

SITE DATA
 PROPERTY LOCATION: PLAZA COLLINA, STATE ROAD 50, CLERMONT, FL
 PARCEL NUMBER: 25-22-26-0001-000-03700
 TOTAL PROJECT AREA: 1.35± ACRES

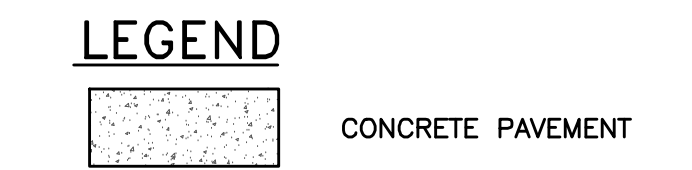
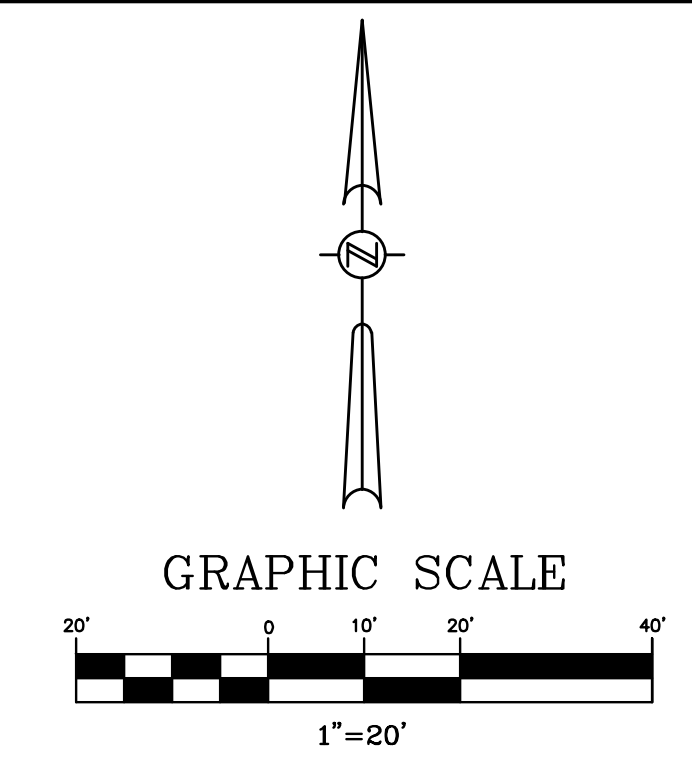
PARKING
PARKING REQUIRED (MIN.)
 BOJANGLES 2,858 S.F. x (1 SPACE PER 225 S.F.) 13 SPACES
 RETAIL BUILDINGS 5,136 S.F. x (1 SPACE PER 225 S.F.) 23 SPACES
TOTAL PARKING REQUIRED 36 SPACES
 SPACES REQUIRED TO BE RESERVED FOR HANDICAP 2 SPACES

PARKING PROVIDED
 STANDARD PARKING SPACES 35 SPACES
 HANDICAP PARKING 3 SPACES
TOTAL PARKING PROVIDED 38 SPACES

SITE AREA CALCULATIONS

BUILDINGS FOOTPRINT	7,994 ±S.F.		
ASPHALT PAVING	33,202 ±S.F.		
SIDWALK & CONCRETE	5,146 ±S.F.		
IMPERVIOUS AREA	46,342 ±S.F.	1.06 ±AC.	78.52 %
PERVIOUS AREA	12,464 ±S.F.	0.29 ±AC.	21.48 %
TOTAL SITE AREA	58,806 ±S.F.	1.35 ±AC.	100.00 %

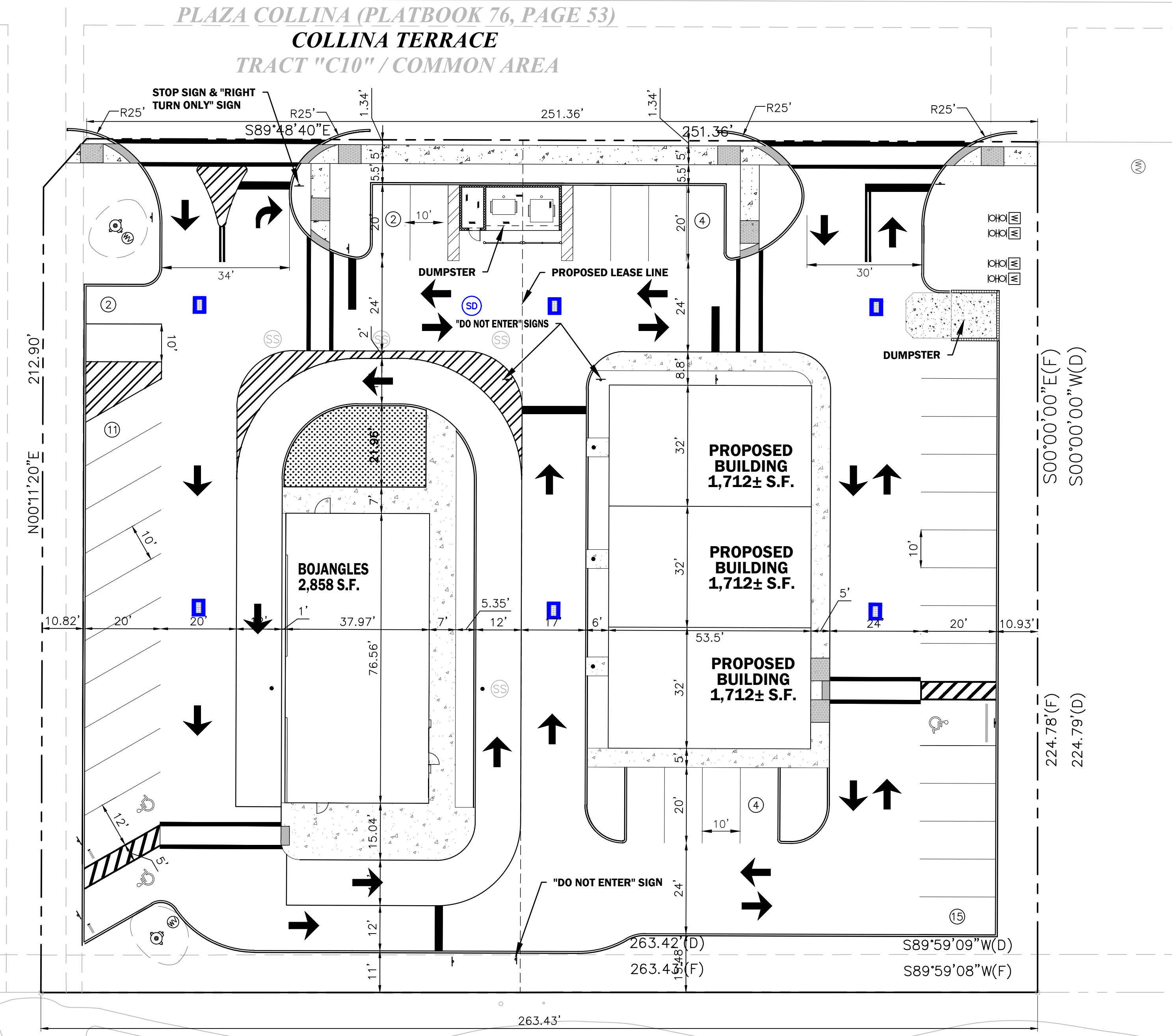
OPEN SPACE REQUIRED 20%
OPEN SPACE PROVIDED 21.48%



PLANS PREPARED BASED ON NGVD29 DATUM
 NGVD29 - 0.883' = NAVD88

BENCHMARKS:
CONTROL BENCHMARK:
 STATION IS A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK DESIGNATION 7502J032, BEING 4.9 MILES EAST OF THE INTERSECTION OF STATE ROAD 50 AND U.S. 27, 53.4 FEET SOUTH OF THE EDGE OF PAVEMENT FOR STATE ROAD 50.
 EL: 128.34' (NGVD29)
 (CONVERSION: 0.00' NAVD88 = 0.883' NGVD29)
TBM #1:
 STATION IS A NAIL AND DISK STAMPED "DB 1B-7852" LOCATED ON THE NORTH SIDE OF A CONCRETE GRATE INLET 68 FEET WEST OF THE EAST ENTRANCE DRIVE ON THE NORTH SIDE OF STATE ROAD 50 SHOWN HEREON.
 EL: 140.62' (NGVD29)
TBM #2:
 STATION IS A NAIL AND DISK STAMPED "DB 1B-7852" LOCATED ON THE CONCRETE GRATE INLET LOCATED 454 FEET EAST OF THE WEST ENTRANCE DRIVE ON THE NORTH SIDE OF STATE ROAD 50 SHOWN HEREON.
 EL: 153.54' (NGVD29)

PLAZA COLLINA (PLAT BOOK 76, PAGE 53)
 PLAZA COLLINA BOULEVARD
 TRACT "C8" / COMMON AREA PER PLAT



STATE ROAD 50 (F)(P)
WEST COLONIAL DRIVE (P)
 (VARIABLE R/W WIDTH PER FDOT MAP SECTION 11070, F.P. NO. 238429 4)

DATE	REVISIONS	BY	CHECKED

PLAZA COLLINA
 BOJANGLES
 CONSTRUCTION PLANS
 CLERMONT, FLORIDA

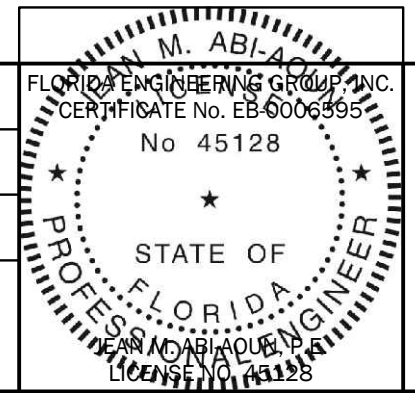


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SITE GEOMETRY PLAN

DESIGNED BY JAA	DRAWN BY WA	CHECKED BY JAA	APPROVED BY JAA
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PROJECT NO. 21-055
SCALE 1"=20'
DATE SEPTEMBER 01, 2022
SHEET NO. C-7
SHEET 7 OF 19



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