

PROJECT DATA

1. TAX ID #:
2. PHYSICAL ADDRESS:
3. PROPERTY SIZE:
4. EXISTING ZONING:
5. FUTURE LAND USE CATEGORY:
6. EXISTING USE:
7. PROPOSED USE:
8. PROPERTY OWNER/APPLICANT:
9. ENGINEER/REPRESENTATIVE:

37-34-18-055-000-0030
19615 STATE ROAD 54
LAND OF LAKE, FL 34638
~1.1992 AC (86,767 SF)
MPUD
RESIDENTIAL-3
VACANT
RETAIL AND RESTAURANT
AJI OAKSTEAD CORNER, LLC
JAN LIEBERMAN
10355 BIRMINGHAM DRIVE
RIVERVIEW, FL 33558
MASER CONSULTING P.A.
(ONLY) STOCKS, P.E.
541 W. WATERS AVE. SUITE 100
TAMPA, FL 33634

ZONING TABLE:

| TABLE OF BULK REQUIREMENTS ZONE: OAKSTEAD MPUD RZ-7365 (DECEMBER 2018) | | | | |
|---|-----------|-----------|---|----------|
| ITEM | REQUIRED | EXISTING | PROVIDED | COMPLIES |
| MIN. LOT AREA | 15,000 SF | 86,767 SF | 86,767 SF | YES |
| MIN. FRONT YARD SETBACK | 25' | N/A | 35.3' | YES |
| MIN. SIDE YARD SETBACK | N/A | N/A | 55.3' | YES |
| MIN. REAR YARD SETBACK | 30' | N/A | 105.4' | YES |
| MAX. BUILDING HEIGHT | 60' | N/A | <60' | YES |
| MIN. LOT WIDTH | 90' | 232' | 232' | YES |
| MAX. BUILDING COVERAGE | 50% | N/A | 10% (8,400 SF BUILDING PLUS 600 SF PATIO) (86,767 SF) | YES |

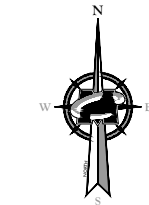
GENERAL DESIGN & REFERENCE NOTES:

1. EXISTING INFORMATION SHOWN HEREON AS APPROXIMATE AND IS TAKEN FROM A SURVEY TITLED "ALTAIR LAND TITLE SURVEY MOVED LEE & A. OAKSTEAD SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA" PREPARED BY SURVITECH SOLUTIONS, INC. DATED AUGUST 30, 2019.
2. ACCORDING TO THE FLOOD INSURANCE MAP FOR PASCO COUNTY PANEL 403 OF 500, COMMUNITY PANEL NUMBER 120320, 4403 F, MAP NUMBER 12181C040F, EFFECTIVE DATE SEPTEMBER 26, 2014, THE SUBJECT PARCELS IS GENERALLY WITHIN ZONES X AND "X". ZONE "X" IS A NO BASE FLOOD ELEVATION ZONE AND ZONE "X" INCLUDES AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YR).
3. NO CULTURAL RESOURCES ON SITE.
4. REQUIRED IF LANDSCAPE BUFFER AROUND PERIMETER OF SITE, SHARED BUFFER WITH ADJACENT PARCELS POSSIBLE WITH EASEMENT, 20' ALONG L.S. 54 MAY BE REQUIRED.
5. CONNECTIONS TO ADJACENT PARCELS WITHOUT RE-ENTRY TO PUBLIC RIGHTS-OF-WAY ANTICIPATED TO BE A REQUIREMENT AND ARE SHOWN ACCORDINGLY.
6. 180°/90° BUILDING FOOTPRINT SHOWN ALIGNED ALONG L.S. 54 WITH MAIN ENTRANCE FACING L.S. 54.
7. ELECTRIC SERVICE WILL BE PROVIDED BY PROGRESS ENERGY LTD.
8. PER FLORIDA STATE STATUTE 316.06(1) ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OWNED BY THE GENERAL PUBLIC MUST BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA OF TRANSPORTATION STANDARDS.
9. WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY PASCO COUNTY.

PARKING AND LOADING

PARKING:
REQUIRED: RETAIL STORE REQUIRES 1 SPACE PER 300 SF, PLUS 0.02 BICYCLE SPACES PER PARKING SPACE
(5,000 SF RETAIL STORE/300 = 17 SPACES
0.02 BICYCLE SPACES X 17 SPACES = 0.34 BICYCLE SPACES
ON-PREMISE WITH NO DRIVE-THROUGH RESTAURANT 1 SPACE PER 100 SF, PLUS 0.02 BICYCLE SPACES PER PARKING SPACE, CURBSIDE TO-GO PICK-UP SPACES ARE NOT CREDITED TO THE REQUIRED PARKING
(1,000 SF RESTAURANT/100 = 10 SPACES
PLUS 0.02 IF PATIO/100 = 0.2 SPACES
0.02 BICYCLE X 10 SPACES = 0.2 BICYCLE SPACES
REQUIRED: 15 SPACES
11 BICYCLE SPACES
48 STANDARD SPACES
18 COMPACT SPACES
2 PARALLEL
3 ADA SPACES
PROVIDED: 85 TOTAL SPACES
7 BICYCLE SPACES
PARKING STALL SIZE: 9' X 20' REQUIRED
9' X 20' PROVIDED

NOTES:
CODE ALLOWS UP TO 25% OF TOTAL SPACES TO BE COMPACT AT DIMENSION REDUCTION FROM 9'X20' TO 6'X18'. 14 SPACES PROVIDED (25%)
SEMI-TRAILER TRAILER TRUCKS ARE SCHEDULED TO LOADING/UNLOADING BEFORE/AFTER BUSINESS HOURS.
ONE STANDARD STALL IS USED FOR LOADING ONLY FOR NON SEMI-TRAILER TRAILERS THAT IS SCHEDULED TO LOADING/UNLOADING ANY TIME OF DAY.

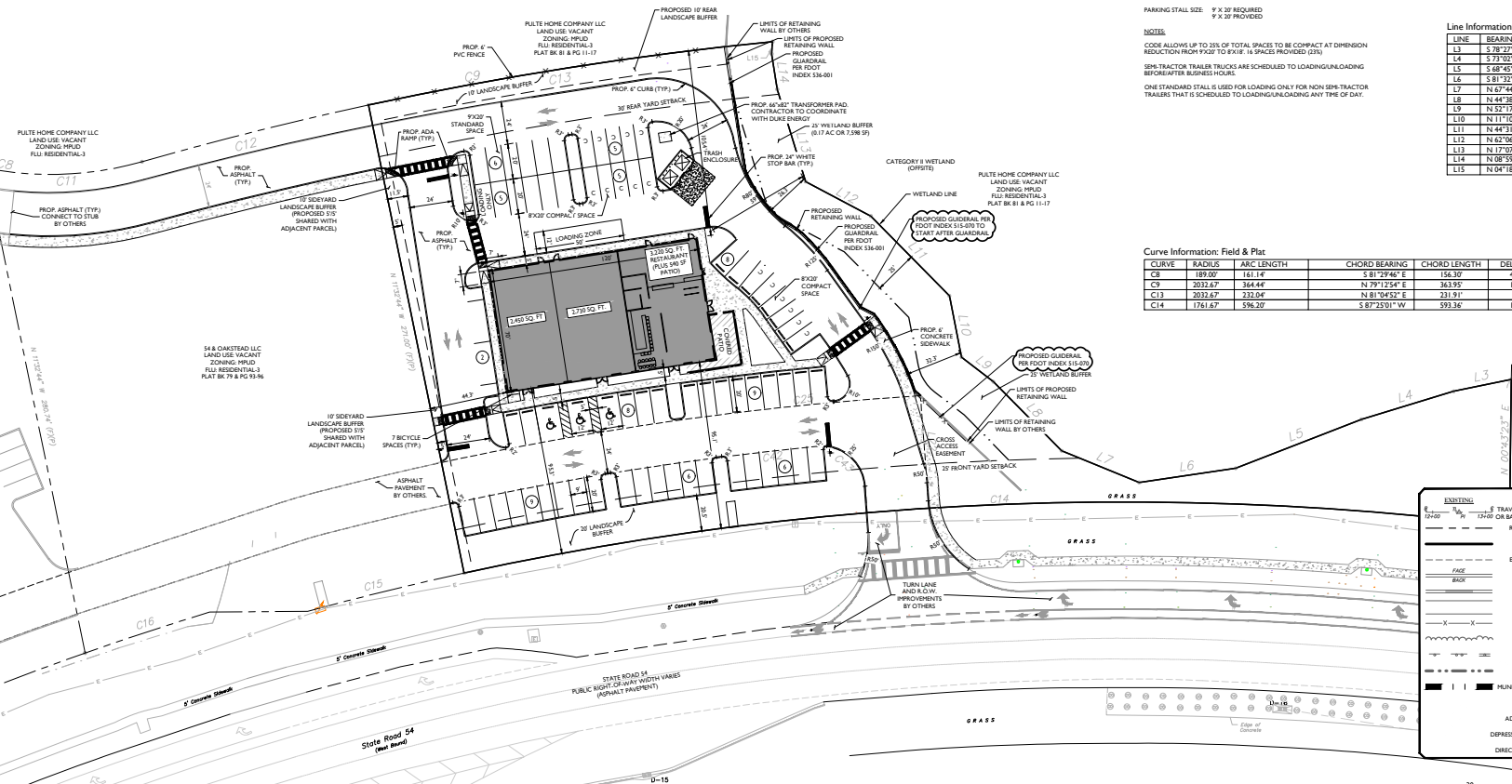


Line Information: Field & Plat

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L3 | S 28°27'10" W | 33.41' |
| L4 | S 73°02'00" W | 54.66' |
| L5 | S 68°45'12" W | 76.50' |
| L6 | S 81°32'12" W | 55.37' |
| L7 | N 67°44'37" W | 47.57' |
| L8 | N 44°38'08" W | 55.06' |
| L9 | N 52°17'42" W | 23.56' |
| L10 | N 11°05'54" W | 35.40' |
| L11 | N 44°31'51" W | 63.50' |
| L12 | N 62°58'46" W | 41.84' |
| L13 | N 17°07'05" W | 54.78' |
| L14 | N 08°59'48" W | 20.41' |
| L15 | N 04°18'13" E | 6.93' |

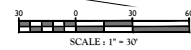
Curve Information: Field & Plat

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH | DELTA ANGLE | TANGENT |
|-------|----------|------------|---------------|--------------|-------------|---------|
| CB | 189.50' | 161.14' | S 81°29'48" E | 136.30' | 48°51'01" | 85.83' |
| C9 | 2032.67' | 364.44' | N 77°12'54" E | 363.93' | 107°16'22" | 182.71' |
| C13 | 2032.67' | 232.04' | N 81°04'52" E | 231.91' | 6°22'26" | 116.15' |
| C14 | 1761.67' | 596.20' | S 87°25'01" W | 593.36' | 19°23'26" | 300.98' |



LEGEND

| EXISTING | PROPOSED |
|--|--|
| TRAVEL LINE, CENTER LINE (12+00 OR BASELINE (LABEL AS SUCH) 12+00) | TRAVEL LINE, CENTER LINE (12+00 OR BASELINE (LABEL AS SUCH) 12+00) |
| RIGHT OF WAY LINE | RIGHT OF WAY LINE |
| PROPERTY LINE | PROPERTY LINE |
| EDGE OF PAVEMENT | EDGE OF PAVEMENT |
| CURB | CURB |
| DEPRESSED CURB | DEPRESSED CURB |
| SIDEWALK | SIDEWALK |
| FENCES | FENCES |
| TREELINE | TREELINE |
| ROADWAY SIGNS | ROADWAY SIGNS |
| WETLAND LINE | WETLAND LINE |
| MUNICIPAL BOUNDARY LINE | MUNICIPAL BOUNDARY LINE |
| STALL COUNT | STALL COUNT |
| ADA ACCESSIBLE STALL | ADA ACCESSIBLE STALL |
| DEPRESSED CURB AND ADA RAMP | DEPRESSED CURB AND ADA RAMP |
| DIRECTION OF TRAFFIC FLOW | DIRECTION OF TRAFFIC FLOW |



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Collins Engineering & Design, Inc. is an Equal Opportunity Employer. Minor Modification Plans for AJI Oakstead Corner, LLC. NEC of SR 54 and Oakstead Blvd. Pasco County Florida. AS SHOWN, CIVIL/ST, R/W, S&B, TRACED/PA, CLAY, DIMENSION PLAN. 3 of 12. NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.