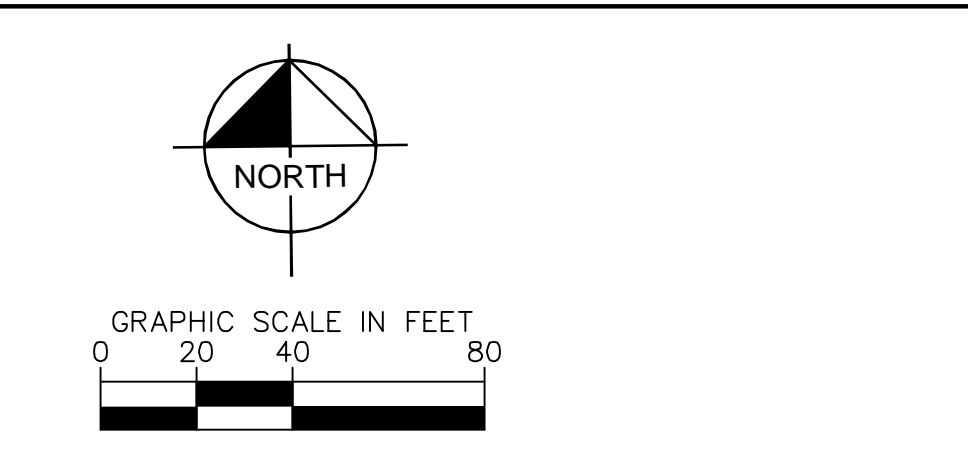
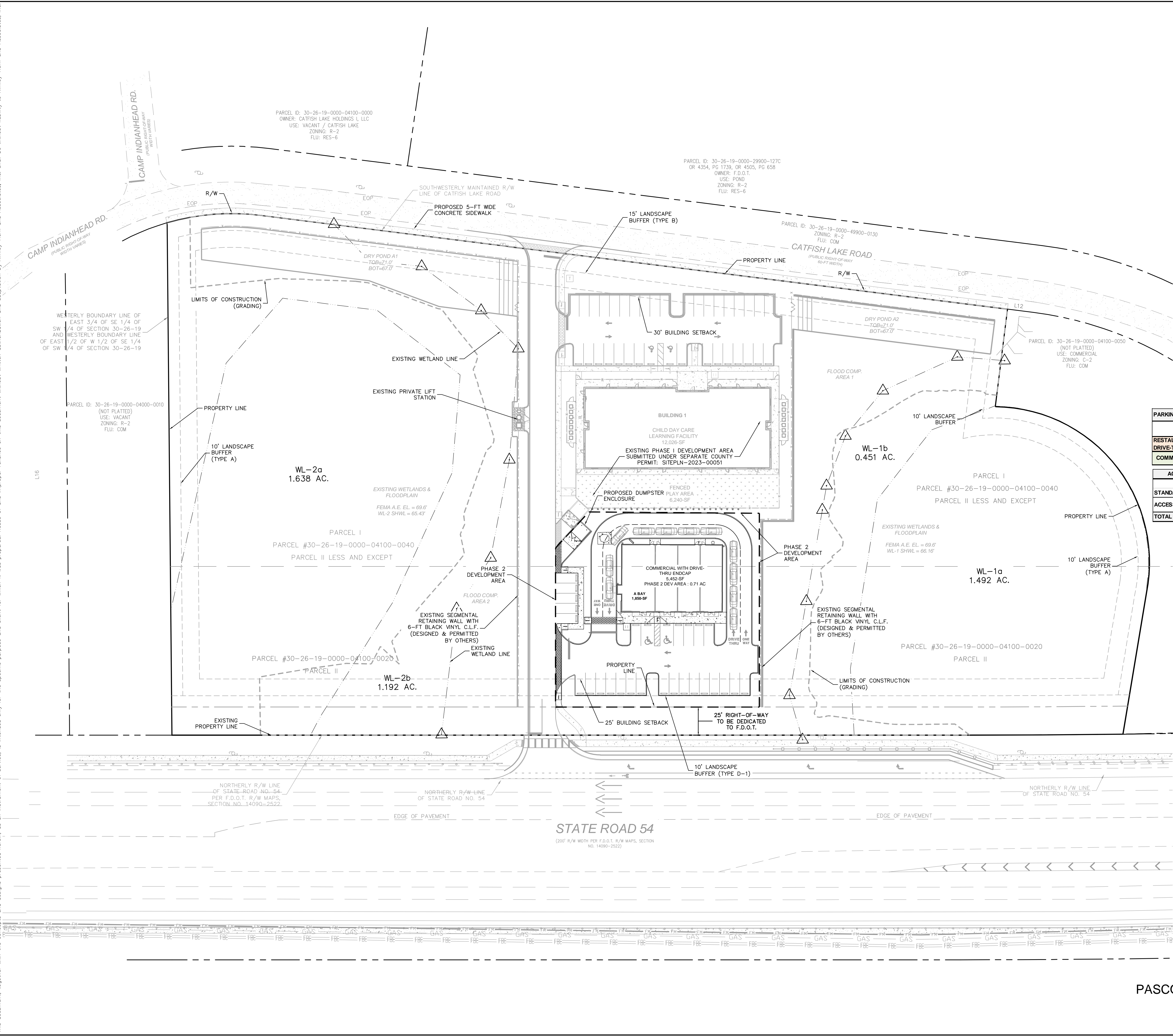


Plotted By: Eick, Azeem. Sheet: SELL01, PHASE 2, Layout: C4.0, January 13, 2025, 09:49:49pm. K:\ORL\Civil\149851039-101_P2\CADD\CONSTR\PlanSheets\C4.0-DVR_Site.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



OVERALL SITE DATA:
 OVERALL PROJECT AREA: 7.990 ACRES (348,025-SQ.FT.)
 TOTAL: 7.990 ACRES (348,025-SQ.FT.)
 PHASE 2 DEVELOPABLE AREA: 0.71 ACRES (30,950 -SQ.FT.)
 PHASE 2 WETLAND AREA (CAT 1, II & III): 0 ACRES
 ZONING (PROPOSED RZ7665): C2 - GENERAL COMMERCIAL
 FUTURE LAND USE: COMMERCIAL
 EXISTING USE: DAY CARE / COMMERCIAL
 PROPOSED USE: RESTAURANT W/ DRIVE THRU COMMERCIAL

MAX. ALLOWABLE FAR: 1.0
 PROPOSED FAR: 0.18 (0.13 AC / 0.71 AC)
 MAX. BUILDING HEIGHT: 60 FT
 PROPOSED BUILDING HEIGHT: 24 FT (ONE STORY)

BUILDING (YARD) SETBACKS

	REQUIRED	PROVIDED
FRONT (STATE ROAD 54):	25 FT	>25 FT
SIDE (EAST):	0 FT	>0 FT
SIDE (WEST):	0 FT	>0 FT
REAR (CATFISH LAKE ROAD):	30 FT	>30 FT

LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
SOUTH (STATE ROAD 54):	TYPE D-1, 10'	10 FT WITH R/W DEDICATION
EAST (WETLAND):	TYPE A, 10'	<10 FT
WEST (WETLAND):	TYPE A, 10'	<10 FT
NORTH (CATFISH LAKE ROAD):	TYPE B, 15'	15 FT

ABUTTING PROPERTIES

DIRECTION	ZONING	FUTURE LAND USE
NORTH:	R-2	RESIDENTIAL-6
EAST:	C-2	COMMERCIAL
WEST:	R-2	COMMERCIAL
SOUTH (SR-54):	R/W	R/W

PARKING CALCULATION - PER PASCO COUNTY L.D.C.

	MINIMUM REQUIRED PARKING	UNITS	REQUIRED SPACES	PROVIDED SPACES
RESTAURANT with DRIVE-THROUGH	1.0 SPACES PER 150-SF - Indoor	1,850	12	28
COMMERCIAL RETAIL	1.0 SPACES PER 300-SF	3,602	12	

ACCESSIBLE PARKING CALCULATION - PER A.D.A. & F.A.C.

	PROVIDED SPACES
STANDARD PARKING SPACES	26
ACCESSIBLE HANDICAP PARKING SPACES	2
TOTAL PROVIDED PARKING SPACES	28

IMPERVIOUS AREA (LOT COVERAGE)
 MAX. ALLOWABLE PER PASCO COUNTY LDC: 50.0%

PROPOSED IMPERVIOUS AREA BREAKDOWN

	SF	AC	%
TOTAL DEVELOPMENT AREA	348,026	7.99	100.0%
EXISTING PHASE 1			
Building Roof Area	12,026	0.28	3.5%
Pavement / Concrete / Sidewalk	29,787	0.68	8.6%
Fenced Turf Play Area	7,030	0.16	2.0%
Pond Surface Area (at NWL)	34,900	0.80	10.0%
PHASE 2			
Building Roof Area	5,452	0.13	1.6%
Pavement / Concrete / Sidewalk	19,020	0.44	5.5%
TOTAL IMPERVIOUS AREA	108,215	2.48	31.1%
Green Pervious Area	239,810	5.51	68.9%
TOTAL PERVIOUS AREA	239,810	5.51	68.9%

FLOOD ZONE:
 THE PROPERTY SURVEYED HEREON IS SITUATED IN ZONE "X" & "AE" AS DELINEATED ON FLOOD INSURANCE RATE MAP PANEL NO. 12101C0412F, DATED SEPTEMBER 26, 2014.

PER PASCO COUNTY COMMENTS

No.	REVISIONS	DATE

Kimley & Horn
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LICENSED PROFESSIONAL
 REGAN J. O'LAUGHLIN, P.E.
 FLORIDA LICENSE NUMBER 68432

OVERALL SITE PLAN

LAND O LAKES
 PHASE II
 FLORIDA
 PASCO COUNTY

SEE ALSO:
 PASCO COUNTY REZONING RZ7665, 4/4/2023
 PASCO COUNTY PDD-23-7665

SHEET NUMBER
C4.0