

CLIFFORD LAMB & ASSOCIATES

Consulting Engineers

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Varsity Plaza Redevelopment

Tax ID No.'s: 21-34-81-000-217-0, 21-34-81-000-220-0, & 21-34-81-000-227-0

(TPA170017)

Pre-Submittal Narrative

February 21, 2017

The proposed concept calls for a phased redevelopment of the existing Varsity Plaza shopping center and two adjacent parcels located at 1861 W. Tennessee Street. The three subject parcels included in this development are the existing Varsity shopping center parcel 21-34-81-000-217-0, the Tires Plus parcel 21-34-81-000-217-0, and the Aaron's Rental parcel 21-34-81-000-227-0. The total existing non-residential development on these parcels is approximately 68,068 sf. All of which will be removed through phases, as part of this project.

As proposed the site plan will consist of 65,056 sf on new non-residential space with one major tenant building, three smaller retail buildings, and associated parking areas.

Access to the site will be provided by the existing driveway located at the intersection of Tennessee Street and High Road. Also, an existing continuous ribbon curb driveway in front of the Tires Plus business will be removed and replaced with a compliant directional driveway onto Tennessee Street.

Stormwater best management practices will be employed where feasible but no new impervious is anticipated.

Sewer and water utilities exist within Tennessee Street with sufficient capacity such that no extensions are anticipated to be required.

Solid Waste pickup for containers will be located on site with access provided through out the site.

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