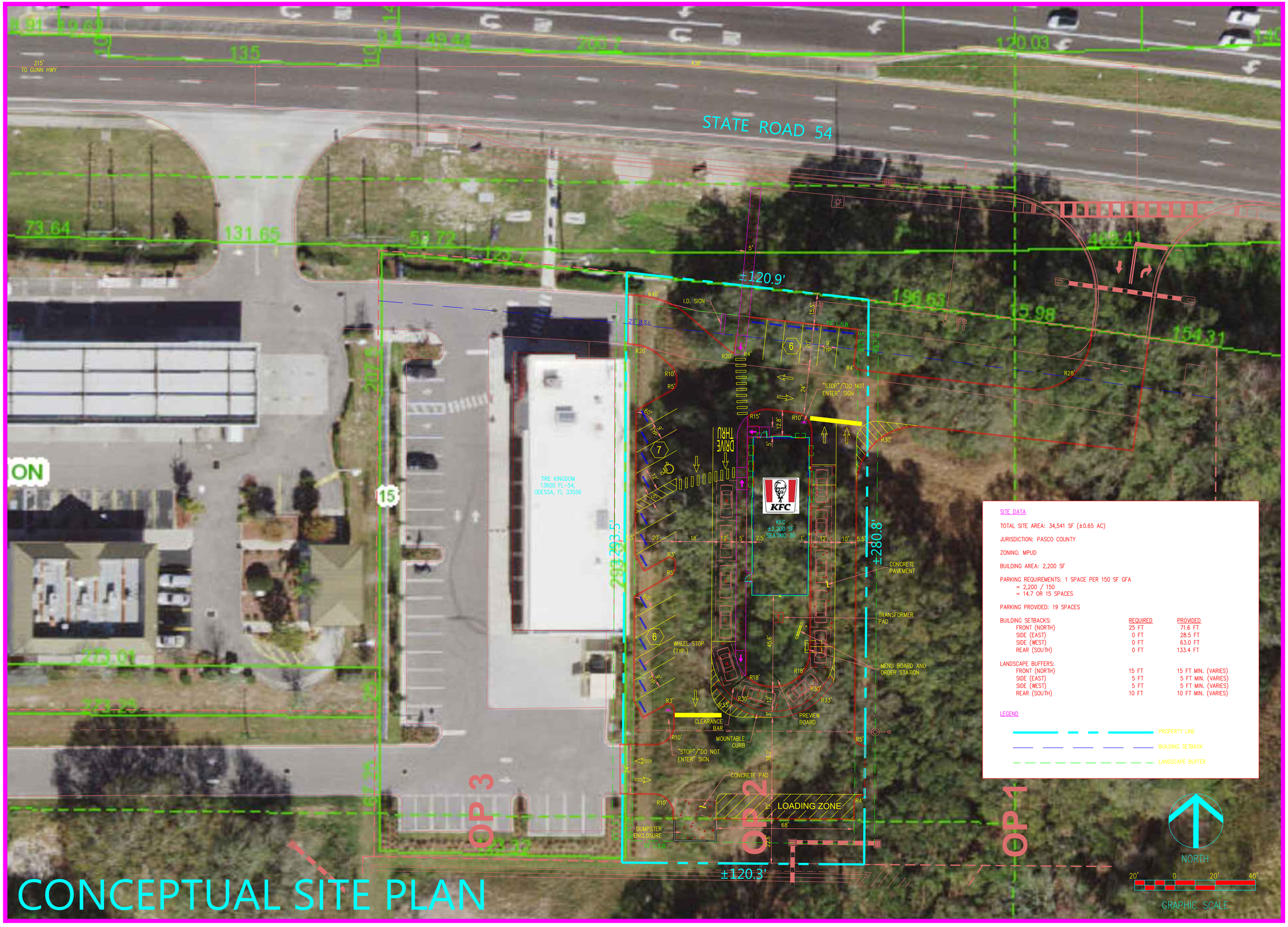

CONCEPTUAL SITE PLAN

SITE DATA

TOTAL SITE AREA: 34,541 SF (±0.65 AC)

JURISDICTION: PASCO COUNTY

ZONING: MPUD

BUILDING AREA: 2,200 SF

PARKING REQUIREMENTS: 1 SPACE PER 150 SF GFA
= 2,200 / 150
= 14.7 OR 15 SPACES

PARKING PROVIDED: 19 SPACES

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (NORTH)	25 FT	71.6 FT
SIDE (EAST)	0 FT	28.5 FT
SIDE (WEST)	0 FT	63.0 FT
REAR (SOUTH)	0 FT	133.4 FT

LANDSCAPE BUFFERS:		
FRONT (NORTH)	15 FT	15 FT MIN. (VARIES)
SIDE (EAST)	5 FT	5 FT MIN. (VARIES)
SIDE (WEST)	5 FT	5 FT MIN. (VARIES)
REAR (SOUTH)	10 FT	10 FT MIN. (VARIES)

LEGEND

PROPERTY LINE

BUILDING SETBACK

LANDSCAPE BUFFER

Z DEVELOPMENT Services

CA 29354

708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803

PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE
REVISION	DATE

KFC RESTAURANT
TRINITY
STATE ROAD 54
ODESSA, FLORIDA

DATE: 10-26-21
DRAWN: LH
CHECKED: RZ

CP3

PROJECT NO.: 2021.266