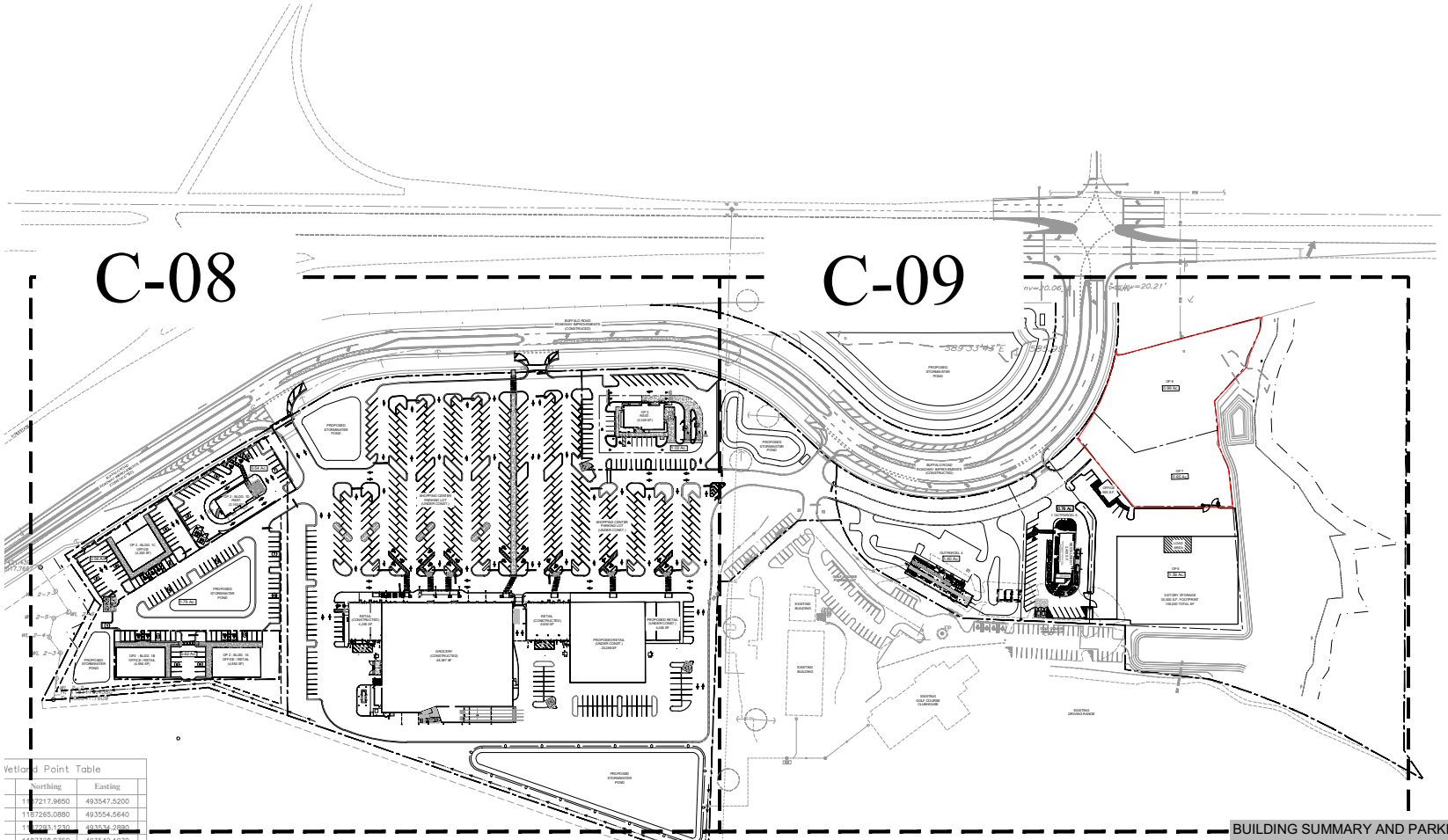

Wetland Point Table

	Northing	Easting
	1187217.9650	493547.5200
	1187265.0880	493554.5640
	1187283.1930	493534.2880
	1187328.0350	493542.1970
	1187340.6340	493569.7790
	1187377.7940	493545.8600

(OUTPARCELS)

1 SPACE PER 140 SF IS A COMBINATION OF RESTAURANT (1/80) AND CONVENIENCE STORE (1/200)

PARKING SUMMARY IS ESTIMATED AT TIME OF PRELIMINARY SITE PLAN. PARKING WILL BE REVIEWED AND WILL BE REQUIRED TO BE CONSISTENT WITH THE LDC AT TIME OF FINAL SITE PLAN.

BICYCLE RACK SPACES SHALL BE PROVIDED AT 1 PER 20 PARKING SPACES UP TO A MAXIMUM OF 20 BICYCLE RACK SPACES, BICYCLE RACK PLACEMENT WITH NUMBERS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN

BUILDING SUMMARY AND PARKING CALCULATIONS

USE	BUILDING NUMBER	SF	REQUIRED PARKING RATIO PER WAIVERS (SF)	REQUIRED SPACES
OFFICE / RETAIL	OP2-1A	4,950	1 SPACE/ 300	17
OFFICE / RETAIL	OP2-1B	4,950	1 SPACE/ 300	17
DENTAL OFFICE	OP2-1C	4,200	1 SPACE/ 250	17
RESTAURANT	OP2-1D	2,163	1 SPACE/ 80	27
RESTAURANT	OP-3	3,349	1 SPACE/ 80	42
CAR WASH	OP-4	4,400	1 SPACE/ EMPL	5
RESTAURANT	OP-5	2,400	1 SPACE/ 80	30
STORAGE/OFFICE	OP-6	105,900	1 SPACE/ 5,000	21
RESTAURANT	OP-7,8	11,600	1 SPACE/ 80	145
TOTAL SF		143,912		
TOTAL REQUIRED				175
TOTAL PROVIDED				426
REQUIRED HANDICAP				13
PROVIDED HANDICAP				23

REVISIONS

NO	DATE	DESCRIPTION	BY
1	06-23-23	UPDATED SITE PLAN	CRC

Engineering ~ Environmental
Water Resource ~ Survey
4260 W. Linebaugh Ave. Tampa, Florida 33624
9776 Cooper Creek Blvd. University Park, Florida 34201
www.wraengineering.com
CA 0000066 / LB 7921
Phone: 813.265.3130 941.275.9721

OVERALL LAYOUT
PRELIMINARY SITE PLAN

GATEWAY COMMONS

ISSUED FOR: PERMITTING
JOB #:1460 SEC: 27 TWN:26S RNG:19E DESIGNED:EJB DRAWN:EJB APPROVED:CRC

Plot Date: 6/23/2023
Datum: N/A

C-07

CAD File Path: S:\~PROJECT FILES\1460 - PRIMERICA - IMPERIAL LAKES\CADD\PLANS\PRELIMINARY SITE PLAN - 2019\PLAN_PSP_2023.DWG
Plot Date: 6/23/2023 4:04:26 PM
2023 WRA