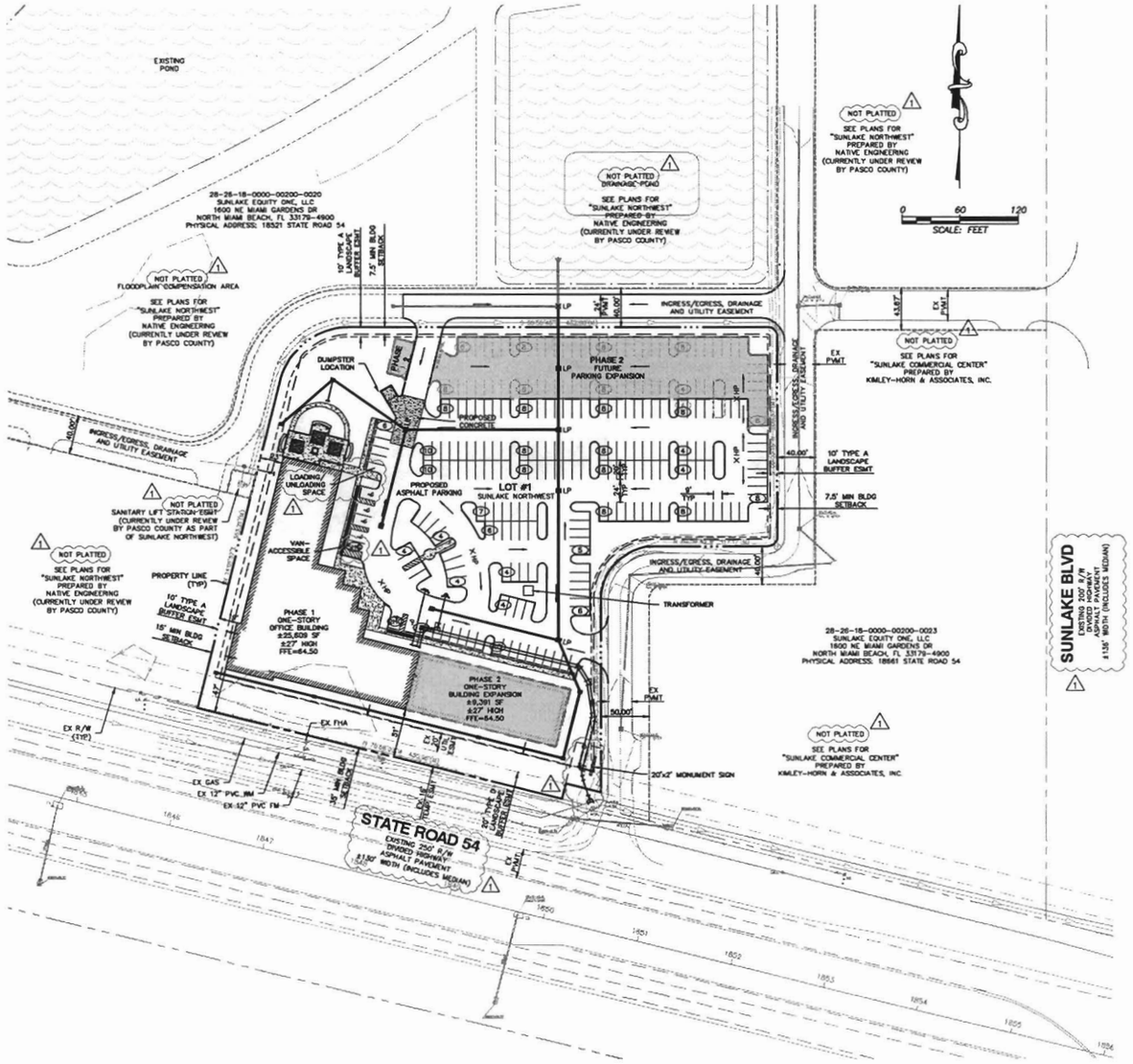

LOCATION MAP

SECTION 28, TOWNSHIP 26 S, RANGE 18 E
PASCO COUNTY, FLORIDA

SITE DATA

LOT #1	
PARCEL ID#:	28-26-18-0000-00200-0020
ZONING:	MPUD
PETITION NUMBER:	RZ6543 (APPROVED 6/27/06)
CURRENT LAND USE:	VACANT
FUTURE LAND USE:	ROR
TRAFFIC ANALYSIS ZONE:	158
FLOOD ZONE:	X
FEMA PANEL:	120230 0400 D REV. SEPT. 30, 1992
MINIMUM LOT AREA:	15,000 SF
MINIMUM LOT WIDTH:	100'
MAXIMUM BUILDING COVERAGE:	35%
LOT ACREAGE:	4.842 AC.
PROPOSED DEVELOPMENT TYPE:	OFFICE
BUILDING SETBACKS:	
FRONT	35'
REAR	15'
SIDE	7.5
BUILDING HEIGHT:	
PROPOSED	±27'
MAXIMUM	35'
BUILDING AREA:	
PHASE 1	±25,609 SF
PHASE 2	±9,391 SF
NUMBER OF STORIES:	1
IMPERVIOUS AREA:	
BUILDING COVERAGE	35,499.35 SF (16.88%)
VEHICULAR USE AREA	98,259.15 SF (46.73%)
SIDEWALKS	8,071.25 SF (3.84%)
TOTAL	141,829.75 SF (67.45%)
OPEN SPACE:	68,453.25 SF (32.55%)

PARKING TABLE

PARKING REQUIRED (1 SPACES/300 SF):	
PHASE 1 BUILDING	86 SPACES
PHASE 2 BUILDING	34 SPACES
TOTAL:	120 SPACES
PHASE 1 PARKING PROVIDED:	
REGULAR (9'x20')	179 SPACES
HANDICAP (12'x20')	7 SPACES
TEMPORARY (9'x20')	4 SPACES
PHASE 1 TOTAL:	190 SPACES
PHASE 2 PARKING PROVIDED	
REGULAR (9'x20')	70 SPACES
PHASE 2 TOTAL:	70 SPACES
PHASES 1 & 2 PARKING PROVIDED	
REGULAR (9'x20')	249 SPACES
HANDICAP (12'x20')	7 SPACES
TOTAL:	256 SPACES

SITE PLAN NOTES

1. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED AND PERMITTED ON A INDIVIDUAL BASIS APART FROM ANY ULTIMATELY-APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
2. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO COUNTY RIGHT-OF-WAY USE PERMIT.
3. NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.
4. ALL STRUCTURES INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC., REQUIRE SEPARATE BUILDING PERMITS.

FLOOD ZONE NOTES

ALL AREAS WITHIN THE LIMITS OF THE PROPOSED PRELIMINARY PLAN IS ZONE "X" AS NOTED ON F.E.M.A. FIRM COMMUNITY PANEL #120230 0400D, SEPT. 30, 1992. THE 100 YEAR BASE FLOOD ELEVATION HAS NOT BEEN ESTABLISHED BY FEMA.

BFE=61.30 (NGVD OF 1929) (SWFWMD PERMIT NO. 44013843.018)

PHASE 2 - SWFWMD

PRIOR TO THE CONSTRUCTION OF PHASE 2, AN ERP MODIFICATION WILL BE REQUIRED BY SWFWMD FOR THE IMPROVEMENTS WITHIN PHASE 2.

PROPOSED LEGEND

SPOT ELEVATIONS	x27.5
SWALE	
DIRECTION OF FLOW	
TOP OF BANK	
STORM SEWER	XXX LF OF X" RCP
STORM SEWER INLET	⊕ XXXX
FLARED/MITERED END SECTION	
SANITARY SEWER	XXX LF OF X" PVC
SANITARY SEWER SERVICE	⊕ XXXX
WATER MAIN	XXX LF OF X" WM
REDUCER	
GATE VALVE	
WATER MAIN SERVICE	(DOUBLE) (SINGLE)
CONSTRUCTION BLOW-OFF	
FIRE HYDRANT ASSEMBLY	
FORCEMAIN	
RECLAIMED WATER MAIN	ROW (DOUBLE)
RECLAIMED WATER SERVICE	ROW (DOUBLE) (SINGLE)
PROPERTY LINE	
EXTERIOR BUILDING WALL	
SETBACK LINE	
BUFFER LINE	
EASEMENT LINE	
CENTERLINE	
RIGHT OF WAY LINE	
PHASE LINE	
FEMA FLOOD ZONE LINE	
PROPOSED CAR COUNT	(#)
EXISTING TREE TO BE REMOVED	
DIRECTION OF SLOPE	
UTILITY CAP	
SIGN	
WHEELSTOP	
HANDICAP SPACE	
BARRICADE	
BLOW-OFF ASSEMBLY	B
CHLORINE INJECTION POINT	CL
SAMPLE POINT	SP

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DESIGNED VG
DRAWN KWL
CHECKED
QC

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED REPAIRS THAS BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

PROJECT TRANSCRIPT
PHASES 1 & 2
FOR
RYAN COMPANIES US, INC.
101 EAST KENNEDY BOULEVARD, SUITE 2450
TAMPA, FLORIDA 33602

PRELIMINARY SITE PLAN

NO	DATE	DESCRIPTION	APPROV
1	4/5/10	ADDED 1 HC SPACE, EX PVMT WIDTH, REV BLDG AREA	VG

Michael E. Ross
Apr. 05, 2010
FL. PE. NO. 47112

JOB NO. 4178-000-00
DATE FEB. 23, 2010
SCALE AS SHOWN

SHEET NO. C2.50