

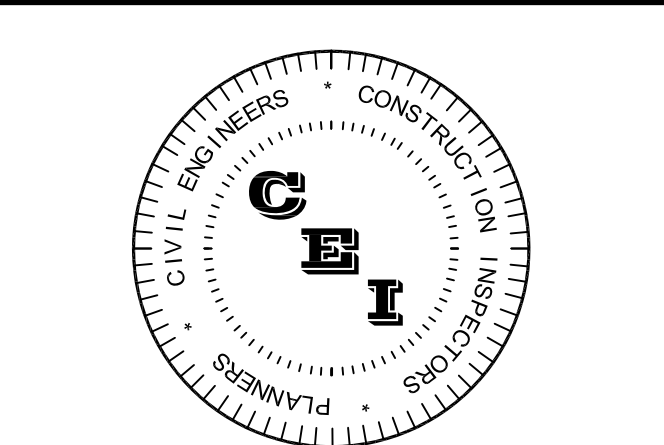
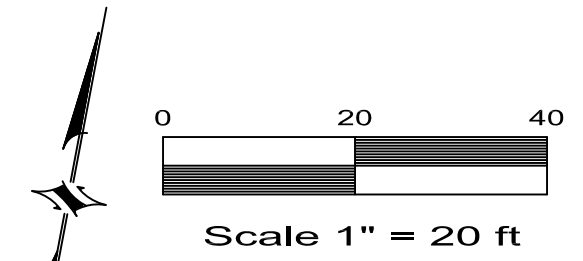
LEGEND

	PROPOSED BUILDING		EXISTING PAVEMENT
	PROPOSED 4" THK. CONCRETE		PERVIOUS PAVEMENT
	PROPOSED 6" THK. CONCRETE (MIN.)		PROPERTY LINE
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT		BUILDING SETBACK
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT		LANDSCAPE BUFFER
			PARKING SPACE COUNT

SITE DATA TABLE

PROPERTY PIN: 28-26-17-0010-0000-0030	ADDRESS: 12450 STATE ROAD 54, ODESSA, FL 33556
LOCATION: SECTION 28, TOWNSHIP 26, RANGE 17	EXISTING LANDUSE: RETAIL
JURISDICTION: PASCO COUNTY, FLORIDA	FUTURE LANDUSE: ROR
ZONING: M/UD (FOLLOWING C-2 STANDARDS) TRINITY COMMUNITIES DR/IMPUD 127 RZ 3759 ORIGINAL APPROVAL 1/28/1988	MAX. ALLOWABLE FAR: 0.15 (BASED ON 9,669 SF AVAILABLE) PROPOSED FAR: 0.14 (BASED ON 9,065 SF TOTAL) MAX. BUILDING HEIGHT: 35' MAX.
REQUIRED SETBACKS: FRONT (NORTH): 25' SIDE (WEST): 0' (INTERNAL) SIDE (EAST): 0' (INTERNAL) REAR (SOUTH): 0' (INTERNAL)	LANDSCAPE BUFFERS: FRONT (NORTH-STATE ROAD 54): TYPE "D" 20' WIDE SIDE (WEST-INTERNAL): TYPE "A" 10' WIDE SIDE (EAST-INTERNAL): TYPE "A" 10' WIDE REAR (SOUTH-INTERNAL): TYPE "A" 10' WIDE
REQUIRED PARKING: 1 SPACE PER 300 SF OF FLOOR AREA 3,000 SF FLOOR AREA / 300 = 10 SPACES EXISTING 6,955 SF FLOOR AREA / 300 = 21 SPACES TOTAL REQUIRED = 31 SPACES	
REQUIRED BICYCLE PARKING: 0.02 SPACE PER PARKING SPACE 0.02 x 62 SPACES = 1.24 SPACES	
PROPOSED PARKING: 17 REGULAR SPACES 2 HANDICAP SPACES 43 EXISTING SPACES 62 TOTAL SPACES	
PROPOSED BICYCLE PARKING: 10% REQUIRED TO BE PERVIOUS = 6.2 SPACES REQUIRED / 7 SPACES PROVIDED (5 EXISTING + 2 PROPOSED) 8 SPACES (2 PER RACK; 2 EXISTING RACKS PLUS 2 PROPOSED RACKS)	

FLOOD ZONE: FLOOD ZONE "A" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 1210103360P PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED SEPTEMBER 26, 2014.



CAMPO
ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE
TAMPA, FL 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE
THE SHOPPES AT TRINITY LAKES - LOT 3

PASCO COUNTY, FLORIDA

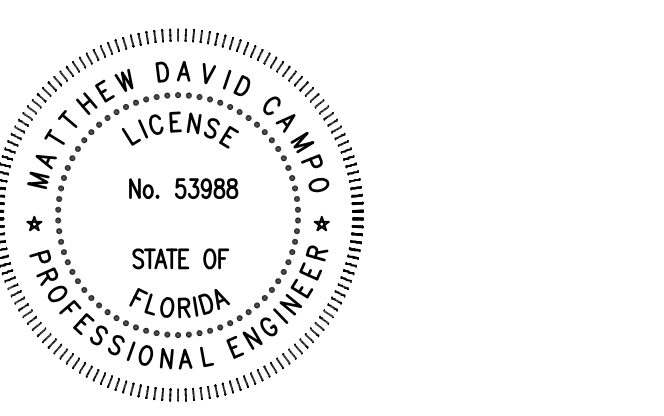
CLIENT
SLEIMAN ENTERPRISES
ONE SLEIMAN PARKWAY
JACKSONVILLE, FL 32216
(904) 731-4875

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 05/2021
REVIEWED BY: MDC
DRAWN BY: JBA
DESIGNED BY: BLM

PROJECT NUMBER
21-019



Matthew D. Campo 53988 06/22/2021
NAME SEAL NO. DATE

SHEET TITLE
CONCEPT PLAN

SHEET NUMBER
C-1

C:\Projects\21-019 - Shoppes at Trinity Lakes Lot 3\Drawings\Concepts\1\21-019 - Site Plan.dwg - Printed Jun 22, 2021 - 6:11pm by BonnieM