

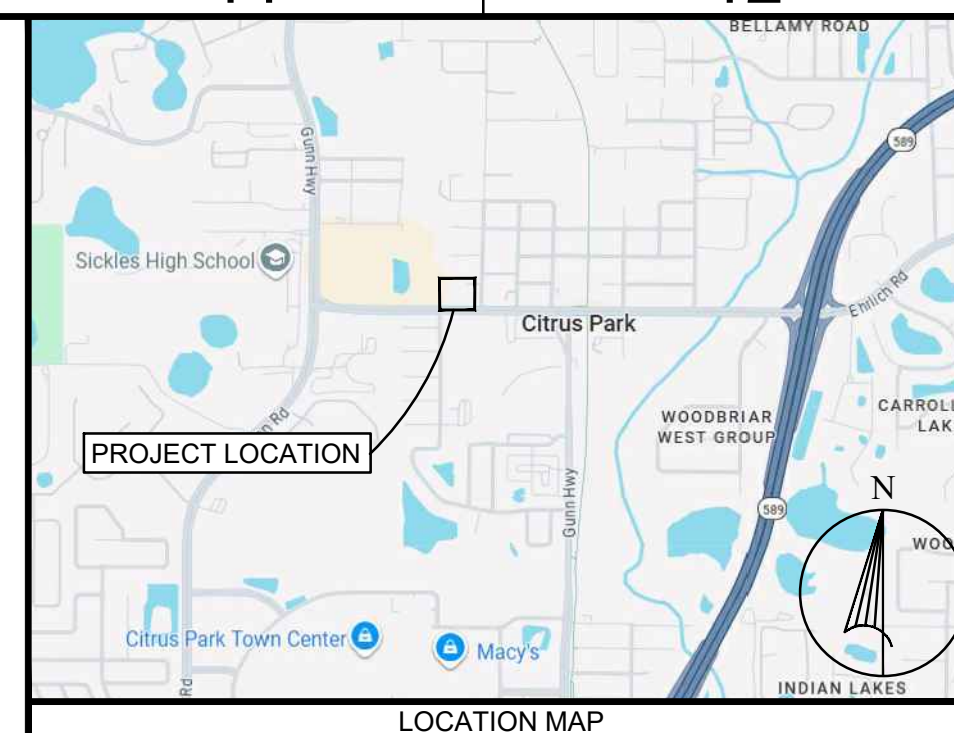
ISSUE	DATE
x	x
DRAWN BY:	CRW
CHECKED BY:	SS

QSR
77721 GUNN HIGHWAY
TAMPA, FL 33625

GMC PROJECT
#CTAMS2500XX

CONCEPT PLAN

C-1.0



PROJECT DATA

PROJECT ACREAGE: 1.555 AC
PROPOSED USE: DRIVE THRU-ONLY QSR & COMMERCIAL RETAIL
FOLIO #: 3387.0000

WETLANDS: 0.36 ACRES
TOTAL UPLAND: 1.19

ZONING: CPV-A-1

PROPOSED GFA: 900 SF QSR & 4,876 SF RETAIL

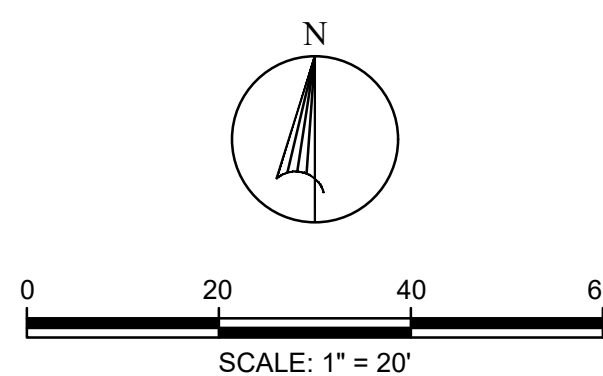
ALLOWABLE BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT: X'
NUMBER OF BUILDING STORIES: 1 STORIES

WETLAND AREA ON SITE: 0.0XX AC
WETLAND CONSERVATION AREA ON SITE: 0.XX AC
REQUIRED SETBACKS:
FRONT: 0'

LANDSCAPE BUFFERS:
• 6' VUA BUFFER ONLY

PARKING AND LOADING REQUIREMENTS:
REQUIRED: RETAIL - 5 SPACES PER 1,000 SF = 24 SPACES
QSR - 1 SPACE PER EMPLOYEE = 5 SPACES

PROPOSED: 36 SPACES (2 ADA, 7 PERVIOUS)



GUNN HIGHWAY
R.O.W. WIDTH 100'
4 - LANES / ASPHALT
GOOD CONDITION

811 CALL BEFORE
YOU DIG