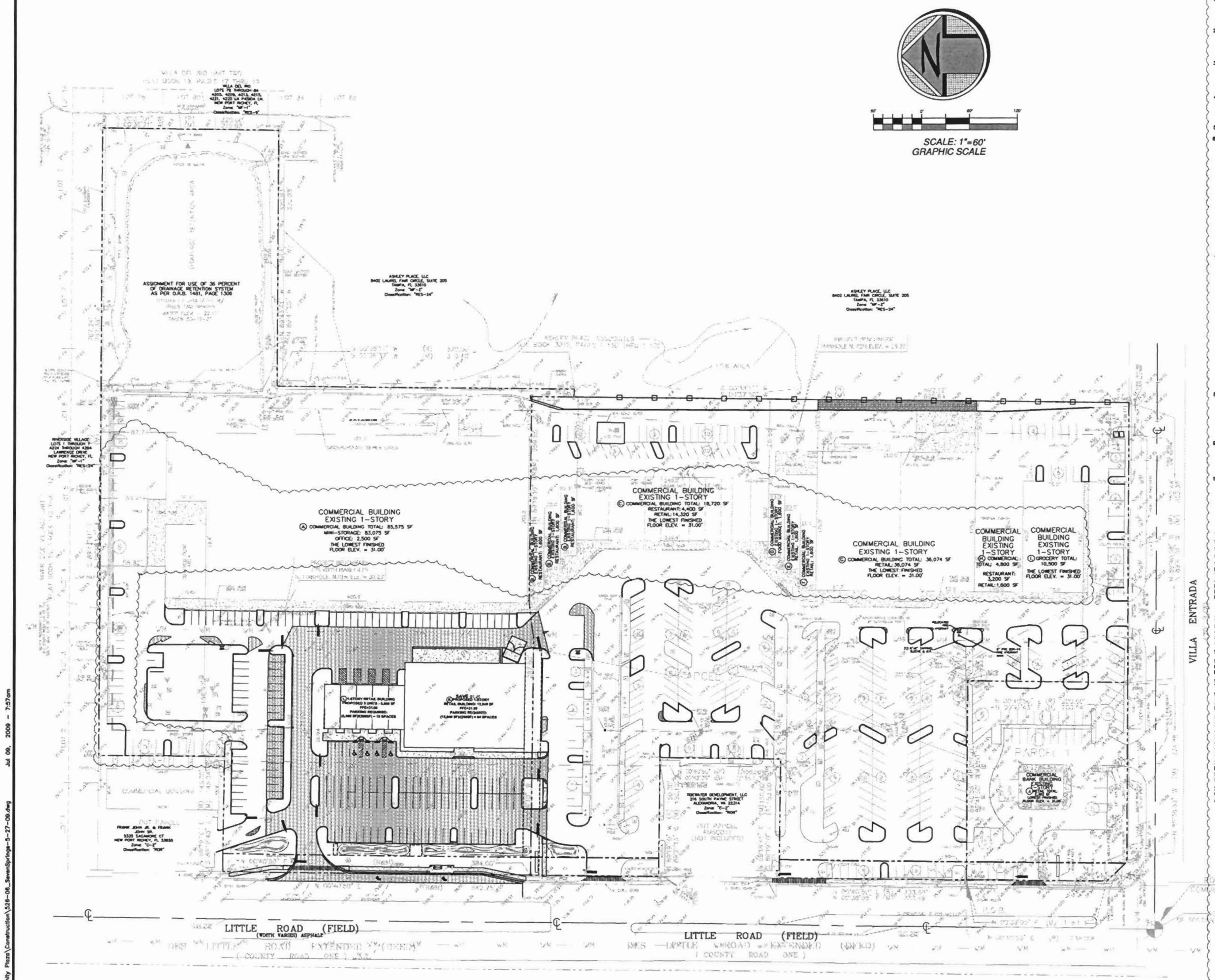
User Name: Owner
Drawing Name: I:\Grand Trinity Plaza\Construction\526-06_SevenSprings-5-27-09.dwg Jul 09, 2009 - 7:57am



GENERAL NOTES:

1. OWNER/ DEVELOPER : GRAND TRINITY PLAZA, LLC
SEVEN SPRING SHOPPING PLAZA
2551 DREW STREET, SUITE 301
CLEARWATER, FL 33765
(727) 726-6678

2. ENGINEER/LANDSCAPE ARCHITECT: KEITH ZAYAC & ASSOCIATES, INC.
701 ENTERPRISE ROAD E., SUITE 404
SAFETY HARBOR, FL 34695
(727) 793-9888 Bus
(727) 793-9855 Fax

3. SURVEYOR: BAY LAND SURVEYING
6802 COMMERCE BLVD.
PORT RICHEY, FL 34668
(727) 845-1738 Bus
(727) 844-3058 Fax

4. PARCEL ID: 13-26-16-0000-00300-0000
13-26-16-0000-00400-0000
13-26-16-0000-00400-0010
4124, 4038, 4010 LITTLE ROAD
NEW PORT RICHEY, FL

5. EXISTING ZONING/ FUT. LAND USE: C-2 (FUTURE LAND USE: ROR)
LAND USE: RETAIL/FOOD MARKET/GROCERY/OFFICE/RESTAURANT

6. SURROUNDING ZONING:

NORTH:
RIVERSIDE VILLAGE
LOTS 1 THROUGH 7
4224 THROUGH 4284 LAWRENCE DRIVE
NEW PORT RICHEY, FL
Zone: "R-1"
Classification: "RES-9"

EAST:
PARCEL # 13-26-16-0000-00200-0020
ASHLEY PLACE, LLC
8402 LAUREL FAIR CIRCLE, SUITE 205
TAMPA, FL 33610
Zone: "MF-2"
Classification: "RES-24"

VILLA DEL RIO
LOTS 78 THROUGH 84
4205, 4209, 4213, 4215,
4221, 4225 LA PASIDA LN.
NEW PORT RICHEY, FL
Zone: "MF-1"
Classification: "RES-9"

WEST:
PARCEL # 13-26-16-0000-00200-0000
FRANK JOHN JR. & FRANK JOHN SR.
5335 SAGAMORE CT
NEW PORT RICHEY, FL 33668
Zone: "C-2"
Classification: "ROR"

PARCEL #13-26-16-0000-00400-0020
TIDEWATER DEVELOPMENT, LLC
216 SOUTH PAYNE STREET
ALEXANDRIA, VA 22314
Zone: "C-2"
Classification: "ROR"

WEST SIDE OF LITTLE ROAD:
Zone: C-1 & C-2
Classification: "RES-12"

SOUTH:
VILLA ENTRADA
Zone: "MF-1"
Classification: "RES-9"

7. TOTAL BUILDING:

A. MINI-STORAGE: 83,075 SF
OFFICE: 2,500 SF
TOTAL: 85,575 SF (0.10 FAR)

B. RESTAURANT: 4,800 SF
TOTAL: 4,800 SF (0.006 FAR)

C. RETAIL: 3,200 SF
RETAIL: 3,600 SF
RETAIL: 1,600 SF
RESTAURANT: 2,800 SF
RETAIL: 1,600 SF
RETAIL: 1,600 SF
RETAIL: 1,120 SF
RESTAURANT: 1,600 SF
RETAIL: 1,600 SF
TOTAL: 18,720 SF (0.02 FAR)

D. FOOD MARKET: 1,600 SF
TOTAL: 1,600 SF (0.002 FAR)

E. RETAIL: 1,600 SF
TOTAL: 1,600 SF (0.002 FAR)

F. RETAIL: 1,600 SF
TOTAL: 1,600 SF (0.002 FAR)

G. RETAIL: 38,074 SF
TOTAL: 38,074 SF (0.04 FAR)

H. RETAIL: 1,600 SF
RESTAURANT: 3,200 SF
TOTAL: 4,800 SF (0.006 FAR)

I. GROCERY: 10,500 SF
TOTAL: 10,500 SF (0.01 FAR)

J. BANK: 2,392 SF
TOTAL: 2,392 SF (0.003 FAR)

K. GROCERY: 15,849 SF
TOTAL: 15,849 SF (0.02 FAR)

L. RETAIL: 5,500 SF
TOTAL: 5,500 SF (0.007 FAR)

TOTAL BUILDING AREA: 189,010 SF (0.23 FAR)

8. PREVIOUS APPROVALS: REZONED RZ-2742 WAS APPROVED ON DECEMBER 18, 2004, RZ-1622 WAS APRROVED ON JUNE 23, 1981 & RZ-1207 WAS APPROVED ON APRIL 22ND, 1980.
OTHER PETIONS, VARIANCES, CONDITIONAL USES, ETC.:
RZ-1207 AKA 1160/6-23-81; RZ-1622/ 6-23-81; RZ-2742 / 12-18-84; CU04-12 / 5-11-04; CU04-21 / 7-13-04; CU04-34 / 11-08-04; CU90-08 / 4-23-90; CU07-30 / 12-18-07; CU86-04 / 2-25-86; CU87-25 / 6-23-87; CU90-08 / 4-23-90; CU97-18 / 9-23-97; VA613 / 1-23-86; VA1052 / 12-20-89.
ALL APPROVALS BY BOARD OF COUNTY COMMISSIONERS.

9. PARCEL SITE DATA TABLE:

	EXISTING:	PROPOSED:
A: TOTAL SITE AREA:	802,731 SF (18.42 AC)	802,731 SF (18.42 AC)
B. TOTAL OPEN SPACE:	158,713 SF (3.64 AC)	283,926 SF (6.51 AC)
C: BUILDING FOOTPRINT:	167,309 SF (0.20 FAR)	189,010 SF (0.23 FAR)
D: SIDEWALK/PAVED AREA:	476,669 SF	330,107 SF
E: TOTAL IMPERVIOUS AREA:	644,038 SF (0.80 ISR)	519,117 SF (0.65 ISR)

10. PARCEL PARKING TABULATION:
PARKING REQUIRED:
EXISTING MINI-STORAGE: (83,075 SF NO PARKING REQUIRED) = 0 SPACES
EXISTING MINI-STORAGE OFFICE SPACE: (2,500 SF)/(300) = 9 SPACES
EXISTING RETAIL/BANK SPACE: (37,588 SF)/(300 SF) = 192 SPACES
EXISTING RESTAURANT: (12,400 SF)/(100 SF) = 124 SPACES
EXISTING FOOD MARKET/GROCERY: (12,100 SF)/(250 SF) = 48 SPACES
PROPOSED SAVE ALOT: (15,849 SF)/(250 SF) = 60 SPACES
PROPOSED 5-UNIT RETAIL: (5,500 SF)/(300 SF) = 19 SPACES
TOTAL = 452 SPACES
PARKING PROVIDED: 585 SPACES (INCLUDING 4 PROPOSED + 8 EXISTING H.C. STALLS)

11. THERE ARE (NO) HISTORIC RESOURCES ON-SITE.
12. THERE ARE (NO) KNOWN WETLANDS ON-SITE.
13. PROOF OF OWNERSHIP IS ON FILE WITH PASCO COUNTY.
14. IF DURING CONSTRUCTION ACTIVITES 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 OF HISTORICAL RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE ROSOURCES FOUND ON THE SITE.
15. NPDES NOTIFICATION (NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM) ATTENTION: THE EROSION/SEDIMENTATION LOCATIONS AND DETAILS SET FORTH IN THIS SITE PLAN HAVE BEEN DEVISED BY THE PROJECT ENGINEER TO MEET THE REQUIREMENTS OF THE FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM. FAILURE TO MAINTAIN THESE CONTROLS, OR AN ILLICIT DISCHARGE RESULTING FROM THEIR FAILURE WILL LIKELY RESULT IN FINE CITATIONS. SEC. 58-239 OF THE PASCO COUNTY CODE AUTHORIZES PENALTIES OF UP TO $5,000.00 FOR EACH OFFENSE.
16. THERE IS NO ON-SITE BURNING ANTICIPATED ON THE PLAN.
17. PER FLORIDA STATUE 316.0745 ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
18. ALL TERMINAL LANDSCAPED ISLANDS SHALL HAVE A MINIMUM OF 6' IN WIDTH FROM BACK OF CURB TO BACK OF CURB PER PASCO COUNTY LAND DEVELOPMENT CODE.
19. CONTRACTOR TO INSTALL PAVEMENT WHERE INDICATED ON PLANS.
20. THIS PROPERTY LIES WITHIN FLOOD ZONE "AE" WITH BASE FLOOD ELEV=30.00' PER FEMA COMMUNITY PANEL # 120230-0360, DATED 9-30-92.
21. ALL PROPOSED BUILDING SHALL NOT EXCEED 2-STORY WITH A MAX. BUILDING HEIGHT OF 60' FT.
22. EXISTING STORMWATER CONVEYANCE SYSTEM SHALL REMAIN IN USE AND SERVICE BOTH THE EXISTING AND PROPOSED DEVELOPMENT.
23. POTABLE WATER, FIRE AND SEWER SERVICE SHALL BE PROVIDED BY: FLORIDA GOVERMENTAL UTILITY AUTHORITY.
24. ELECTRICAL SERVICE SHALL BE PROVIDED BY: PROGRESS ENERGY OF FLORIDA, UTILITY DEPARTMENT.
25. THERE ARE 3 EASEMENTS PROPOSED (SEE SITE & UTILITY PLANS FOR DETAILS).
26. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON SITE.
27. IN CONSIDERATION OF PASCO COUNTY'S AGREEMENT TO PROVIDE POTABLE WATER AND/OR RECLAIMED WATER TO THE SUBJECT PROPERTY, DEVELOPER/OWNER, AND ITS SUCCESSORS AND ASSIGNS, AGREE TO THE FOLLOWING:
(a) IN THE EVENT OF PRODUCTION FAILURE OR SHORTFALL BY TAMPA BAY WATER, AS SET FORTH IN SECTION 3.19 OF THE INTERLOCAL AGREEMENT CREATING TAMPA BAY WATER, DEVELOPER/OWNER SHALL TRANSFER TO PASCO COUNTY ANY AND ALL WATER USE PERMITS OR WATER USE RIGHTS THE DEVELOPER/OWNER MAY HAVE TO USE OR CONSUME SURFACE OR GROUND WATER WITHIN PASCO COUNTY.
(b) PRIOR TO DEVELOPER/OWNER SELLING WATER OR WATER USE PERMIT USE PERMITS OR WATER USE RIGHTS, DEVELOPER/OWNER SHALL NOTIFY PASCO COUNTY, AND PASCO COUNTY SHALL HAVE A RIGHT OF FORST REFUSAL TO PURCHASE WATER OR WATER USE PERMITS OR WATER USE RIGHTS."
28. THERE WILL BE NO LIGHT SPILLAGE OR GLARE BEYOND THE PROJECT SITE.
29. FIRE PROTECTION PROVIDED BY FIRE HYDRANTS CONNECTED TO MUNICIPAL WATER SYSTEM.
30. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH PASCO COUNTY STANDARD FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATION, LATEST EDITION.
31. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER-DEVELOPER.
32. INSTALLATION OF FUEL STORAGE TANKS REQUIRES REVIEW AND APPROVAL BY THE FIRE MARSHAL AND THE ISSUANCE OF A SEPARATE BUILDING PERMIT. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE LOCATION OF THE FUEL TANKS.
33. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
34. HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTES 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS. ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL OF TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE IN ACCORDANCE WITH APPLICABLE STANDARDS.
35. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN THE COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO RIGHT-OF-WAY USE PERMIT.
36. ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE PLANTINGS, TREES ECT. IN EXCESS OF THREE-AND-A-HALF (3-1/2) FEET IN HEIGHT.
37. 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.
38. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING MPUD/PUD CONDITIONS.
39. ALL STRUCTURES, INCLUDING BUFFER WALLS, SIGNAGE, ECT. REQUIRE BUILDING PERMITS.
40. DURING CONSTRUCTION FUGITIVE DUST TO BE CONTROLLED VIA WATER TRUCK, OR ENGINEER-APPROVED ALTERNATIVE.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING

KEITH ZAYAC & ASSOCIATES, INC.
(727) 793-9888
701 ENTERPRISE ROAD E, STE 404
SAFETY HARBOR, FL 34695
WWW.KEITHZAYAC.COM
EB 9351 - LC 2600212

GRAND TRINITY PLAZA, LLC
2551 DREW STREET
CLEARWATER, FL 33765

PROJECT NAME: GRAND TRINITY PLAZA
PROJECT LOCATION: PASCO COUNTY, FLORIDA
SHEET NAME: OVERALL PROPERTY PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01.09.07	ISSUE TO PASCO COUNTY	KZ
2	05.07.08	REV. PER PASCO COUNTY COMMENTS	KZ
3	07.08.09	REV. PER PASCO COUNTY COMMENTS	KZ

NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER

PROJECT #:	526-06
ORIGINAL DATE:	05.26.09
CHECKED BY:	KZ
DRAWN BY:	RM

SHEET NO. 4 OF 26