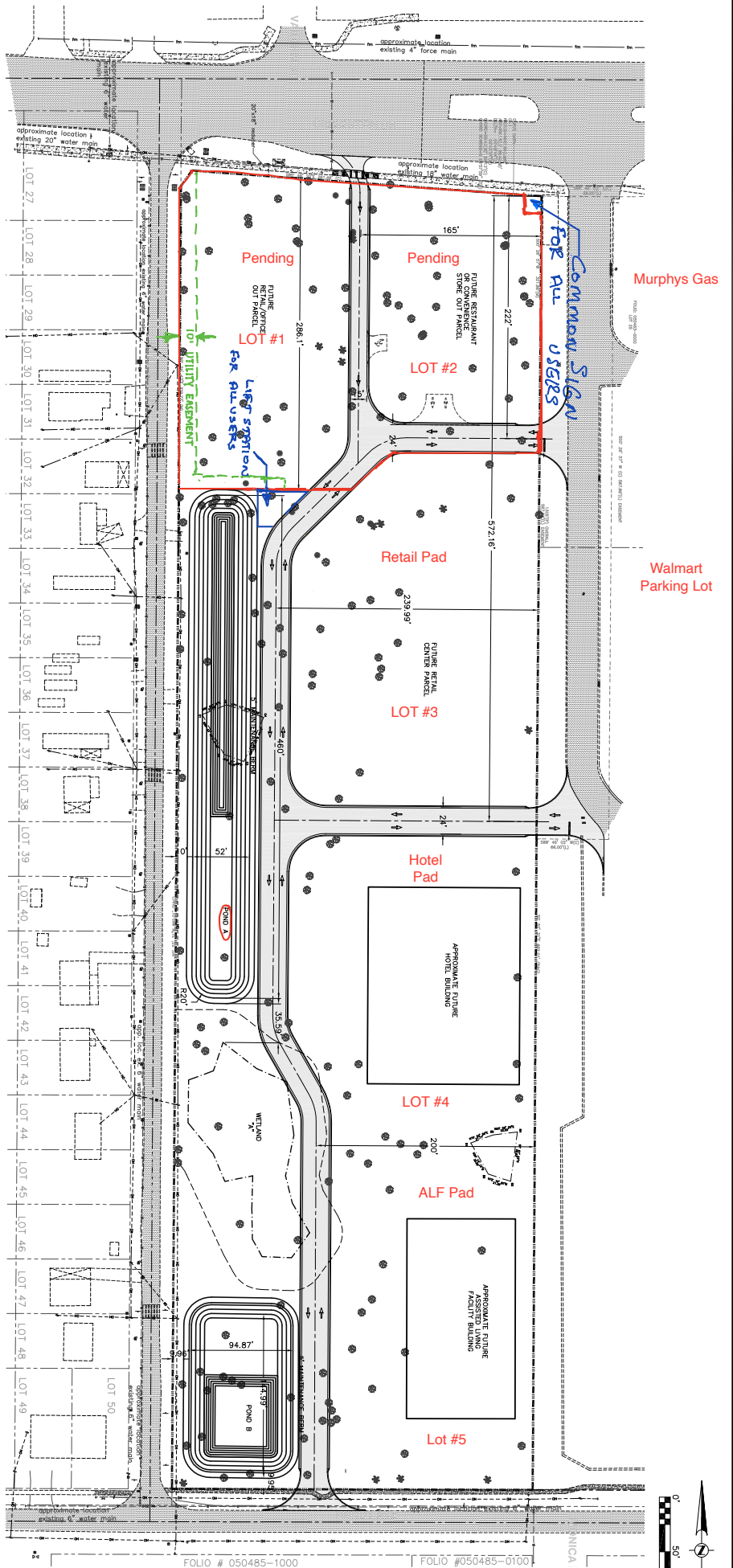


Out parcel sale pending \$1,050,000.00
 developer will improve road up to retail plaza and bring sewer to site.
 O'Reilly Auto Parts

Retail Pad
 \$1,500,000.00

Hotel Pad \$1,200,000.00
 Approve for Hampton Inn, Tru Hotel or Wyndham

ALF Pad \$900,000.00



LEGEND

TYPE	TYPICAL
R/W	TRAFFIC FLOW (NORMINAL ONLY)
→	PROPOSED CURB
---	PROPERTY LINE
---	CENTER LINE
---	RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED CONCRETE PAVEMENT
---	EXISTING CONCRETE PAVEMENT

- SITE PLAN NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO FACE OF BUILDING.
 2. EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY GLOBAL PROJECTS SURVEYING PROFESSIONAL SURVEYING & MAPPING, DATED 7-19-19.
 3. BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
 4. ALL TIES TO THE PROPERTY LINE ARE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY.

LEGAL DESCRIPTION

LOT 54 LESS RIGHT OF WAY OF THE REPEATED MAP OF 24 FLORIDA GARDEN LANDS SUBDIVISION AS RECORDED IN PLAT BOOK 61 PAGE 42 AND 43 COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

BENCHMARK

VD-114 ELEVATION: 14.49 FEET (NAVD89)

SITE DATA

1. SITE ADDRESS	GIBSONTON DRIVE
2. GROSS SITE AREA	393,960 SF
3. EXISTING ZONING	18-1165
4. PROPOSED ZONING	18-1165
5. PRESENT USE	VACANT
6. DEVELOPED USE	VACANT
7. BUILDING SETBACKS:	
NORTHERN FRONT =	10 FT
WESTERN FRONT (RETAIL) =	40 FT
WESTERN FRONT (HOTEL) =	75 FT
WESTERN FRONT (RES. SUPPORT) =	30 FT
SOUTHERN FRONT =	30 FT
EASTERN SIDE =	0 FT
8. LANDSCAPE BUFFERS:	
NORTHERN FRONT =	10 FT
WESTERN FRONT =	20 FT
SOUTHERN FRONT =	20 FT
9. FOLIO NUMBERS	050461-0000 050462-0000
10. SITE AREAS:	
TOTAL IMPROVABLE AREA	59,398 SF
TOTAL PAVED AREA	19,272 SF
TOTAL GROSS SITE AREA	78,905 SF
FLOOR AREA RATIO	0.127

11. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.
12. FLOOD ZONE: THIS PROPERTY LIES WITHIN FLOOD ZONE 'X' AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP NO. 12057-C-0501, DATED AUGUST 28, 2008.
13. M & A BUILDERS USA, LLC
4108 IMPERIAL EAGLE DR.
VALRICO, FL 33594
14. MAX. BUILDING HEIGHTS:
OUT PARCEL = 20 FT MAX
RETAIL CENTER = 20 FT MAX
HOTEL = 20 FT MAX
RES. SUPPORT = 35 FT MAX

DATE: 09/26/19
DESIGNED BY: NCB
DRAWN BY: GTH
CHECKED BY: SCB
PROJECT NO.: 19024
DRAWING TITLE: SITE PLAN

SHEET NO.:
6.0

GIBSONTON DRAINAGE & UTILITIES
GIBSONTON DRIVE
GIBSONTON, FLORIDA

B-BOGGS ENGINEERING, LLC
 607 S. Alexander Street, Suite 101
 Plant City, FL 33563
 Phone: 813-747-9100 | Fax: 813-754-2957
 www.boggseng.com | info@boggseng.com
 CDA-25867

DATE: 09/26/19
REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 65249

THIS FIRM HAS BEEN DESIGNATED AS THE SOLE RESPONSIBLE ENGINEER OF RECORD FOR THIS PROJECT. ANY CHANGES TO THIS PROJECT MUST BE APPROVED BY THE ENGINEER OF RECORD.

NO PORTION OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF B-BOGGS ENGINEERING, LLC.

NO.	DATE	REVISION DESCRIPTION