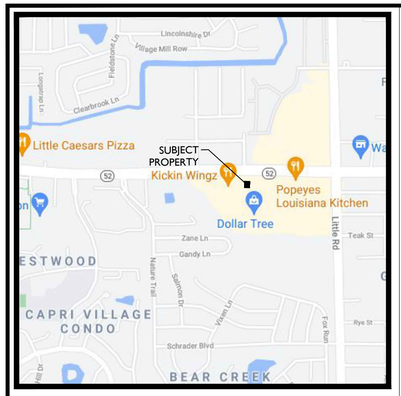


VICINITY MAP

1" = 1000'

SITE AREA:

±11,800 SQ FT (AS SHOWN) - AREA TO BE DETERMINED

PARKING SCHEDULE

EXISTING ZONING: CG - COMMERCIAL GENERAL

PARKING REQUIRED

RESTAURANTS W/ DRIVE THRU (0.25 SPACES PER OCCUPANT OR 4 SPACES/1,000 SF)

REQUIRED = = 4 SPACES

HANDICAP SPACES REQUIRED = 1 SPACES

TOTAL SPACES REQUIRED = 4 SPACES

PARKING PROVIDED

REGULAR SPACES (9'x20')	= 2
COMPACT SPACES (8'x18')	= 0*
HANDICAP SPACES	= 1
TOTAL	= 3

*25% COMPACT SPACES PERMITTED TO MEET REQUIRED TOTAL; NO COMPACT SPACES PROVIDED AT THIS TIME.

GENERAL DESIGN & REFERENCE NOTES:

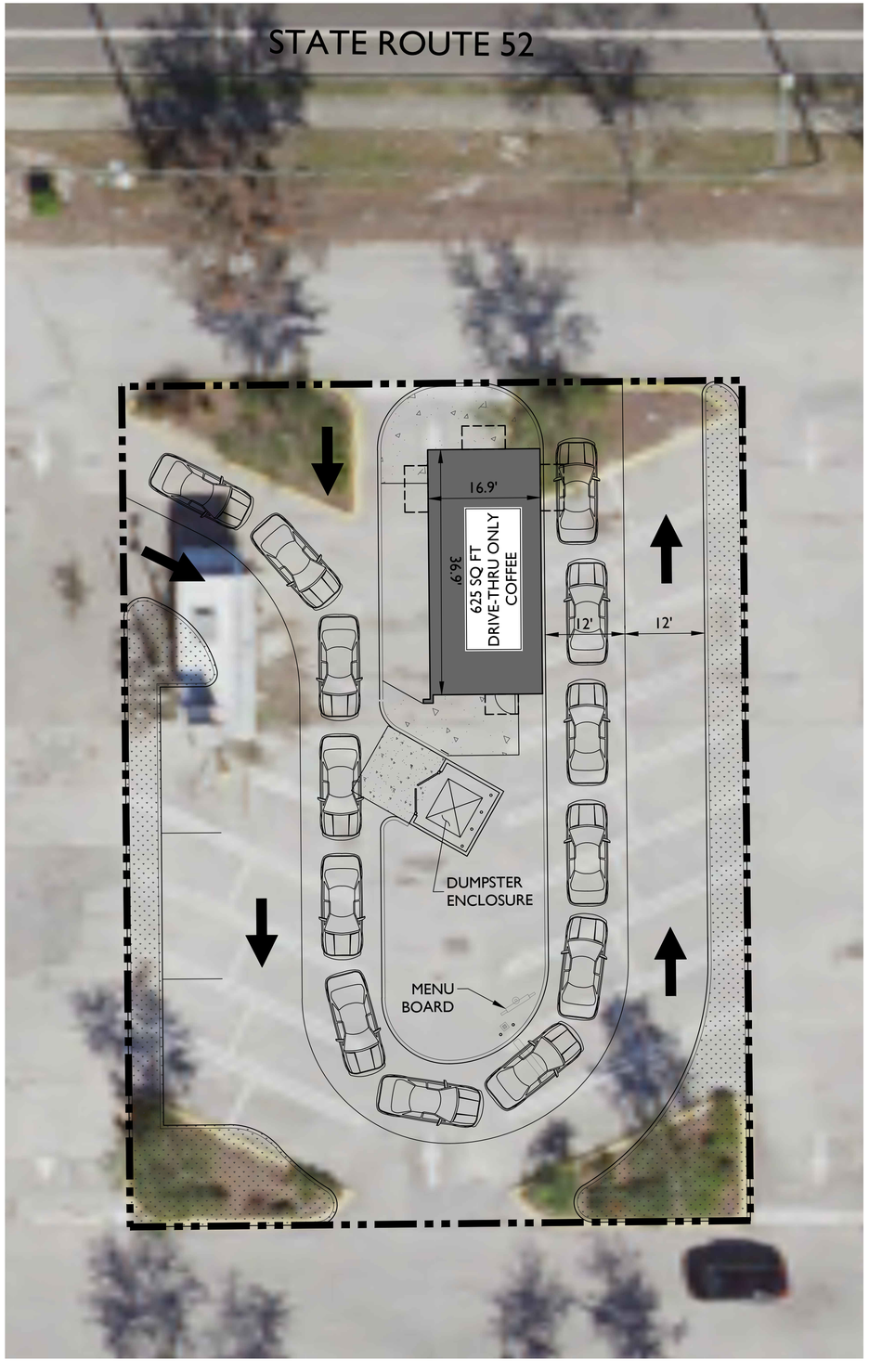
1. EXISTING HORIZONTAL IMPROVEMENTS SHOWN ARE TAKEN FROM BEST AVAILABLE RESOURCES AND ARE SUBJECT TO FORMAL SURVEY FINDINGS.
2. LAYOUTS ARE SUBJECT TO AGENCY PERMITTING REVIEW; PRE-APPLICATION MEETINGS ARE RECOMMENDED IN ADVANCE OF PERMIT APPLICATION AND DESIGN DEVELOPMENT.

EXISTING CONDITIONS - AERIAL

0 20' 40'

SCALE 1" = 20'

N



PROPOSED SITE PLAN

0 10' 20'

SCALE 1" = 10'

MJ STOKES CONSULTING
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TAMPA, FL 33622
813.724.4199
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FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS

REV	DATE	DESCRIPTION	BY

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

PROJECT NAME:

SCOOTERS COFFEE
THE OAKS SHOPPING CENTER

FOR

START YOUR ENGINE, LLC

HUDSON, PASCO COUNTY, FLORIDA

SHEET TITLE

CONCEPTUAL SITE PLAN

PROJECT NO:	21-1901
CHECKED BY:	JJS
VERTICAL DATUM:	---
DATE:	JULY 20, 2021

SHEET NUMBER

C-100