



LEGEND

- PROPERTY LINE / ROW ---
- LOT LINE ---
- SOIL LINE ---
- ASPHALT PAVEMENT ---
- CONCRETE SIDEWALK ---

LEGAL DESCRIPTION

SITE DATA TABLE

PARCEL ID	21-25-16-0030-00200-0011
PHYSICAL ADDRESS	NO PHYSICAL ADDRESS
TOTAL AREA	0.57 AC
EXISTING ZONING	C-2 (COMMERCIAL)
EXISTING USE	VACANT
PROPOSED ZONING	C-2 COMMERCIAL
PROPOSED USE	COMMERCIAL (MOTOR VEHICLE PARTS)
FUTURE LAND USE	RETAIL OFFICE RESIDENTIAL
BUILDING HEIGHT	35-FT (36-FT MAXIMUM ALLOWED)
PROP. BUILDING AREA	6,045 SF
F.A.R.	0.21 (0.50 MAXIMUM ALLOWED)
BUILDING SETBACKS	
FRONT SETBACKS	25-FT
INTERIOR SETBACK	0-FT
REAR SETBACK	30-FT FROM RESIDENTIAL
LANDSCAPE BUFFERS	
FRONT	15-FT
SIDE	10-FT
REAR	15-FT
PARKING REQUIREMENTS	
REGULAR (9-FTx18-FT)	1 SPACE PER 300 SF GFA (MOTOR VEHICLE PARTS AND ACCESSORY STORES) 6,045 SF/300 SF GFA = 21 SPACES REQUIRED
HANDICAP(12-FTx20-FT)1	1 SPACE PER UP TO 25 REGULAR SPACES
PARKING PROVIDED	
REGULAR	20 SPACES (9'x20')
HANDICAP	1 SPACES (12'x20')
TOTAL PROVIDED	21 SPACES

- POTABLE WATER AND SANITARY SEWER SERVICES PROVIDED BY PASCO COUNTY
- FIRE PROTECTION WILL BE PROVIDED BY FIRE HYDRANTS CONNECTED TO THE PUBLIC WATER SYSTEM.
- ON-SITE UNDERGROUND STORMWATER SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED
- THE SITE IS LOCATED WITHIN FEMA FLOOD ZONE "AE" (COASTAL FLOODPLAIN) WITH A BFE = 11-FT AS SHOWN IN THE FEMA PANEL # 12101C0187G, DATED JUNE 06, 2020

NOTES:

THE PROPOSED BUILDING LAYOUT AS SHOWN MAY REQUIRED THE USE OF STEM WALLS TO PROVIDED A F.F.E. 1-FT ABOVE 100-YR FLOOD PLAIN ELEVATION. FINAL DETERMINATION WILL BE MADE UPON ADDITIONAL EVALUATION OF EXISTING TOPOGRAPHY AND PASCO COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.

GRISSOM SMITH
Consulting Engineers

12950 RACE TRACK ROAD, STE 206
TAMPA, FL 33626
PHONE: (813) 843-7169
smithg@grissomsmith.com
FL COA # 31605
www.grissomsmith.com

State of Florida Seal

This document has been electronically signed and sealed by Ivan D. Urdaneta, P.E. Printed copies of this document are not considered signed and sealed. The signature must be verified on the electronic document.

FURMAN CONSTRUCTION AND DEVELOPMENT, INC
201 ALT 19 S. PALM HARBOR, FL. 34683

RNR TIRE STORE
US. HIGHWAY 19
PORT RICHEY, FL 34668

REVISIONS		
No.	Description	Date

SCALE: 1" = 20'

DATE: JAN. 2021

SHEET TITLE:

PROPOSED DEVELOPMENT PLAN

SHEET No.: PDP3
SHEET: OF

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811
Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

C:\Users\ivanu\Dropbox\PROJECTS\Furman\CD\Port Richey, RNR Tire50 - Drawings\55 - XREF\X-Site3.dwg (22:34) Plotted on: Apr 16, 2021 - 12:07pm by ivanu