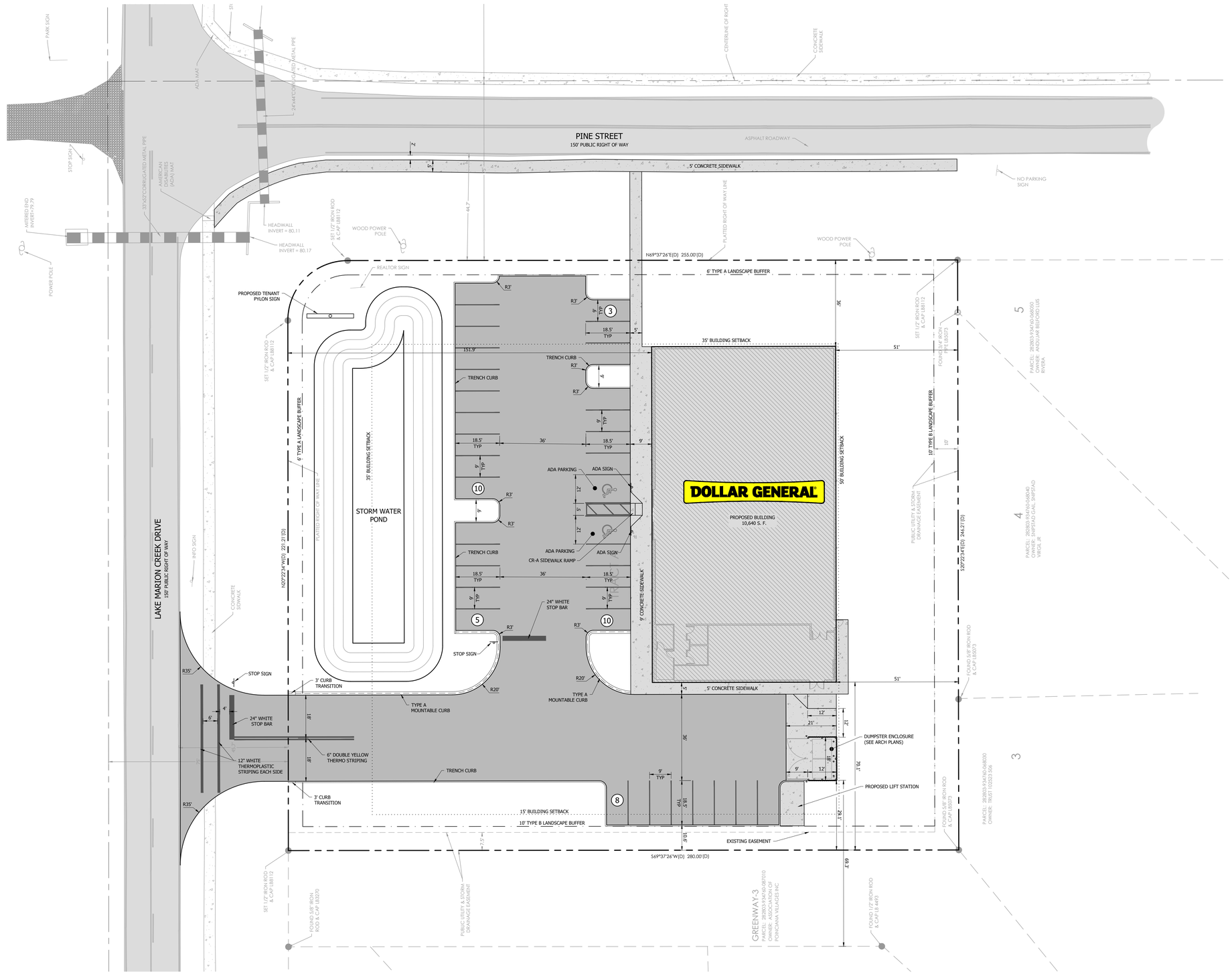
811 Know what's below. Call before you dig.



NORTH

SCALE: 1" = 20'

0' 20' 40'

SITE CHARACTERISTICS

PARCEL INFORMATION:

PARCEL ID:	28-28-03-934760-086010
PROPOSED USE:	DISCOUNT RETAIL STORE
FLOOD AREA:	ZONE X
EXISTING FUTURE LAND USE:	PRE-DRI
PROPOSED FUTURE LAND USE:	CC
PARCEL AREA:	1.579 AC

BUILDING SETBACKS:

NORTH:	35'
SOUTH:	15'
EAST:	50'
WEST:	35'

DEVELOPMENTAL STATISTICS

PRE DEVELOPMENT

IMPERVIOUS:	0.000 AC	0 SF	0.00%
PERVIOUS:	1.579 AC	68,785 SF	100.00%
TOTAL SITE AREA:	1.579 AC	68,785 SF	100.00%

POST DEVELOPMENT

PERVIOUS	0.807 AC	35,136 SF	51.08%
IMPERVIOUS	0.772 AC	33,649 SF	48.92%
PAVEMENT/CONCRETE	0.528 AC	23,009 SF	33.45%
BUILDING	0.244 AC	10,640 SF	15.47%
TOTAL SITE AREA:	1.579 AC	68,785 SF	100.00%

PARKING STATISTICS

REQUIRED PARKING:
1 SPACE PER 300 SF = 10,640 / 300 = 35 SPACES

PROVIDED PARKING SPACES:

STANDARD SPACES	34 SPACES
HANDICAP SPACES	2 SPACES
TOTAL PARKING PROVIDED =	36 SPACES

REVISION BLOCK

NO.	DATE	DESCRIPTION

MICHAEL O. FLORA, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 79415
09/02/2025
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER

DESIGNED BY:	DRAWN BY:	CHECKED BY:
MF	IV	AM

SLOAN Engineering Group
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 800-3046 · FAX: (863) 800-1159
REGISTRY # 28247

CLIENT: PALMETTO POINCIANA-PINE ST, LLC

PROJECT: DOLLAR GENERAL STORE #31762

SITE PLAN

PINE ST & LAKE MARION CREEK DR, HAINES CITY, FL

PROJECT NO.	SHEET
3000	INSERT