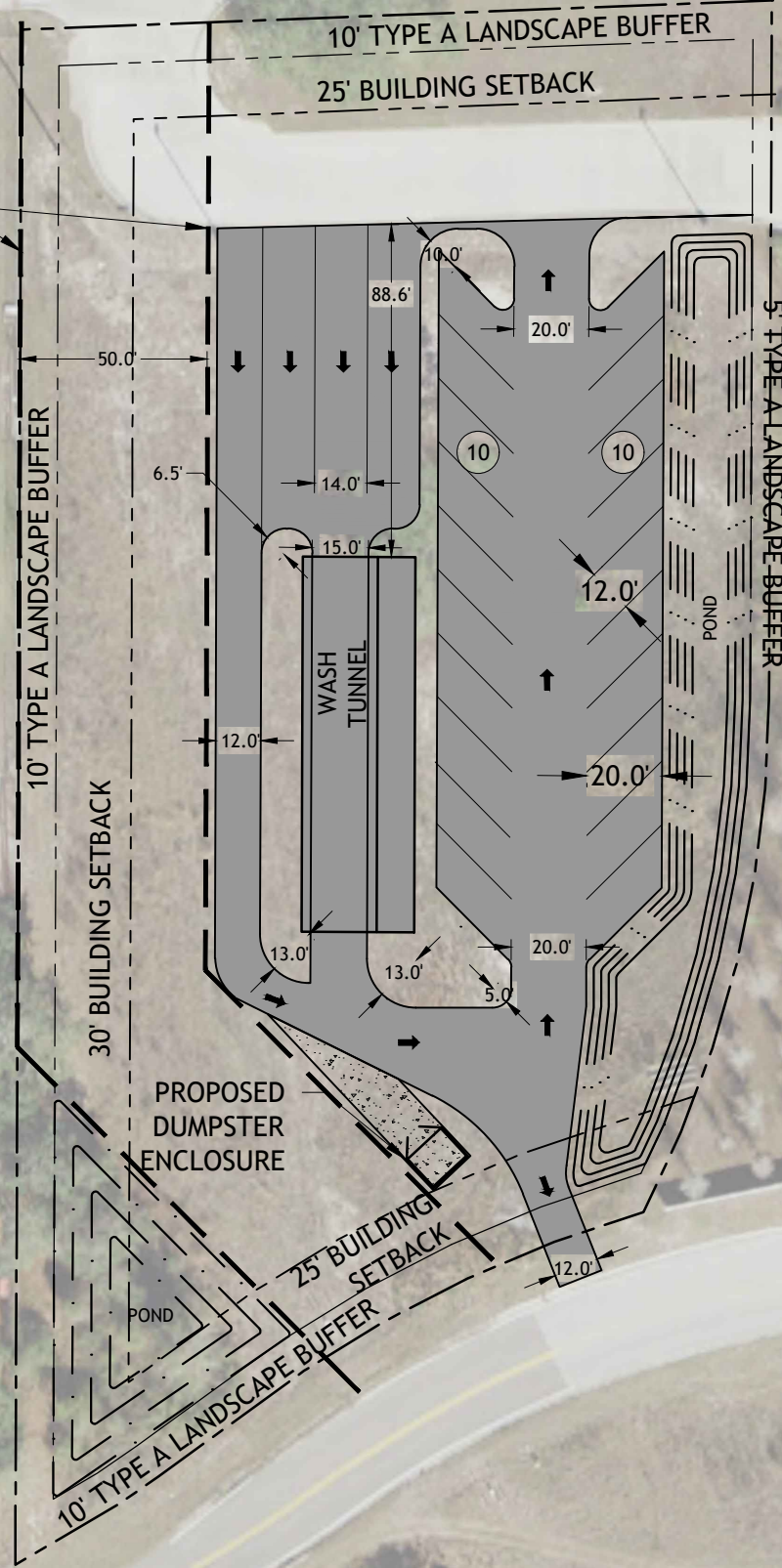
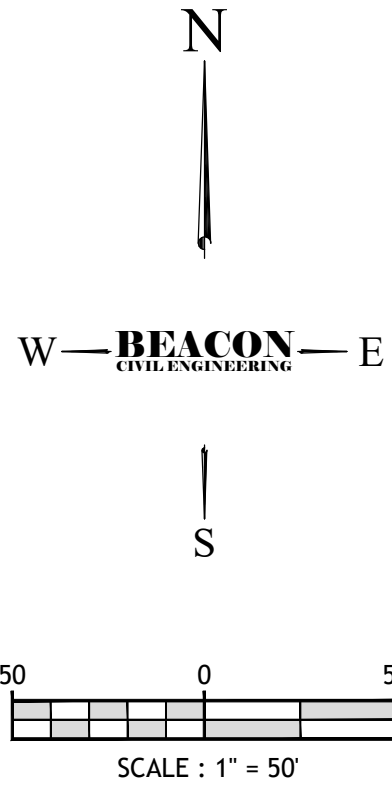


SR-52

FGT GAS LINE EASEMENT



MURCOTT WAY



SITE INFORMATION:

1. SITE DATA

TOTAL SITE AREA: 1.59 AC
 PID #s: 12-25-17-0000-00200-0020
 EXISTING USE: VACANT
 PROPOSED USE: CAR WASH/ FUEL STATION
 FLOOD ZONE: ZONE "X" PER FEMA FIRM PANEL
 NUMBER: 12101C0208F, DATED 09/26/2014
 ZONING: C1
 FUTURE LAND USE: COMMERCIAL

2. SETBACKS

BUILDING:	REQUIRED:
NORTH:	25'
EAST:	0'
SOUTH:	25'
WEST:	30'

3. PARKING DATA

PARKING REQUIRED:	2 SPACES PER WASHING STALL
PARKING PROVIDED:	20 12'x20' VACUM SPACES
TOTAL:	20 TOTAL SPACES

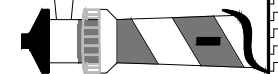
THE CONCEPT REPRESENTED HEREIN IDENTIFIED A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNERS COUPLED WITH A PRELIMINARY REVIEW OF THE PREVIOUSLY APPROVED PLANS. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVAL. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION ONLY AND NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.

THESE PLANS SHALL NOT BE ALTERED OR DUPLICATED WITHOUT WRITTEN PERMISSION FROM BEACON CIVIL ENGINEERING, LLC.

NOT VALID UNLESS SIGNED & SEALED BY A REGISTERED ENGINEER

Laurie S. Burcaw, PE #46064

BEACON CIVIL ENGINEERING
 LAND DEVELOPMENT ENGINEERS
 8345 GUNN HIGHWAY
 TAMPA, FL 33626



JALLO EXPRESS WASH

OF

SR-52

SR-52, PASCO COUNTY, FL

PROJECT NUMBER:
20-214

SHEET NAME:
CONCEPTUAL SITE PLAN

SHEET NUMBER:
CONCEPT 6