

STATE ROAD 54

ANTICIPATED RIGHT IN, RIGHT OUT ACCESS DRIVEWAY - SUBJECT TO COUNTY AND FOOT APPROVAL

NOTE:  
TWENTY-THREE (23) PARKING SPACES ARE SHOWN; LDC REQUIRES NINETEEN (19) TWELVE (12) STACKING SPACES ARE SHOWN; LDC REQUIRES EIGHT (8)

TYPE A) LANDSCAPE BUFFER, PER LDC SECTIONS 905.2

NOTE:  
STORMWATER REQUIREMENTS WILL BE PROVIDED BY UNDERGROUND FACILITY

PARKING PER PASCO COUNTY LDC REQUIRED: 4 PER BAY + 1 PER EMPLOYEE.  
3 BAYS + 3 EMPLOYEES = 15 (12 + 3) PROVIDED: 16 SPACES.

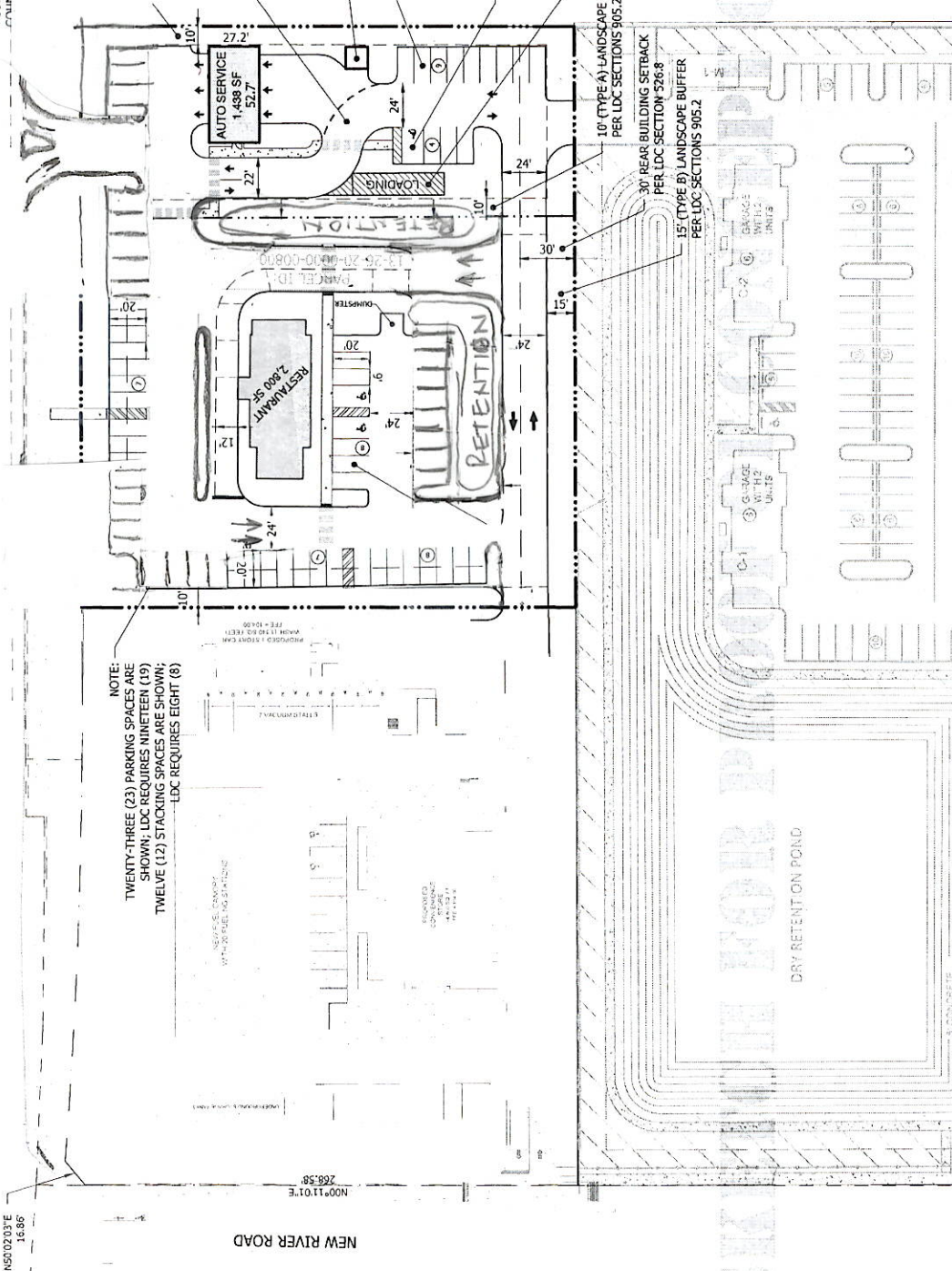
ENCLOSED REFUSE AREA  
PARKING SPACE 9'x20' (TYP)

ADA ACCESSIBLE PARKING SPACE 12'x20' AND 5' WIDE ACCESS AISLE  
12'x50' LOADING SPACE

10' (TYPE A) LANDSCAPE BUFFER, PER LDC SECTIONS 905.2

30' REAR BUILDING SETBACK PER LDC SECTION 526.8

15' (TYPE B) LANDSCAPE BUFFER PER LDC SECTIONS 905.2



N50.02037E 16.96'

NEW RIVER ROAD

N00°11'01"E 268.58'

PARCEL ID:  
13-26-20-00011-0000-5532  
ZONING: C-2



PROJECT NO.: 1686-20  
DRAWN BY: MRT  
CHECK BY: BWL  
DWG: 1686 CONCEPT A  
DATE: 2021-06-25

EAST PARCEL CONCEPT

STATE ROAD 54 & NEW RIVER ROAD  
COMMERCIAL



LANDIS EVANS  
+ PARTNERS

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