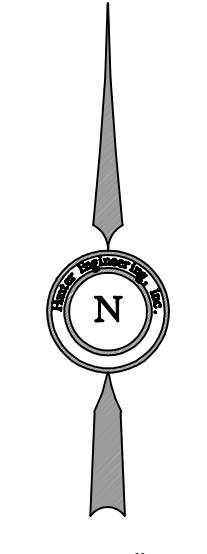


G R A S S
ALEXANDER STREET EASTBOUND



SCALE: 1"=30'

SITE DATA

PROPERTY INFORMATION:
 ADDRESS: 601 E. ALEXANDER ST., PLANT CITY, FL 33563
 ZONING/LAND USE: CU

OWNER'S NAME: BILL HEARD CHEVROLET, INC.
 OWNER'S ADDRESS: P.O. BOX 3209, PLANT CITY, FL 33563

APPLICANT'S NAME: CENTURY REALTY FUNDS, INC.
 APPLICANT'S ADDRESS: 500 S. FLORIDA AVE., SUITE 700, LAKELAND, FL 33801

TOTAL LAND AREA: 5.91± ACRES
 (EXCLUDING OUTPARCEL)

TOTAL REQUIRED OPEN SPACE: 0.59 AC (10%)
 TOTAL PROPOSED OPEN SPACE: 1.31 AC (22%)

MAXIMUM ALLOWABLE BUILDING HEIGHT: 65'
 MAXIMUM PROPOSED BUILDING HEIGHT: <65'

PROPOSED FLOOR AREA RATIO (FAR): 0.173

BUILDING/PAVEMENT AREAS:

EXIST. BUILDING AREA:	28,552 S.F.
EXIST. PAVEMENT AREA:	194,544 S.F.
TOTAL EXIST. IMPERVIOUS AREA:	223,096 S.F.
PROP. RETAIL BUILDING AREA:	22,475 S.F.
PROP. OFFICE BUILDING AREA:	22,000 S.F.
TOTAL PROP. BUILDING AREA:	44,475 S.F.
PROP. PAVEMENT AREA:	183,074 S.F.
TOTAL PROP. IMPERVIOUS AREA:	227,549 S.F.

NET IMPERVIOUS AREA INCREASE: 4,453 S.F.

PARKING REQUIREMENTS:

RETAIL BUILDING A @ 4/1,000 S.F. =	90 SPACES
OFFICE BUILDINGS B & C @ 3/1,000 S.F. =	67 SPACES
TOTAL PARKING SPACES REQ'D. =	157 SPACES
TOTAL PARKING SPACES PROVIDED =	245 SPACES
(HANDICAP REQ'D.) =	(7 SPACES)
(HANDICAP PROVIDED) =	(8 SPACES)

LEGEND

---	EXIST. PROPERTY LINE
- - -	EXIST. EOP / CURB
⊗	EXIST. LIGHT POLE
---	PROP. PROPERTY LINE
▨	PROP. NEW ASPHALT PAVEMENT
⊠	EXIST. DRAINAGE STRUCTURE
■	PROP. DRAINAGE STRUCTURE

LEGAL DESCRIPTION (AS FURNISHED):
 LOT 2, WAL-MART PLANT CITY, according to the map or plat thereof, as recorded in Plat Book 72, Page 24, together with an Access Easement recorded in O.R. Book \H4.0000;7715, Page 410, of the Public Records of Hillsborough County, Florida.