side Corner:	25 FT
Side Interior:	0 FT
Rear:	0 FT
Building Maximum Height:	3 Stories
Existing Use(s)	Single Family Residential
Proposed Use(s)	Commercial

Area Data		
Total Site Area (SF):	354,835 SF	100.00 %
Proposed Impervious Area (SF):	279,868 SF	78.87 %
Proposed Pervious Area (SF):	74,967 SF	21.13 %
Proposed Building Area (SF):	63,144 SF	17.80 %
Grocery Store:	48,908 SF	13.78 %
Retail Building 1:	5,684 SF	1.60 %
Retail Building 2:	4,276 SF	1.21 %
Retail Building 3:	4,276 SF	1.21 %

Parking Data	
<b>Required Parking Spaces:</b>	
Number of Spaces Required (40% to 70%):	72 TO 126 spaces
Required ADA Spaces (40% to 70%):	3 to 5 spaces
Total (40% to 70%):	75 TO 131 spaces
<b>Proposed Parking Spaces:</b>	
Number of regular spaces provided:	296 spaces
Number of ADA spaces provided:	10 spaces
Total number of spaces provided:	306 spaces
<b>Bicycle Parking Required:</b>	
Required number of bicycle parking spaces:	8 to 13 spaces
Proposed Bicycle Parking:	10 spaces

- (CR-C) MODIFIED CURB RAMP TYPE C, PER FOOT STANDARD PLANS INDEX 522-002.
- (CR-E) MODIFIED CURB RAMP TYPE E, PER FOOT STANDARD PLANS INDEX 522-002.
- (CR-G) MODIFIED CURB RAMP TYPE G, PER FOOT STANDARD PLANS INDEX 522-002.
- (CR-F) MODIFIED CURB RAMP TYPE F, PER FOOT STANDARD PLANS INDEX 522-002.

\*NOTE: ALL CURB RAMPS SHALL BE MODIFIED TO BE 7" IN LENGTH

NOTES:  
 1. DUE TO ONSITE SOIL CONDITIONS NOT BEING SUITABLE FOR PERVIOUS PAVEMENT BIORETENTION HAS BEEN PROPOSED. THE PROPOSED BIORETENTION AREAS ARE DESIGNED TO TREAT STORMWATER RUNOFF FROM A GREATER AREA THAN WHAT THE CODE REQUIRED TO BE PERVIOUS PAVEMENT.  
 175 SPACES ABOVE CODE ALLOWABLE ARE PROPOSED WHICH WOULD RESULT IN THE CODE REQUIRING 31,500 SQFT OF PERVIOUS PAVEMENT (175 SPACES x 10FT x 18ft). THE PROPOSED BIORETENTION AREAS TREAT 34,250 SQFT OF PAVEMENT RUNOFF. SEE DRAINAGE REPORT, INLET CATCHMENT MAP FOR ADDITIONAL INFORMATION.

CALL 2 WORKING DAYS BEFORE YOU DIG

**811**

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.



**LEGEND**

- STANDARD DUTY PAVEMENT (SEE CONSTRUCTION DETAILS)
- HEAVY DUTY PAVEMENT (SEE CONSTRUCTION DETAILS)

**NORTH**

GRAPHIC SCALE IN FEET

0 25 50 100

No.	REVISIONS	DATE	BY

**Kimley»Horn**

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 TALLAHASSEE, FL 32308 PHONE: 850-553-3500  
 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL  
 BRENNON CLAYTON, P.E.  
 FL LICENSE NUMBER 62731

DATE: \_\_\_\_\_

**OVERALL SITE PLAN**

DATE: JAN 2021  
 SCALE: AS SHOWN  
 DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

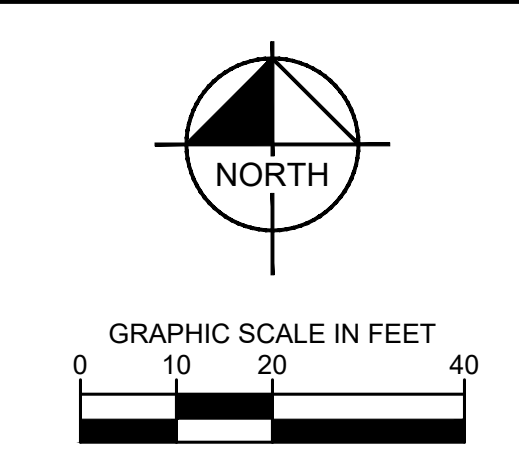
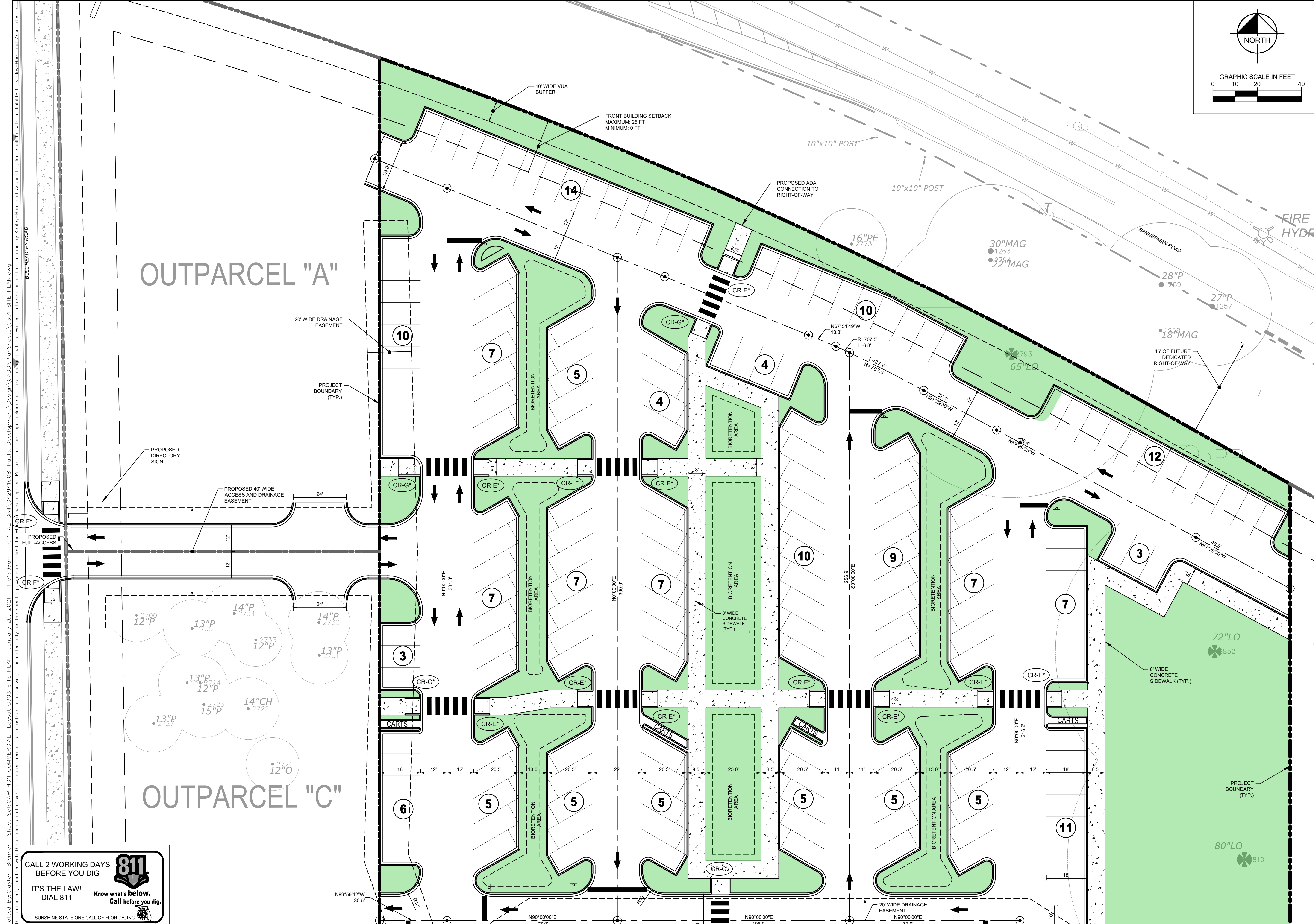
**CAWTHON COMMERCIAL**  
 PREPARED FOR  
**BOOS DEVELOPMENT GROUP, INC.**

LEON COUNTY FL

SHEET NUMBER  
**C300**







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LICENSED PROFESSIONAL BRENNON CLAYTON, P.E. FL LICENSE NUMBER 62731	DATE: _____ CHECKED BY: _____
K414 PROJECT 042941008 DATE JAN 2021 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	DATE: _____ CHECKED BY: _____
<b>SITE PLAN</b>	
CAWTHON COMMERCIAL PREPARED FOR BOOS DEVELOPMENT GROUP, INC. LEON COUNTY FL	
SHEET NUMBER <b>C303</b>	
REVISIONS No. _____ DATE _____	DATE _____