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 TAMPA, FL 33713

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LANDSCAPE CONSULTANT
 DAVID CONNER & ASSOCIATES
 1509 W. SWANN AVENUE
 SUITE 255
 TAMPA, FL 33606

FIRE STATION 23
 20770 TROUT CREEK DR.
 TAMPA, FL 33647

DPW FILE NUMBER

DPW NUMBER
 17-C-00037

ISSUE DATE
 ???

DRAWN BY
 JAM

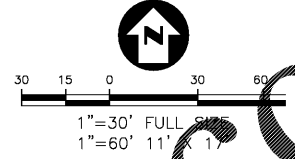
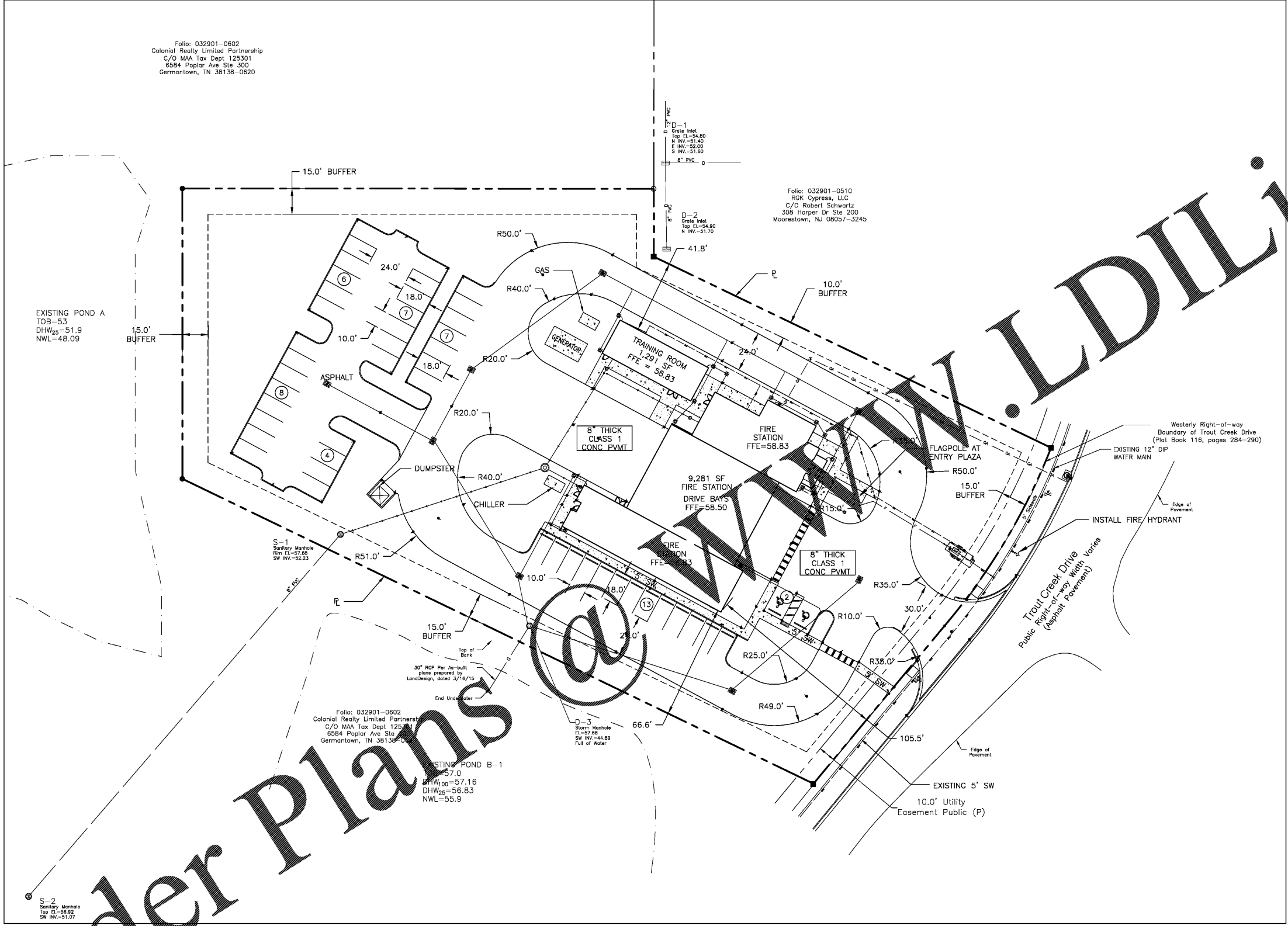
REVISIONS
 1
 2
 3

SEAL

Elevations shown within this plan set are based on North American Vertical Datum (NAVD 1988)

MASTER SITE PLAN

SHEET NUMBER:
 C-1



SITE DATA TABLE

Total Contiguous Area	10.02	acres
Total Contiguous Area	2.50	acres
Proposed Building Area	10,571	sf
Finished Floor Level	58.50	ft NAVD
Number of Floors	1	story
Current Building Use	N/A	
Proposed Building Use	Fire Station (Institution)	
Minimum Setback Front	10	ft
Minimum Setback Side	10	ft
Minimum Setback Rear	10	ft
Parking Required	35	spaces
Parking Provided	47	spaces
H/C Parking Required	2	spaces
H/C Parking Provided	2	spaces
Existing Site Impervious Area	0	sf
Proposed Site Impervious Area	58,534	sf
Existing Paved VUA	0	sf
Proposed Paved VUA	44,607	sf
Current Zoning	PD-A	
Land Use	Vacant	
Folio Number	032901.0606	
Floor Area Ratio	9.7%	
FEMA Panel Number	12057C0090H	
Potable Water	City of Tampa	
Sanitary Sewer	City of Tampa	
Fire Protection	City of Tampa	
Stormwater	City of Tampa	
Solid Waste	City of Tampa	

- SITE PLAN NOTES:**
1. Fire flow is provided by a proposed hydrant on the west side of Trout Creek Drive.
 2. This is not a phased project.
 3. There are no wetlands on-site.
 4. Typical parking space size is 10' by 18'. ADA space size is 12' by 18'. Cross aisle width is 24' minimum.
 5. The subject property is located in flood zone "X" according to Flood Insurance Rate Map Community Panel No. FEMA 12057C0090H bearing an effective date of August 28, 2008.

Folio: 032901-0602
 Colonial Realty Limited Partnership
 C/O MVA Tax Dept. 125301
 6584 Poplar Ave Ste 300
 Germantown, TN 38138-0620

Folio: 032901-0510
 RJK Cypress, LLC
 C/O Robert Schwartz
 308 Harpor Dr Ste 200
 Moorestown, NJ 08057-3245

Folio: 032901-0602
 Colonial Realty Limited Partnership
 C/O MVA Tax Dept. 125301
 6584 Poplar Ave Ste 300
 Germantown, TN 38138-0620

EXISTING POND B-1
 Top EL=57.0
 DHW₂₅=57.16
 DHW₂₅=56.83
 NWL=55.9

CALL 48 HOURS BEFORE YOU DIG
 IT'S THE LAW! DIAL 811

 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.