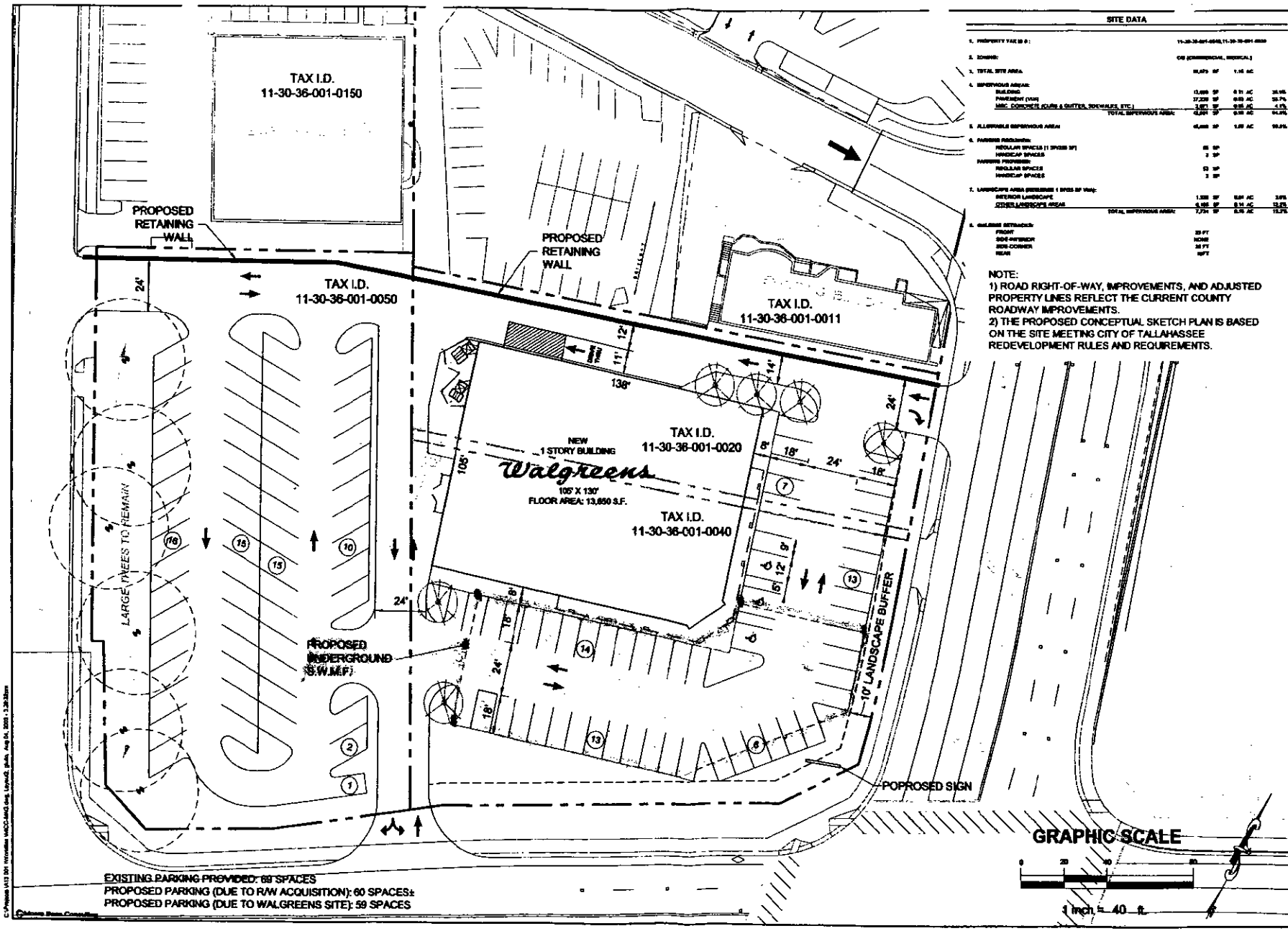

EXISTING PARKING PROVIDED: 69 SPACES
PROPOSED PARKING (DUE TO R/W ACQUISITION): 60 SPACES±
PROPOSED PARKING (DUE TO WALGREENS SITE): 59 SPACES

SITE DATA

1. PROPERTY TAX ID #:	11-30-36-001-0040,11-30-36-001-0020			
2. ZONING:	CIS (COMMERCIAL, MEDICAL)			
3. TOTAL SITE AREA	50,675 SF	1.16 AC		
4. IMPERVIOUS AREAS:				
BUILDING	13,650 SF	0.31 AC	26.9%	
PAVEMENT (VAN)	37,230 SF	0.85 AC	58.7%	
MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	3,071 SF	0.05 AC	4.1%	
TOTAL IMPERVIOUS AREA:	43,951 SF	0.10 AC	94.0%	
5. ALLOWABLE IMPERVIOUS AREA:	45,608 SF	1.05 AC	90.0%	
6. PARKING REQUIRED:				
REGULAR SPACES (1 SP/250 SF)	55 SP			
HANDICAP SPACES	3 SP			
PARKING PROVIDED:				
REGULAR SPACES	53 SP			
HANDICAP SPACES	3 SP			
7. LANDSCAPE AREA (REQUIRED 1 SP/25 SF VAN):				
INTERIOR LANDSCAPE	1,320 SF	0.04 AC	2.6%	
OTHER LANDSCAPE AREAS	6,155 SF	0.14 AC	12.2%	
TOTAL IMPERVIOUS AREA:	7,734 SF	0.18 AC	15.2%	
8. BUILDING SETBACKS:				
FRONT	25 FT			
SIDE-INTERIOR	NONE			
SIDE-CORNER	25 FT			
REAR	NFT			

NOTE:
1) ROAD RIGHT-OF-WAY, IMPROVEMENTS, AND ADJUSTED PROPERTY LINES REFLECT THE CURRENT COUNTY ROADWAY IMPROVEMENTS.
2) THE PROPOSED CONCEPTUAL SKETCH PLAN IS BASED ON THE SITE MEETING CITY OF TALLAHASSEE REDEVELOPMENT RULES AND REQUIREMENTS.

MooreBass CONSULTING
TALLAHASSEE ATLANTA COLUMBUS

PROJECT NAME: CONCEPTUAL SKETCH PLAN
CLIENT NAME: RAM DEVELOPMENT
REVISIONS

MB

SEAL

SHEET TITLE: PROPOSED WALGREEN'S SITE AT MICCOSUKEE AND MAGNOLIA
SHEET 1.0

1 of 1