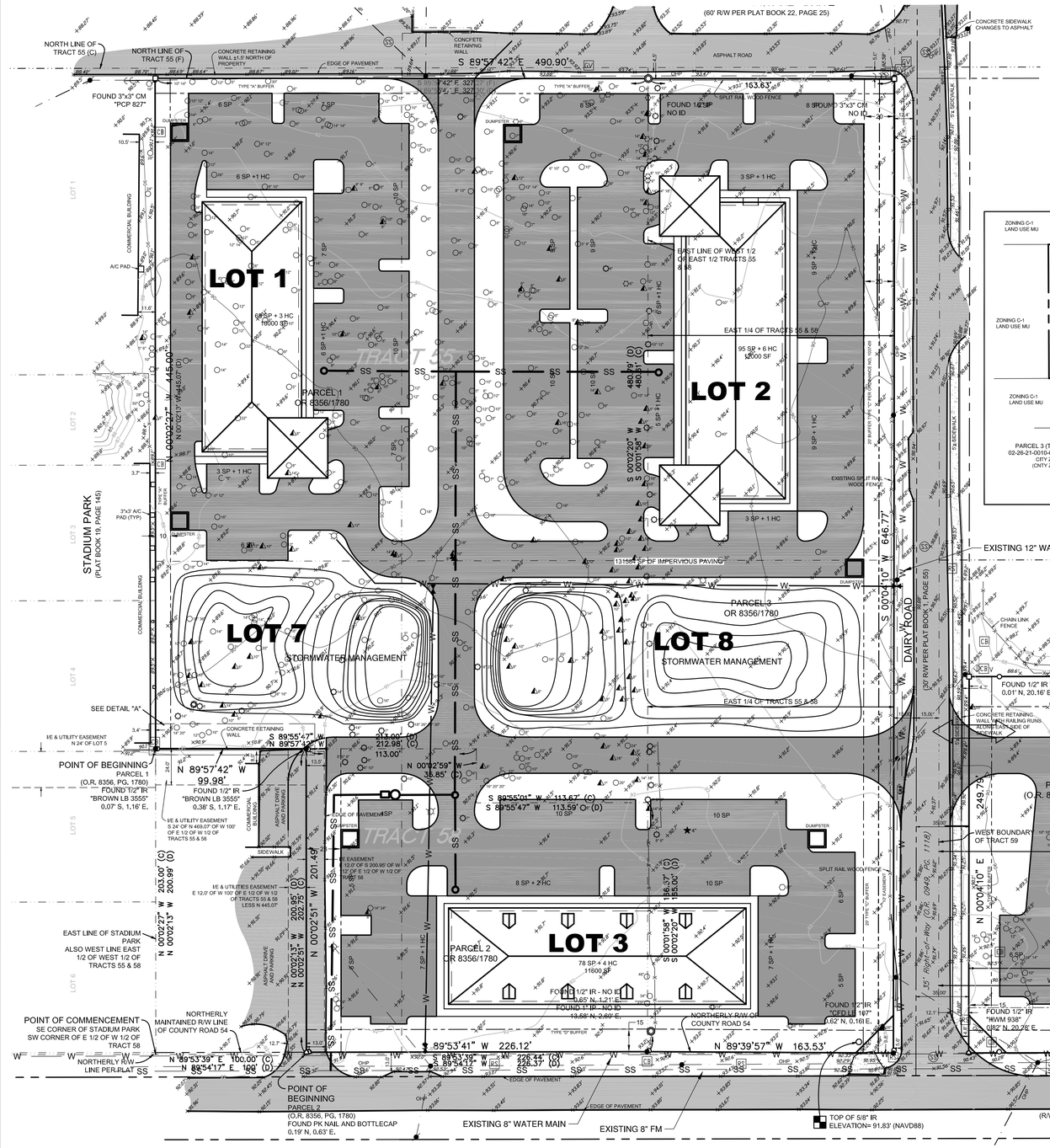
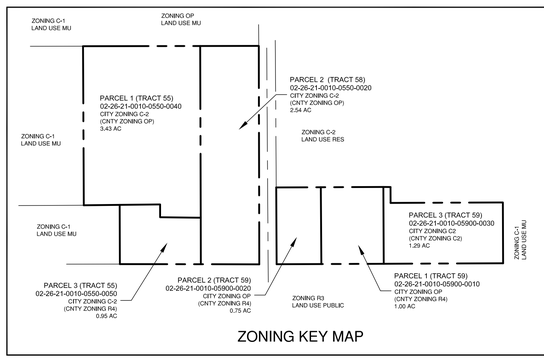


TRACTS 55, 58 AND 59, ZEPHYRHILLS COLONY COMPANY LANDS
SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST
AS RECORDED IN PLAT BOOK 1, PAGE 55
PASCO COUNTY, FLORIDA

0 40 80 120

PROPOSED LEGEND

- STORM WATER DRAIN PIPE
- STORMWATER UNDER DRAIN
- SANITARY SEWER GRAVITY MAIN
- SANITARY SEWER FORCE MAIN
- POTABLE WATER MAIN
- SILTSCREEN FENCE
- DECORATIVE WALL
- DECORATIVE FENCE
- CONTOUR LINE
- FIRE HYDRANT, VALVE AND REDUCER



ZONING KEY MAP

SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST

SITE DATA TABLE

PROPERTY IDENTIFICATION NUMBERS:
02 26 21 0010 05500 0020 — 02 26 21 0010 05500 0040
02 26 21 0010 05500 0050 — 02 26 21 0010 05900 0010
02 26 21 0010 05900 0020 — 02 26 21 0010 05900 0030

MUNICIPALITY: ZEPHYRHILLS, PASCO COUNTY FL.
PROJECT LOCATION: CTY RD 54 AND DAIRY RD.

LOT AREA:SUBJECT PROPERTY CONTAINS 10,12 ACRES, MORE OR LESS.

FUTURE LAND USE AND ZONING: AS NOTED

	BUILDING DENSITY FAR	MAX IMP	HEIGHT LIMITATION
(OP)OFFICE PROFESSIONAL	.50	.80	30' OR 2 STORIES
(C-2)COMMUNITY COMMERCIAL	.50	.80	30' OR 2 STORIES

PARKING

CODE:
MEDICAL 1 SPACE PER 150 SF OF BLDG
OP 1 SPACE PER 200 SF
C2 1 SPACE PER 200 SF

SETBACKS

	(OP)OFFICE PROFESSIONAL	(C-2)COMMUNITY COMMERCIAL	
FRONT	25	30	
SIDE	10	0	
REAR	15	20	
OTHER			

BUFFERING

	COMMERCIAL (2)	PROFESSIONAL (3)	PUBLIC ROW (5)	RESIDENTIAL (8)
(OP)OFFICE PROFESSIONAL	A	A	D	C
(C-1&2) COMMUNITY COMMERCIAL	A	A	D	C

SEE BUFFER DESCRIPTION BELOW

EXISTING LEGEND

- OHW — OVERHEAD WIRE
- SS — SANITARY SEWER OR FORCE MAIN
- W — WATER
- X — X — FENCE LINE
- 90 — EXISTING CONTOUR LINE

BASE SURVEY LEGEND

IP, IR = IRON PIPE, IRON ROD
CM = CONCRETE MONUMENT
(F) = FIELD DERIVED MEASUREMENT
(P) = MEASUREMENT PER PLAT
(D) = MEASUREMENT PER DESCRIPTION
℄ ℄ = PROPERTY LINE, CENTERLINE
R/W = RIGHT OF WAY
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
OHP = OVERHEAD POWER LINE
TYP = TYPICAL
N&D = NAIL & DISK
I/E = INGRESS/EGRESS
AKA = ALSO KNOWN AS
○ = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
◎ = FOUND IP (SIZE & REGISTRATION NUMBER AS NOTED)
● = SET 5/8" IR "D.C. JOHNSON LB 4514"
□ = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
■ = SET 4"x4" CM "LB 4514"
⌂ = SET N&D "LB 4514" (UNLESS OTHERWISE NOTED)
◪ = POWER POLE
◡ = GUY ANCHOR
RS = ROAD SIGN
TP = TELEPHONE EQUIPMENT BOX
GV = GATE VALVE
SMH = SANITARY SEWER MANHOLE
ET = ELECTRIC TRANSFORMER
★ = WELL (SIZE INDICATED)
CB = CABLE TV BOX
V = CABLE TV MARKER
◇ = LIGHT POLE
EB = ELECTRIC BOX
○ = OAK TREE (SIZE INDICATED)
◭ = CHERRY TREE (SIZE INDICATED)
✕ = PALM TREE (SIZE INDICATED)
✪ = UNKNOWN TREE VARIETY (SIZE INDICATED)
◈ = MAGNOLIA TREE (SIZE INDICATED)
○ = HOLLY TREE (SIZE INDICATED)
◔ = CEDAR TREE (SIZE INDICATED)
△ = HICKORY TREE (SIZE INDICATED)
◌ = CAMPHOR TREE (SIZE INDICATED)
◭ = ELM TREE (SIZE INDICATED)
= SPOT ELEVATION
= VERTICAL CONTROL BENCHMARK
= ASPHALT
= CONCRETE

*SITE LOT DATA

LOT NO.	BUILDING AREA	SITE AREA	PARKING SPACES	VEHICLE USE AREA	ZONING	FAR	IMP. RATIO
1	10000 SF	1.49 AC/64112 SF	68+3 HC (7/1000SF)	.82 AC/35533 SF	C-2	.15	.71
2	12000 SF	2.19 AC/95268 SF	95+6 HC (8/1000SF)	1.25 AC/54775 SF	C-2	.13	.70
3	11600 SF	1.79 AC/77472 SF	78+4 HC (7/1000SF)	0.76 AC/33339 SF	C-2	.15	.58
4	5000 SF	1.23 AC/53714 SF	25+1 HC (5/1000SF)	0.59 AC/25758 SF	OP	.09	.57
5	4000 SF	0.44 AC/19245 SF	20+1 HC (5/1000SF)	0.26 AC/11118 SF	C-2	.20	.78
6	4000 SF	0.57 AC/24744 SF	20+1 HC (5/1000SF)	0.31 AC/13519 SF	C-2	.16	.70
7	STORMWATER	0.59 AC/25416 SF		0.07 AC/3234 SF	C-2		
8	STORMWATER	0.84 AC/36697 SF		0.16 AC/6924 SF	C-2		
9	STORMWATER	0.80 AC/34719 SF		0.18 AC/7673 SF	OP/C-2		
	**TOTAL 46600 SF						

NOTES:
1. ALL BASE INFORMATION IS SURVEY INFORMATION AS SURVEYED BY D.C. JOHNSON ASSOCIATES OF THE EXISTING CONDITIONS BEFORE ANY PROPOSED CONSTRUCTION AND AS SURVEY AT THE TIME OF THIS DRAWING. ALL PROPOSED STRUCTURE AND INFRASTRUCTURE IS SUPERIMPOSED OVER THAT SURVEY INFORMATION.

2.*SITE LOT DATA REFERS TO CONFIGURATION SHOWN ONLY AND COULD CHANGE RELATIVE TO THE DESIRED CONFIGURATION, BUILDING SIZE AND LOT SIZE.

3.LOT LINES ARE ASSUMED TO CENTERLINE OF INTERIOR ROADS AND BOUNDARY LINES AND ARE SUBJECT TO CHANGE OR ADJUSTMENT.

4.**TOTAL BUILDING SQUARE FOOTAGE IS NOMINAL AND IS SUBJECT TO CHANGE RELATIVE TO ULTIMATE DESIGN AND DESIRED CONFIGURATION.

Type A buffer. A ten-foot wide buffer with a single row of shade trees spaced a maximum of 50 feet on center and a continuous row of evergreen shrubs with a minimum height of 18 inches at installation with a maximum spacing of 36 inches on center.

Type C buffer. A 20-foot wide buffer planted with two staggered rows of shade trees with a maximum spacing of 50 feet on center (Note: There is to be 100 feet between trees in the same row, but the two rows are to be staggered such that the second row of trees is to be placed halfway (50 feet) between the trees of the top row). A visual screen designed to be 80% opaque within one year and a minimum of six feet in height at installation shall also be provided within the buffer. The screen may include an opaque fence, wall, hedge, berm or any combination thereof. Wooden fences shall be prohibited. Walls and fences shall not exceed eight feet in height. Shrubs that are used to provide a visual screen shall be placed a maximum of five feet on center.

Type D buffer (right-of-way buffer). This landscape buffer shall be required adjacent to any road right-of-way external to the development project and adjacent to any access roads internal to a commercial development.
(a) The minimum width of the right-of-way buffer shall vary according to the ultimate width of the abutting right-of-way as indicated below:
1. A right-of-way width from zero to 99 feet wide requires a minimum ten-foot wide buffer.
2. A right-of-way width of 100 feet or more requires a minimum 15-foot wide buffer.
3. Developments of 15 acres or more require a minimum 20-foot wide buffer regardless of the width of the right-of-way.
(b) Shade trees shall be planted with a maximum spacing of 50 feet on center. Palms may be substituted for up to 30% of the required shade trees and shall be planted in clusters with a minimum of three palms per cluster with a maximum spacing of eight feet on center. A maximum distance of 50 feet shall be maintained between all types of tree plantings. The remainder of the buffer shall be landscaped with shrubs, at a minimum rate of five shrubs per tree or palms, ground cover and sod.
(c) No more than 50% of the required landscape area may be grassed, with the balance landscaped in shrubs and ground covers. Note: This requirement will be reviewed on a case by case basis and a special exception can be submitted for those sites that cannot meet this requirement.
(d) A masonry wall, not to exceed eight feet in height, may be located within a required Type D buffer (right-of-way buffer) to separate a residential development from an arterial or collector road. Landscaping shall be provided along the right-of-way side closest to the wall. Shrubs shall be planted at a minimum rate of 40 shrubs for every 100 lineal feet of wall or fraction thereof. The shrubs may be planted in groupings or in a row. Where possible, sidewalks located adjacent to the masonry wall shall be separated from the masonry wall by a single row of trees, spaced 50 feet on center. The trees shall be planted to provide shade along the sidewalk. Palms may be substituted for trees at a rate of three palm trees, grouped together, per one tree. Palms may be substituted for up to 30% of the required trees. Vines and groundcover may also be incorporated into the landscaping. It is not the intent of this requirement to obscure from view decorative elements such as emblems, tile molding and wrought iron.

REVISION		
8		MICHAEL J. GAYLOR P.E. P.E. NO. 13098
7		
6		
5		
4		
3		
2		
1		

LINVILLE PROPERTY AT STATE ROAD 54 AND DAIRY ROAD

Gaylor Engineering
MICHAEL J. GAYLOR P.E. CERTIFICATE OF AUTHORIZATION NO. 26186
OSPREY COVE PROFESSIONAL OFFICE PARK 21764 STATE ROAD 54, LUTZ, FL 33549 PH. (813) 949-5599 FAX (813) 949-0818
MICHAEL J. GAYLOR P.E. P.E. NO. 13098

DATE: 01/05/12	SCALE: 1"=40'	SHEET C-4.0	REV NO X
PROJ. 00000	APPD BY:		

TITLE: CONCEPT SITE PLAN