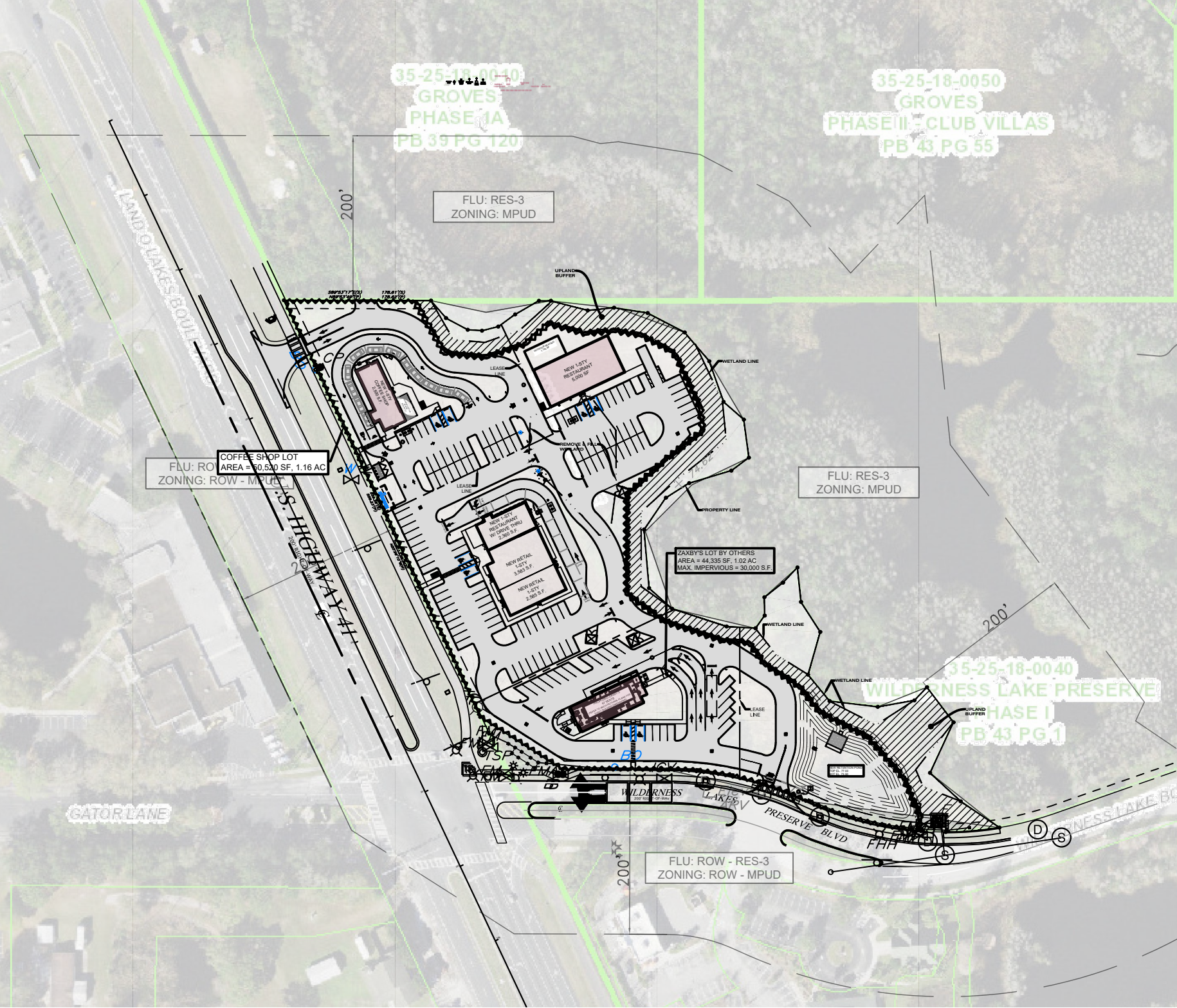
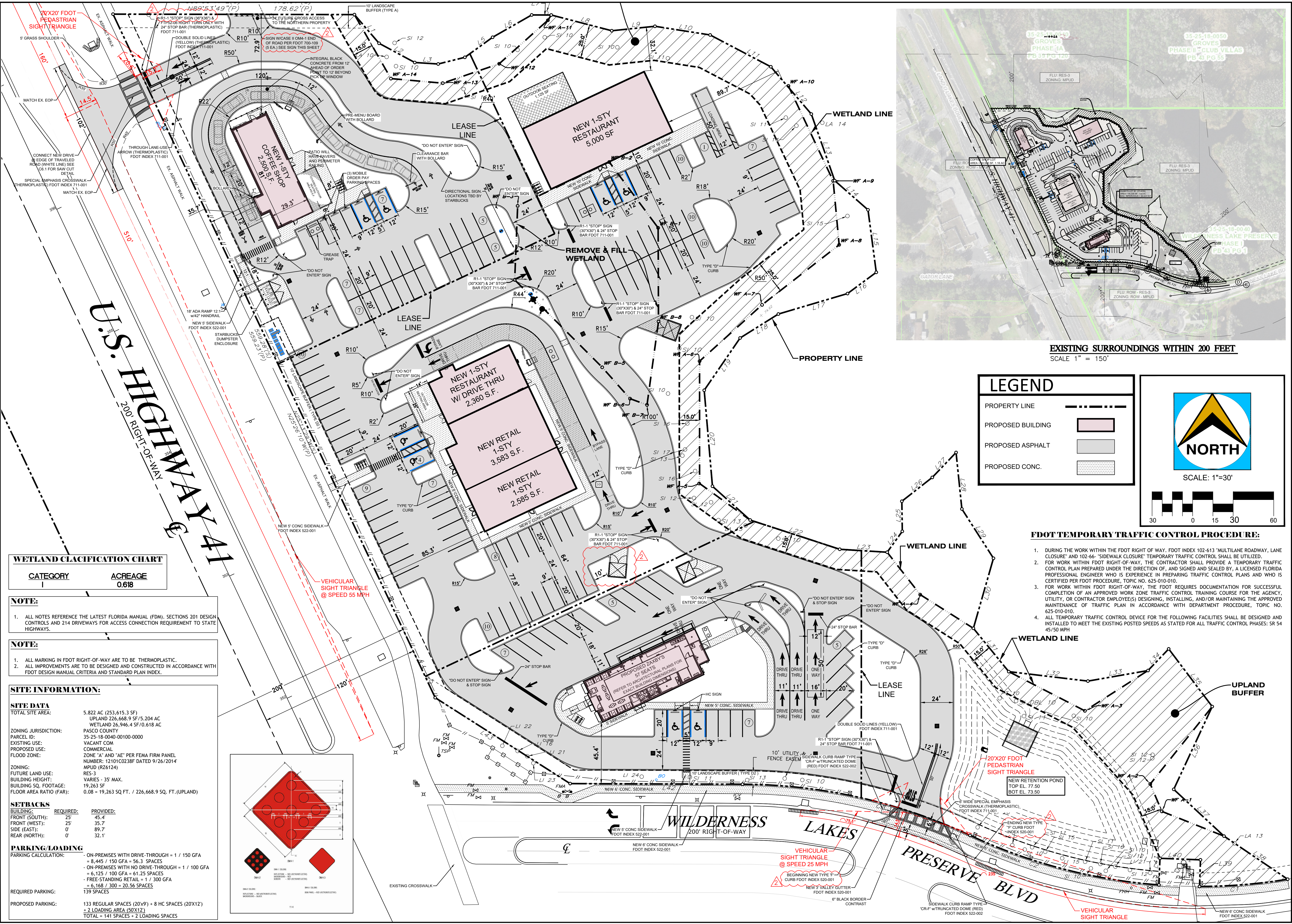




EXISTING SURROUNDINGS WITHIN 200 FEET
SCALE 1" = 150'

LEGEND

PROPERTY LINE
PROPOSED BUILDING
PROPOSED ASPHALT
PROPOSED CONC.

NORTH

SCALE: 1"=30'

30 0 15 30 60

- FDOT TEMPORARY TRAFFIC CONTROL PROCEDURE:**
1. DURING THE WORK WITHIN THE FDOT RIGHT OF WAY, FDOT INDEX 102-613 "MULTILANE ROADWAY, LANE CLOSURE" AND 102-66 "SIDEWALK CLOSURE" TEMPORARY TRAFFIC CONTROL SHALL BE UTILIZED.
 2. FOR WORK WITHIN FDOT RIGHT-OF-WAY, THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN PREPARED UNDER THE DIRECTION OF, AND SIGNED AND SEALED BY, A LICENSED FLORIDA PROFESSIONAL ENGINEER WHO IS EXPERIENCE IN PREPARING TRAFFIC CONTROL PLANS AND WHO IS CERTIFIED PER FDOT PROCEDURE, TOPIC NO. 625-010-010.
 3. FOR WORK WITHIN FDOT RIGHT-OF-WAY, THE FDOT REQUIRES DOCUMENTATION FOR SUCCESSFUL COMPLETION OF AN APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE FOR THE AGENCY, UTILITY, OR CONTRACTOR EMPLOYEES) DESIGNING, INSTALLING, AND/OR MAINTAINING THE APPROVED MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH DEPARTMENT PROCEDURE, TOPIC NO. 625-010-010.
 4. ALL TEMPORARY TRAFFIC CONTROL DEVICE FOR THE FOLLOWING FACILITIES SHALL BE DESIGNED AND INSTALLED TO MEET THE EXISTING POSTED SPEEDS AS STATED FOR ALL TRAFFIC CONTROL PHASES: SR 54 45/50 MPH

WETLAND CLACIFICATION CHART

CATEGORY	ACREAGE
1	0.618

NOTE:

1. ALL NOTES REFERENCE THE LATEST FLORIDA MANUAL (FDM), SECTIONS 201 DESIGN CONTROLS AND 214 DRIVEWAYS FOR ACCESS CONNECTION REQUIREMENT TO STATE HIGHWAYS.

NOTE:

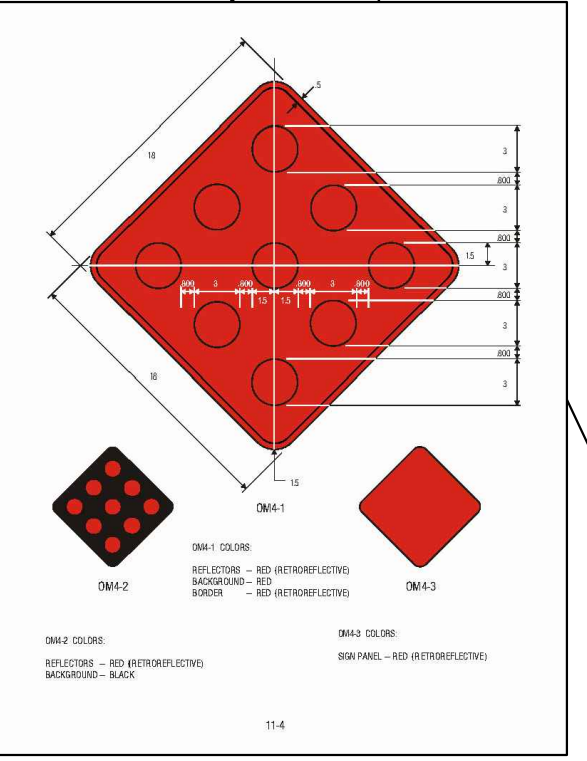
1. ALL MARKING IN FDOT RIGHT-OF-WAY ARE TO BE THERMOPLASTIC.
2. ALL IMPROVEMENTS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH FDOT DESIGN MANUAL CRITERIA AND STANDARD PLAN INDEX.

SITE INFORMATION:

SITE DATA
TOTAL SITE AREA: 5,822 AC (253,615.3 SF)
UPLAND 226,668.9 SF/5,204 AC
WETLAND 26,946.4 SF/0.618 AC
PASCO COUNTY
35-25-18-0040-00100-0000
VACANT COM.
COMMERCIAL
ZONE "A" AND "AE" PER FEMA FIRM PANEL NUMBER: 12101C0238F DATED 9/26/2014
MPUD (R26124)
RES-3
VARIES - 35' MAX.
BUILDING HEIGHT: 19,263 SF
FLOOR AREA RATIO (FAR): 0.08 = 19,263 SQ.FT. / 226,668.9 SQ. FT.(UPLAND)

SETBACKS
BUILDING: REQUIRED: 25' PROVIDED: 45.4'
FRONT (SOUTH): 25' 35.7'
FRONT (WEST): 0' 89.7'
SIDE (EAST): 0' 32.1'
REAR (NORTH): 0' 32.1'

PARKING/LOADING
PARKING CALCULATION:
- ON-PREMISES WITH DRIVE-THROUGH = 1 / 150 GFA = 8,445 / 150 GFA = 56.3 SPACES
- ON-PREMISES WITH NO DRIVE-THROUGH = 1 / 100 GFA = 6,125 / 100 GFA = 61.25 SPACES
- FREE-STANDING RETAIL = 1 / 300 GFA = 6,168 / 300 = 20.56 SPACES
REQUIRED PARKING: 139 SPACES
PROPOSED PARKING: 133 REGULAR SPACES (20'X9') + 8 HC SPACES (20'X12') + 2 LOADING AREA (50'X12')
TOTAL = 141 SPACES + 2 LOADING SPACES



Northside Engineering, Inc.

Civil - Land Planning - Traffic Studies - Landscape
Due Diligence Reports - Land Use - Re-Zoning
Stormwater Management - Utility Design
300 South Belcher Road, Clearwater, Florida 33765
Tel: 727-443-8036 Fax: 727-443-8038
tech@northsideengineering.net Est. 1989

Donald B. Fairbairn, P.E. #44971

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY Donald B. Fairbairn, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT # 2332
ISSUE DATE: 09/09/24

REVISIONS:

No.	Date	Description
1	11/06/24	1st Submittal

DRAWN BY: KB

CIVIL SITE PLAN

WILDERNESS LAKES

7183 ANN ARBOR DRIVE,
LAND O LAKES, FL 34637

Northside Engineering, Inc.

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