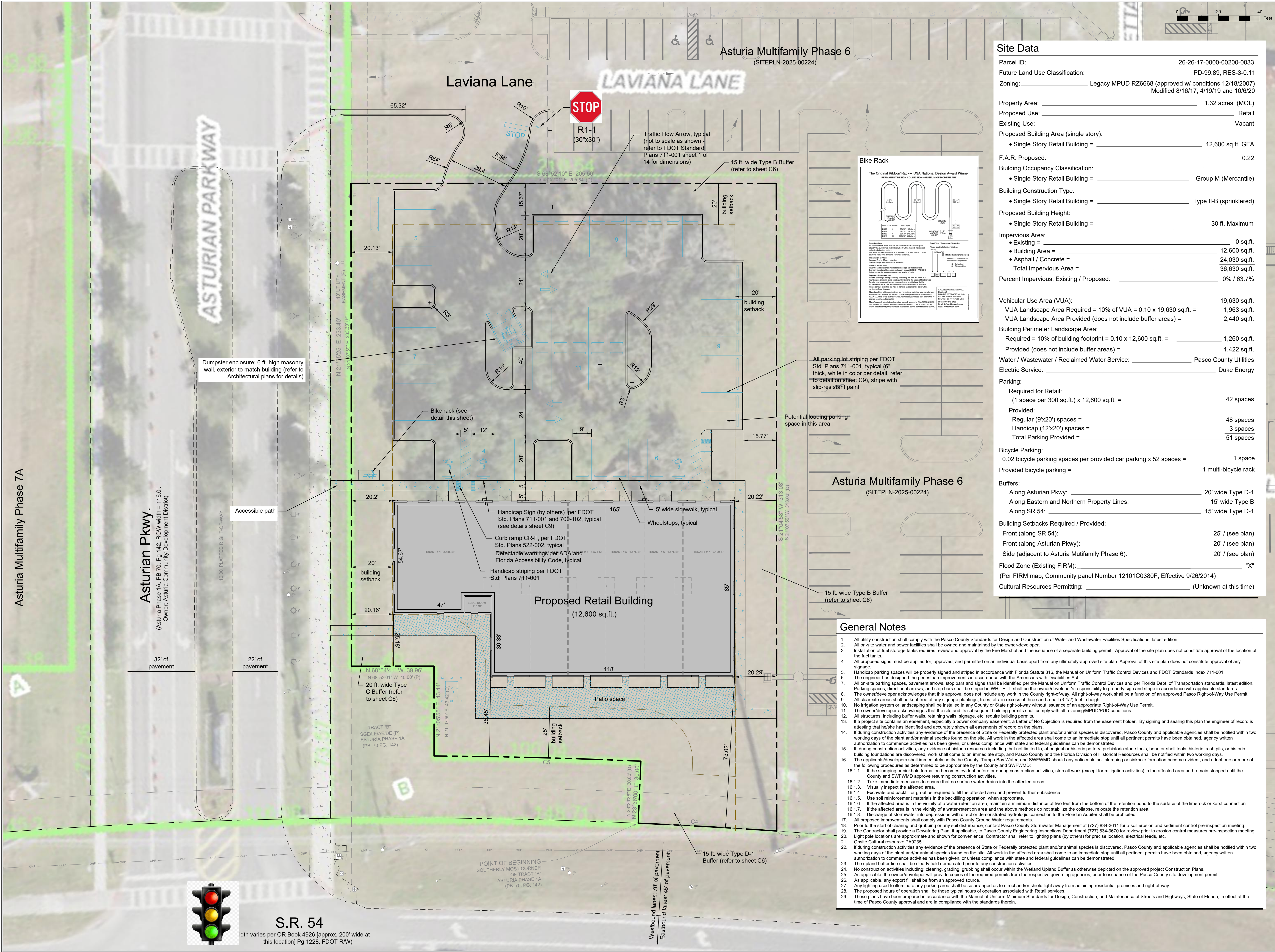




Site Data	
Parcel ID:	26-26-17-0000-00200-0033
Future Land Use Classification:	PD-99.89, RES-3-0.11
Zoning:	Legacy MPUD RZ6668 (approved w/ conditions 12/18/2007) Modified 8/16/17, 4/19/19 and 10/6/20
Property Area:	1.32 acres (MOL)
Proposed Use:	Retail
Existing Use:	Vacant
Proposed Building Area (single story):	
• Single Story Retail Building =	12,600 sq.ft. GFA
F.A.R. Proposed:	0.22
Building Occupancy Classification:	
• Single Story Retail Building =	Group M (Mercantile)
Building Construction Type:	
• Single Story Retail Building =	Type II-B (sprinklered)
Proposed Building Height:	
• Single Story Retail Building =	30 ft. Maximum
Impervious Area:	
• Existing =	0 sq.ft.
• Building Area =	12,600 sq.ft.
• Asphalt / Concrete =	24,030 sq.ft.
Total Impervious Area =	36,630 sq.ft.
Percent Impervious, Existing / Proposed:	0% / 63.7%
Vehicular Use Area (VUA):	19,630 sq.ft.
VUA Landscape Area Required = 10% of VUA = 0.10 x 19,630 sq.ft. =	1,963 sq.ft.
VUA Landscape Area Provided (does not include buffer areas) =	2,440 sq.ft.
Building Perimeter Landscape Area:	
Required = 10% of building footprint = 0.10 x 12,600 sq.ft. =	1,260 sq.ft.
Provided (does not include buffer areas) =	1,422 sq.ft.
Water / Wastewater / Reclaimed Water Service:	Pasco County Utilities
Electric Service:	Duke Energy
Parking:	
Required for Retail:	
(1 space per 300 sq.ft.) x 12,600 sq.ft. =	42 spaces
Provided:	
Regular (9'x20') spaces =	48 spaces
Handicap (12'x20') spaces =	3 spaces
Total Parking Provided =	51 spaces
Bicycle Parking:	
0.02 bicycle parking spaces per provided car parking x 52 spaces =	1 space
Provided bicycle parking =	1 multi-bicycle rack
Buffers:	
Along Asturian Pkwy:	20' wide Type D-1
Along Eastern and Northern Property Lines:	15' wide Type B
Along SR 54:	15' wide Type D-1
Building Setbacks Required / Provided:	
Front (along SR 54):	25' / (see plan)
Front (along Asturian Pkwy):	20' / (see plan)
Side (adjacent to Asturia Multifamily Phase 6):	20' / (see plan)
Flood Zone (Existing FIRM):	"X"
(Per FIRM map, Community panel Number 12101C0380F, Effective 9/26/2014)	
Cultural Resources Permitting:	(Unknown at this time)

- General Notes**
- All utility construction shall comply with the Pasco County Standards for Design and Construction of Water and Wastewater Facilities Specifications, latest edition.
 - All on-site water and sewer facilities shall be owned and maintained by the owner-developer.
 - Installation of fuel storage tanks requires review and approval by the Fire Marshal and the issuance of a separate building permit. Approval of the site plan does not constitute approval of the location of the fuel tanks.
 - All proposed signs must be applied for, approved, and permitted on an individual basis apart from any ultimately approved site plan. Approval of this site plan does not constitute approval of any signage.
 - Handicap parking spaces will be properly signed and striped in accordance with Florida Statute 316, the Manual on Uniform Traffic Control Devices and FDOT Standards Index 711-001.
 - The engineer has designed the pedestrian improvements in accordance with the Americans with Disabilities Act.
 - All on-site parking spaces, pavement arrows, stop bars and signs shall be identified per the Manual on Uniform Traffic Control Devices and per Florida Dept. of Transportation standards, latest edition.
 - The owner/developer acknowledges that this approval does not include any work in the County right-of-way. All right-of-way work shall be a function of an approved Pasco Right-of-Way Use Permit.
 - All clear-sight areas shall be kept free of any signage plantings, trees, etc. in excess of three-and-a-half (3-1/2) feet in height.
 - No irrigation system or landscaping shall be installed in any County or State right-of-way without issuance of an appropriate Right-of-Way Use Permit.
 - The owner/developer acknowledges that the site and its subsequent building permits shall comply with all rezoning/MPUD/PUD conditions.
 - All structures, including buffer walls, retaining walls, signage, etc. require building permits.
 - If a project site contains an easement, especially a power company easement, a Letter of No Objection is required from the easement holder. By signing and sealing this plan the engineer of record is attesting that he/she has identified and accurately shown all easements of record on the plans.
 - If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, Pasco County and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.
 - If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundations are discovered, work shall come to an immediate stop, and Pasco County and the Florida Division of Historical Resources shall be notified within two working days.
 - The applicants/developers shall immediately notify the County, Tampa Bay Water, and SWFWMD should any noticeable soil slumping or sinkhole formation become evident, and adopt one or more of the following procedures as determined to be appropriate by the County and SWFWMD:
 - 16.1.1. If the slumping or sinkhole formation becomes evident before or during construction activities, stop all work (except for mitigation activities) in the affected area and remain stopped until the County and SWFWMD approve resuming construction activities.
 - 16.1.2. Take immediate measures to ensure that no surface water drains into the affected areas.
 - 16.1.3. Visually inspect the affected area.
 - 16.1.4. Excavate and backfill or grout as required to fill the affected area and prevent further subsidence.
 - 16.1.5. Use soil reinforcement materials in the backfilling operation, when appropriate.
 - 16.1.6. If the affected area is in the vicinity of a water-retention area, maintain a minimum distance of two feet from the bottom of the retention pond to the surface of the limestone or karst connection.
 - 16.1.7. If the affected area is in the vicinity of a water-retention area and the above methods do not stabilize the collapse, relocate the retention area.
 - 16.1.8. Discharge of stormwater into depressions with direct or demonstrated hydrologic connection to the Floridan Aquifer shall be prohibited.
 - All proposed improvements shall comply with Pasco County Ground Water requirements.
 - Prior to the start of clearing and grubbing or any soil disturbance, contact Pasco County Stormwater Management at (727) 834-3611 for a soil erosion and sediment control pre-inspection meeting.
 - The Contractor shall provide a Dewatering Plan, if applicable, to Pasco County Engineering Inspections Department (727) 834-3670 for review prior to erosion control measures pre-inspection meeting.
 - Light pole locations are approximate and shown for convenience. Contractor shall refer to lighting plans for precise location, electrical feeds, etc.
 - Onsite Cultural resource: PA02351.
 - If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, Pasco County and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.
 - The upland buffer line shall be clearly field demarcated prior to any construction activities.
 - No construction activities including: clearing, grading, grubbing shall occur within the Wetland Upland Buffer as otherwise depicted on the approved project Construction Plans.
 - As applicable, the owner/developer will provide copies of the required permits from the respective governing agencies, prior to issuance of the Pasco County site development permit.
 - As applicable, any export fill shall be from an approved source.
 - Any lighting used to illuminate any parking area shall be so arranged as to direct and/or shield light away from adjoining residential premises and right-of-way.
 - The proposed hours of operation shall be those typical hours of operation associated with Retail services.
 - These plans have been prepared in accordance with the Manual of Uniform Minimum Standards for Design, Construction, and Maintenance of Streets and Highways, State of Florida, in effect at the time of Pasco County approval and are in compliance with the standards therein.

PLANENG INC
Board of Professional Engineers
Certificate of Authorization
No. 26432

Pensacola:
501 Fitzgerald Street
Pensacola, FL 32505
T (850) 444-9493

Tampa:
3737 Lake Joyce Dr
Land O Lakes, FL 34639
T (813) 962.1752

Issue / Revisions

1. 4/27/26, revisions per Pasco County

2. 5/21/26, revisions per Pasco County

3. 6/12/26, revisions per Pasco County

Scale
1"=20'

Asturian Pkwy
Retail Center

Asturian Pkwy., Odessa (unincorporated Pasco County), Florida 33556

JAY M. GILL
LICENSE
No. 90679
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Date

Reviewed by
JMG/RMO

Plan Description
Site Plan

Sheet No.
C2

2022-0924PAScom Asturian (C02) Site Plan.dwg
CAD date 6/12/2026