2 KEY NOTES:

#	NOTES
1	EXISTING BRICK PAVER DRIVEWAY AND PARKING SPACES TO REMAIN (TYP.)
2	EXISTING BLOCK WALLS, STORAGE AREA, AND DISPLAY AREAS TO REMAIN (TYP.)
3	DOUBLE DUMPSTER ENCLOSURE, SEE DETAIL ON SHEET C1.3a
4	50'-0" BY 12'-0" LOADING ZONE WITH 14'-0" OVERHEAD CLEARANCE MINIMUM
5	TRUCK TURN AROUND AREA PER PASCO COUNTY STANDARDS
6	BICYCLE PARKING RACK - 6 SPACES, SEE DETAIL ON SHEET C2.1
7	INSTALL TYPE 'D' HEADER CURB AROUND LANDSCAPE AREAS (TYP.)
8	-
9	-
10	-

3 PROJECT INFORMATION:

SITE CHARACTERISTICS:

PROJECT ACREAGE:	+/- 3.95 ACRE
PARCEL ID:	22-26-19-0000-00200-0031
OWNER:	CGCR HOLDINGS LLC
CURRENT ZONING:	C2
PROPERTY USE:	STORE COMBINATION (EXISTING)
PROPOSED PROPERTY USE:	STORE COMBINATION
FLOOD ZONE:	ZONE "X"
PROPOSED FAR:	+/- 0.227
FUTURE LAND USE:	COM - COMMERCIAL

DEVELOPMENT STATISTICS:

TOTAL SITE AREA:	172,062 SQ.FT.
PRE DEVELOPMENT CONDITIONS:	
TOTAL IMPERVIOUS:	91,040 SQ.FT. (52.91%)
TOTAL PERVIOUS:	81,022 SQ.FT. (47.09%)
POST DEVELOPMENT CONDITIONS:	
TOTAL IMPERVIOUS:	85,050 SQ.FT. (49.42%)
TOTAL PERVIOUS:	87,012 SQ.FT. (50.52%)
CHANGE IN IMPERVIOUS:	- 5,990 SQ.FT.

4 BUILDING INFORMATION:

BUILDING AREAS:

EXISTING BUILDING: 4,214 SQ.FT. (EXISTING OFFICE)

PROPOSED BUILDING:
WAREHOUSE AREA: 26,400 SQ.FT.

BUILDING MAX HEIGHT: 30 FEET (ONE STORY)

BUILDING SETBACKS:

NEW BUILDING
NORTH SETBACK: 115'-1"
SOUTH SETBACK: 30'-0"
EAST SETBACK: 330'-3"
WEST SETBACK: 384'-5"

5 PARKING REQUIREMENTS:

PARKING SPACE REQUIREMENTS:

OFFICES:
EXISTING OFFICE = 4,214 SQ.FT. = 4,214/300 = 15 SPACES

PROPOSED BUILDING 2 PARKING:
FLEX USE = 4,600 SQ.FT. (1 SPACE/500 SQ.FT.) = 9.20 SPACES
GYM USE = 4,000 SQ.FT. (1 SPACE/100 SQ.FT.) = 40.0 SPACES
OFFICE USE = 1,000 SQ.FT. (1 SPACE/300 SQ.FT.) = 3.30 SPACES
SWIM SCHOOL USE = 1,200 SQ.FT. POOL (1 SPACE/120 SQ.FT.) = 10.0 SPACES
PARKING REQUIRED = 63 SPACES

TOTAL SPACES REQUIRED = 15 + 63 = 78

PARKING PROVIDED = 79 SPACES (INCLUDING 4 HANDICAP ACCESSIBLE SPACES)
PLUS 6 BICYCLE PARKING SPACES

6 LEGEND:

- PARCEL BOUNDARY LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- EXISTING PAVER PAVEMENT
- PROPOSED ASPHALT, SEE DETAIL SHEET
- (#) PROPOSED PARKING COUNTER
- BORING LOCATION - STANDARD PENETRATION TEST BORING/HAND CONE SOUNDING LOCATION
- BORING LOCATION - HAND AUGER BORING LOCATION

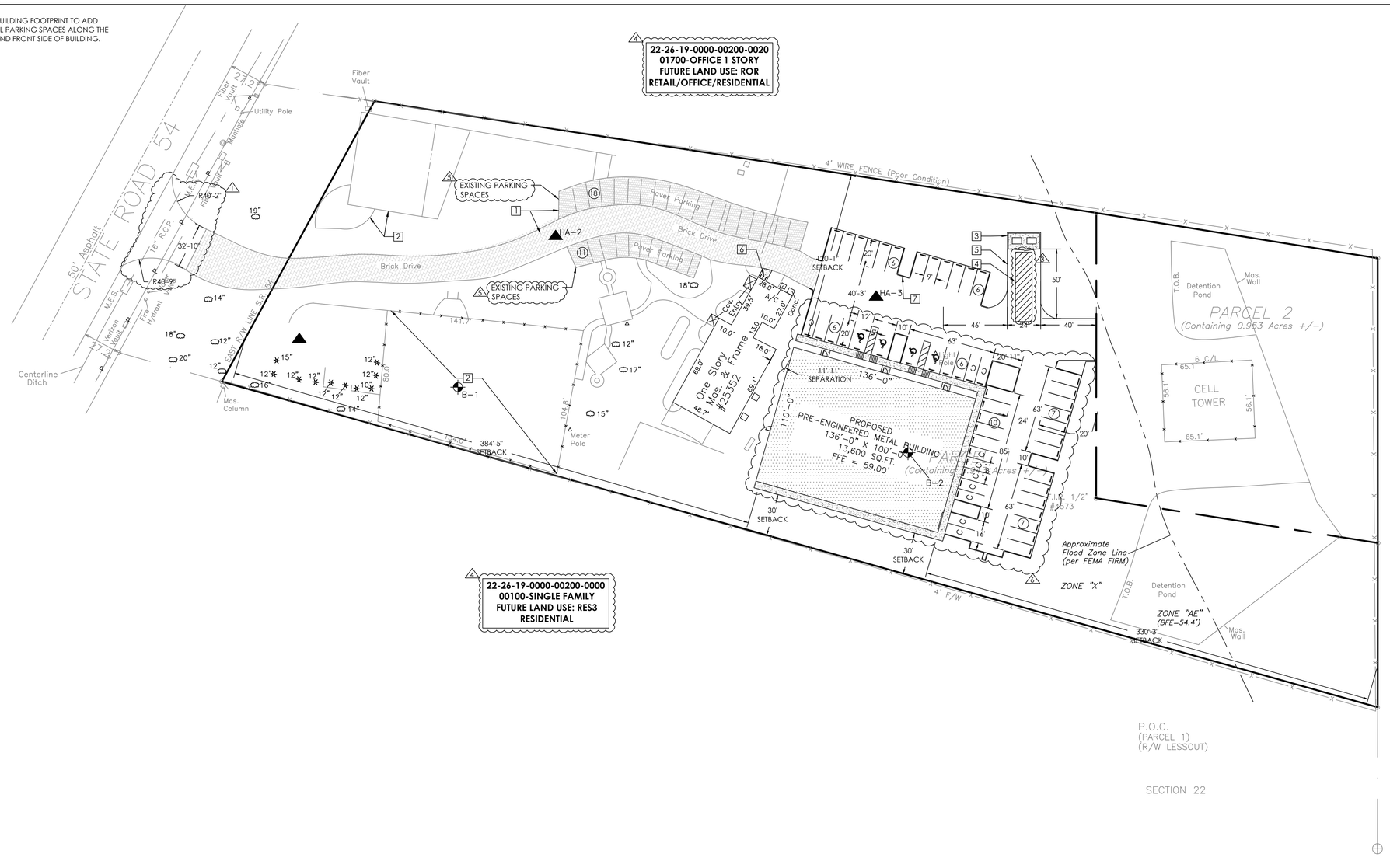
N

0 40' 80'
SCALE: 1" = 40'-0"

1 SITE PLAN:

SCALE: 1" = 40'-0"

⚠5 REDUCED BUILDING FOOTPRINT TO ADD ADDITIONAL PARKING SPACES ALONG THE EAST SIDE AND FRONT SIDE OF BUILDING.



ACG ENGINEERING & CONSTRUCTION

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TAMPA, FLORIDA 33605
(813) 293-8883

FLORIDA PE 48917|92169 -
CGC1521407 - CUC1224196 -
CFC1430334 - FPC15-000052

PROJECT INFORMATION:

PROJECT CLIENT:
DAVE MITCHELL

PROJECT NAME:
PROPOSED WAREHOUSE BUILDING

PROJECT LOCATION:
25352 WESLEY CHAPEL BLVD
LUTZ, FLORIDA 33559

SEAL:

FL COA NO. 30178
ENGINEER OF RECORD
FL LICENSE NO.

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES

REVISIONS:

NO.	DATE	COMMENTS
1	1/17/25	ADDED DIMENSIONS
2	1/17/25	ADDED BORING LOCATIONS
3	1/17/25	REVISED LOADING ZONE
4	1/17/25	FLU INFORMATION ADDED
5	10/29/25	EX. PARKING NOTE ADDED
6	03/23/26	REV. BLDG & PARKING LAYOUT

SHEET TITLE:

SITE PLAN

SHEET INFORMATION:

DRAWN: A.C.
DATE: 3/16/2026
CHECKED: K.C.
DATE: 3/16/2026
PROJECT NUMBER:
SCALE: AS SHOWN
INDEX:
SHEET NO. C1.2

DRAWINGS SCALES SHOWN BASED ON 24"X36" DRAWING