Site Plan Layout

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SECTION 27 , TOWNSHIP 26 , RANGE 17

GUNN HIGHWAY SHOWN PER PROPOSED PLANS BY OTHERS. IMPROVEMENTS PROPOSED TO GUNN HIGHWAY AS SHOWN MAY NOT BE COMPLETE AT TIME OF THIS SUBMITTAL

SCALE: 1" = 60'

GUNN HIGHWAY
(87 RIGHT-OF-WAY
ASPHALT (WIDTH VARIES)
COUNTY MAINTAINED)

PARCEL A
(±1.11 ACRES)
C2 RETAIL COMMERCIAL
LOT 1

PARCEL B
(±1.50 ACRES)
C2 RETAIL COMMERCIAL
LOT 2

PARCEL C
(±1.58 ACRES)
C2 RETAIL COMMERCIAL
LOT 3

PARCEL D
(±1.58 ACRES)
C2 RETAIL COMMERCIAL
LOT 4

PARCEL E
(±2.63 ACRES)
C2 RETAIL COMMERCIAL
LOT 5

ASHLEY LAKES
COMMERCIAL CENTER
39,320 SF
(SITE ACCUMULATIVE MAXIMUM BUILDING SQUARE FOOTAGE)

EXISTING
HESS STATION

ZONING: C2
COMMERCIAL CODE: CMA/2AD
I.D. # 27-26-17-0020-01500-0070
OWNER: HESS CORPORATION

ASHLEY LOOP ROAD
(4' RIGHT OF WAY (FEW FT)
24' PAVEMENT WIDTH
ROAD CLASSIFICATION TYPE 1B)

STATE ROAD 54
(87' RIGHT OF WAY
FDOT (WIDTH VARIES)
ASPHALT PAVEMENT)

CATEGORY II WETLAND
AREA "F1"
(±22.80 ACRES)

DENSITY/INTENSITY CALCULATIONS:

CATEGORY II WETLAND:	±22.80 ACRES
TOTAL WATER BODIES: (WETLAND AND POND)	± 23.17 ACRES
DEVELOPABLE ACREAGE:	± 11.70 ACRES

44' RIGHT OF WAY
SERVICE ROADS

TYPICAL SECTION - ON-SITE ROADS
N.T.S.

SITE INFORMATION

1) SITE DATA:

PLAT #	B.K. 5326 , PG. 458
SUBDIVISION #	N/A
EXISTING ZONING:	MPUD #0992 DATED JAN 28, 2003
TOTAL PROPERTY OWNERSHIP AREA #	45.66 ACRES
ZONING JURISDICTION:	PASCO COUNTY
PROPOSED USE:	COMMERCIAL
FUTURE LAND USE:	ROR
EXISTING USE:	VACANT
PARCEL NO.:	27-26-17-0000-00300-0010
FLOOD ZONE:	THE PROPERTY LIES IN FLOOD ZONE "A" & "C" ACCORDING TO FLOOD INSURANCE RATE MAP(S) 120230 0400 D PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, LAST REVISED SEPTEMBER 30, 1992.

2) PROPOSED LOTS:

THERE ARE 5 PROPOSED INDIVIDUAL LOTS LABELED PARCEL A THRU PARCEL E.

3) PROJECT AREA FOR WHICH SWFWMD PERMIT SEEKS:

CALCULATIONS:

MAIN TRACT:	39.62 ACRES
SR 54 ROADSIDE DITCH:	0.41 ACRES
MITIGATION AND BUFFER AREA:	0.72 ACRES
TOTAL AREA :	40.75 ACRES

4) ADJACENT ZONING AND LAND USE:

NORTH:	SR 54	R-O-R	WEST:	C-2	R-O-R
SOUTH:	MPUD	R-O-R	EAST:	MPUD	R-O-R

5) LANDSCAPE BUFFERS:

		REQUIRED
NORTH:	(STATE ROAD 54)	30'
SOUTH:	(ASHLEY LAKES DRIVE)	15'
EAST:	(ASHLEY LOOP ROAD)	15'
WEST:	(GUNN HIGHWAY)	20'

6) BUILDING SETBACKS (CONTINUED):

		REQUIRED (PER MPUD/C-2)
NORTH:	(SR 54)	125' FROM CENTER LINE
SOUTH:	(ASHLEY LAKES DRIVE)	30'
EAST:	(EXISTING WETLANDS)	20'
WEST:	(GUNN HWY.)	71' FROM CENTER LINE

6) BUILDING SETBACKS (CONTINUED):

FRONT: 25 FEET

SIDE: A SIDE YARD DEPTH OF 30 FEET PER SIDE FROM RESIDENTIAL DISTRICTS. NO SIDE YARD SHALL BE REQUIRED WHERE TWO OR MORE COMMERCIAL DISTRICTS OR AN INDUSTRIAL AND COMMERCIAL DISTRICT ADJOIN SIDE TO SIDE; HOWEVER, IN NO CASE SHALL COMMON WALL BE PERMITTED BETWEEN PROPERTIES OF SEPARATE OWNERSHIP. IN THE CASE OF SUCH A SERIES OF ADJOINING STRUCTURES ON LOTS OF SINGLE AND SEPARATE OWNERSHIP ABUTTING AND PARALLELING A PUBLIC RIGHT-OF-WAY, A PASSAGE AT LEAST 20 FEET IN WIDTH SHALL BE PROVIDED AT GRADE LEVEL AT INTERVALS NOT MORE THAN 400 FEET APART WHERE REQUIRED FOR PUBLIC ACCESS FROM ADJACENT RESIDENTIAL AREAS OR FOR THE SAFETY OF THE PUBLIC.

REAR: 30 FEET. WHEN ADJACENT TO RESIDENTIAL DISTRICTS. ADJACENT TO COMMERCIAL DISTRICTS, NO YARD SHALL BE REQUIRED.

7) PAVING SURFACE:

A FLEXIBLE PAVEMENT DESIGN CONSISTING OF ASPHALTIS PROPOSED ASTHE PAVING SURFACE FOR THIS PROJECT. PLEASE REFER TO THIS SHEET FOR LOCATION AND THE DETAIL SHEET FOR CROSS SECTION DESIGN

8) FIRE PROTECTION:

FIRE PROTECTION TO BE PROVIDED BY BOTH ON-SITE PROPOSED FIRE LINES TO BUILDING(S) AND BY AN EXISTING FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF THE SITE. PASCO COUNTY FUTURE FIRE STATION WILL BE THE DESIGNATED STATION FOR THIS SITE.

9) UTILITY SUPPIER NOTE:

SUPPLIER OF POTABLE WATER FACILITIES, SANITARY SEWER FACILITIES, AND FIRE SERVICES WILL BE PROVIDE BY PASCO COUNTY

ELECTRICAL SERVICES WILL BE PROVIDED BY PROGRESS ENERGY

10) HISTORIC RESOURCES NOTE:

IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT F HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES BEING FOUND ON SITE.

11) LOADING/UNLOADING NOTE:

THE PLANS ARE IN SUBSTANTIAL CONFORMANCE WIH THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF STREETS AND HIGHWAYS, STATE OF FLORIDA. IN EFFECT AT THE TIME THE PLANS WERE PREPARED.

12) SITE LIGHTING NOTE:

DEVELOPER IS TO MAKE SURE THAT ALL NEW SITE LIGHTING IS DESIGNED SO THAT THERE WILL BE NO LIGHT SPILLAGE OVER AND ONTO ANY ADJACENT SITE OR RIGHT-OF-WAY PER PASCO COUNTY.

13) ON-SITE BURNING NOTE:

NO ON-SITE BURNING WILL BE CONDUCTED AS A PART OF THE PROPOSED CONSTRUCTION ACTIVITIES

LEGEND

- PROJECT AREA BOUNDARY
- EXISTING CONSTRUCTION
- PROPOSED 6" CURB
- PROPOSED PARCEL LINES
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- CONCRETE
- CLEAR SITE AREA

MATCH LINE SEE SHEET C3B

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DAVID W. BARTELT, P.E.
PROFESSIONAL ENGINEER
NO. 35466

PR. NO.: E08-004.07	DATE: 07/10/2007	HBK/DWB

DATE	REVISIONS	REVISED BY:	CHECKED BY:
03/05/08	RVS'D PER CMNTS 02/25 BY SWFWMD	HBK	DWB
03/17/08	RVS'D PER CMNTS 03/13 BY SWFWMD	HBK	DWB
03/26/08	RVS'D PER CMNTS 03/25 BY SWFWMD	HBK	DWB
04/02/08	RVS'D PER CMNTS 03/27/08	HBK	DWB
04/10/08	RVS'D PER CMNTS 03/25-03/26/08	HBK	DWB
07/23/08	REVISED PER PASCO COUNTY COMMENTS	MLD	DWB
09/23/08	REVISED PER PASCO COUNTY COMMENTS	MLD	DWB
11/19/08	REVISED PER PASCO COUNTY COMMENTS	MLD	DWB

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ASHLEY LAKES
COMMERCIAL CENTER
PASCO COUNTY, FLORIDA

SITE PLAN

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