

CRAIG MINDA
JENNIFER MINDA
272619-705007-001050
RMK

DAVID SEAMON
272619-705007-001040
RMK

SILVER PALMS COMMUNITY ASSOCIATION INC.
272619-705005-000410
RMK

RODOLFO SALDIVIA
272619-705005-000070
RMK

JAMES J. COWART
272619-705005-000080
RMK

MIGUELINA D MARTINEZ
272619-705005-000050
RMK

MERRIAN RESIDENTIAL LEASING CO LLC
272619-705005-000040
RMK

EDWIN SEDA
272619-705005-000030
RMK

ANGEL ROSA RIVERA
272619-705005-000020
RMK

ROBERTO ROSA RIVERA
272619-705005-000010
RMK

RESNARD E GORDON
272619-705005-000010
RMK

SILVER PALMS COMMUNITY ASSOCIATION INC.
272619-705005-000420
RMK

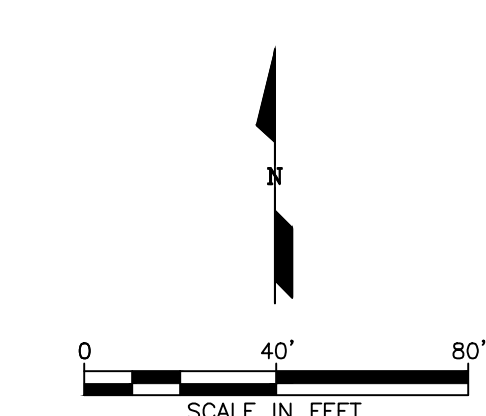
DUKE ENERGY FLORIDA INC.
272619-704500-010060
ECX

DUKE ENERGY FLORIDA INC.
272619-704500-010070
ECX

48.17 RX DRIVE THROUGH
EXTERIOR WALL = 48,908 SF
MEZZANINE = 3,003 SF
OUTDOOR BALCONY = 605 SF
TOTAL = 52,516 SF

OUT PARCEL 1
3.43 AC = 149,410.80 SF
ALLOWABLE IMPERVIOUS:
104,587.56 SF (70%)

MAHALAK ENTERPRISES INC.
272619-704500-010221
TCCX



SITE DATA

PROJECT NAME: PUBUX DAVENPORT-MINUTE MAID RAMP ROAD TWO
LOCATION: POLK COUNTY
OWNER: MAHALAK AUTOMOTIVE, LLC
42650 HIGHWAY 27
DAVENPORT, FL 33837
SHAGBARK PROPERTIES, LLC
5422 BAY CENTER DRIVE, SUITE 120
TAMPA, FL 33609
DEVELOPER:
TYPE OF PROJECT: COMMERCIAL
OWNED PROPERTY: 13.10± AC
(12.89 AC + 0.21 AC DEDICATED R/W)
PROJECT AREA: 12.89± AC
EXISTING LAND USE: ECX

WATER, SEWER & REUSE:

SEWER TO BE PROVIDED VIA PRIVATE ONSITE SYSTEM CONNECTED TO THE POLK COUNTY SEWER, 6" FORCE MAIN LOCATED WITHIN NORTH SIDE OF MINUTE MAID RAMP ROAD TWO RIGHT OF WAY. WATER TO BE PROVIDED WITH CONNECTION TO A 8" WATER MAIN WITHIN SOUTH SIDE OF MINUTE MAID RAMP ROAD TWO RIGHT OF WAY AND LOOP THROUGH THE PROJECT. THE REUSE WILL BE CONNECTED TO A 8" REUSE MAIN ALSO LOCATED IN THE MINUTE MAID RAMP ROAD TWO RIGHT OF WAY AND WILL BE LOOPED THROUGH THE PROJECT. TWO PARCELS REUSE WILL HAVE METER SERVICE FROM 16" REUSE MAINS LOCATED IN THE WEST SIDE OF US 27 RIGHT OF WAY.
WATER DEMAND: 35,530 GPD
SEWER DEMAND: 26,647 GPD

SOILS:

ACCORDING TO THE SOIL SURVEY OF POLK COUNTY, FLORIDA

TRAFFIC GENERATION:

ACCESS TO THE PUBLIC ROAD SYSTEM WILL BE VIA US HWY 27 AND MINUTE MAID RAMP ROAD TWO. SEE TRAFFIC STUDY FOR THE MAXIMUM PROJECTED TRAFFIC GENERATION FOR THIS PROJECT.

PROPOSED LAND USE COVERAGE

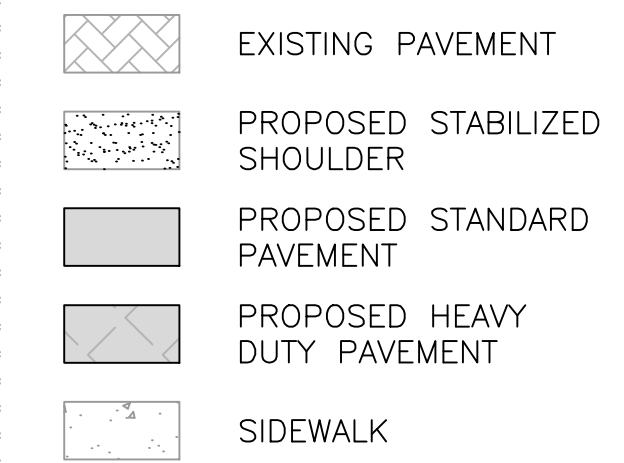
	ACREAGE	SQ. FOOTAGE	% SITE
BUILDING:	1.31	57,008	10.16%
ASPHALT:	5.27	229,376	40.89%
OUTPARCELS:	2.40	104,544	18.62%
TOTAL IMPERVIOUS:	8.98	391,169	69.67%
WATER MANAGEMENT AREA (WMA):	0.99	42,927	7.68%
OPEN SPACE (LESS WMA):	2.92	127,195	22.65%
TOTAL PROJECT AREA:	12.89	561,291	100%

ISR = 8.98 AC / 12.89 AC = 69.67% ≤ 70%
FAR = 1.31 AC / 12.89 AC = 10.15% (PUBUX + RETAIL ONLY)
TOTAL OPEN SPACE = OPEN SPACE + WMA =
(0.99+2.92) AC / 12.89 AC = 30.33% > 30%

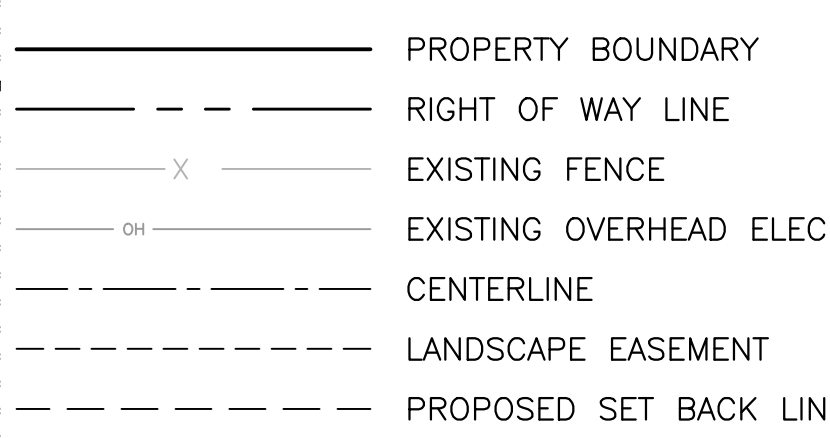
PARKING:

(48,908 SF + 2,100 SF + 5 x 1,200 SF = 57,008 SF)
(57,008 SF/1000 x 5 = 285.04 SPACES
CALCULATION DOES NOT INCLUDE MEZZANINE)
REQUIRED PER POLK COUNTY: 285 PARKING SPACES
PROVIDED: 291 PARKING SPACES (INCLUDES HANDICAP SPACES)
REQUIRED HANDICAP: 7 SPACES
PROVIDED HANDICAP: 9 SPACES

OUT PARCEL LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY



LINE LEGEND



CA#: 30924

600 N BROADWAY AVE, STE. 301
BARTOW, FL 33830
863-422-5517
www.quiggengineering.com

QUIGG ENGINEERING INC

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME: PUBUX DAVENPORT - MINUTE MAID RAMP RD TWO
POLK COUNTY, FLORIDA
SECTION 19, TWP 26, RANG 27

SHEET NUMBER: 2.0

DATE: 07-24-23
SCALE: 1"=40'
PROJECT #: 23FLO10
DRAWN BY: DMH
APPROVED BY: DRB