

SITE DATA

PROPERTY LOCATION:	HOLDEN DR & COUNTY LINE ROAD	
PARCEL ID:	01-24-17-0000-00100-0080 01-24-17-0000-00100-0080 01-24-17-0000-00100-0080 01-24-17-0000-00100-0080	
LOCAL MUNICIPALITY:	PASCO COUNTY	
FUTURE LAND USE:	INDUSTRIAL (IND)	
CURRENT ZONING:	C-2	
PROPOSED USE:	QSR	
TOTAL OVERALL PARCEL AREA:	3.94 AC	
MIN. OPEN SPACE:	50%	
PROPOSED OPEN SPACE:	44.7%	
YARDS:		
FRONT (NORTH)	25'	
SIDE (EAST)	30'	
SIDE (WEST)	30'	
REAR (SOUTH)	30'	
BUILDING HEIGHT:		
MAXIMUM	60'	
PARKING REQUIRED:		
RESTAURANT DRIVE THRU	2,305 SQ. FT. X (1 SPACE PER 150 SQ. FT.)	16 SPACES
RETAIL	5,950 SQ. FT. X (1 SPACE PER 300 SQ. FT.)	20 SPACES
TOTAL PARKING REQUIRED		36 SPACES
PARKING PROVIDED:		
STANDARD PARKING SPACES		60 SPACES
HANDICAPPED PARKING SPACES		6 SPACES
TOTAL PARKING PROVIDED		66 SPACES

01-24-17-0000-00100-0111
HD MARINER LLC
18941 OLD SHADY HILLS ROAD
0.86 ACRES

01-24-17-0000-00100-0110
1.02 ACRES

01-24-17-0010-00001-5810
7205 BELLINGHAM OAKS BLVD
1.14 ACRES

01-24-17-0000-00100-0080
0.98 ACRES

01-24-17-0000-00100-0090
0.98 ACRES

01-24-17-0000-00100-0100
1.02 ACRES

01-24-17-0000-49900-0030
FOOT BEREAU OF ROW
0.10 ACRES

DRY RETENTION AREA

QSR
2,390 sf

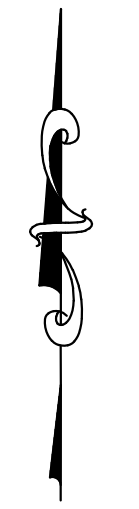
1,400 2,100 1,400 1,260
RETAIL BUILDING AREA 5,950 SF
LOADING ZONE

DRY RETENTION AREA

HOLDEN DRIVE

OLD SHADY HILLS ROAD

COUNTY LINE ROAD



NO.	REVISIONS	BY	DATE



TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199



SITE PLAN
COUNTY LINE ROAD COMMERCIAL
COUNTY LINE ROAD & HOLDEN DR
SPRING HILL / PASCO COUNTY, FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
BRYAN POTTS ON THE DATE AND TIME SHOWN USING A
DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE	07/21/21
SCALE	1"=30'
DRAWN-BY	DDP
PROJECT NUMBER:	074-XXX
D	
SHEET NO.	