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**Planners**

DATE	07/23/2018
DESIGNED	DWD
DRAWN	DWM
CHECKED	DWD
JOB NO.	18095

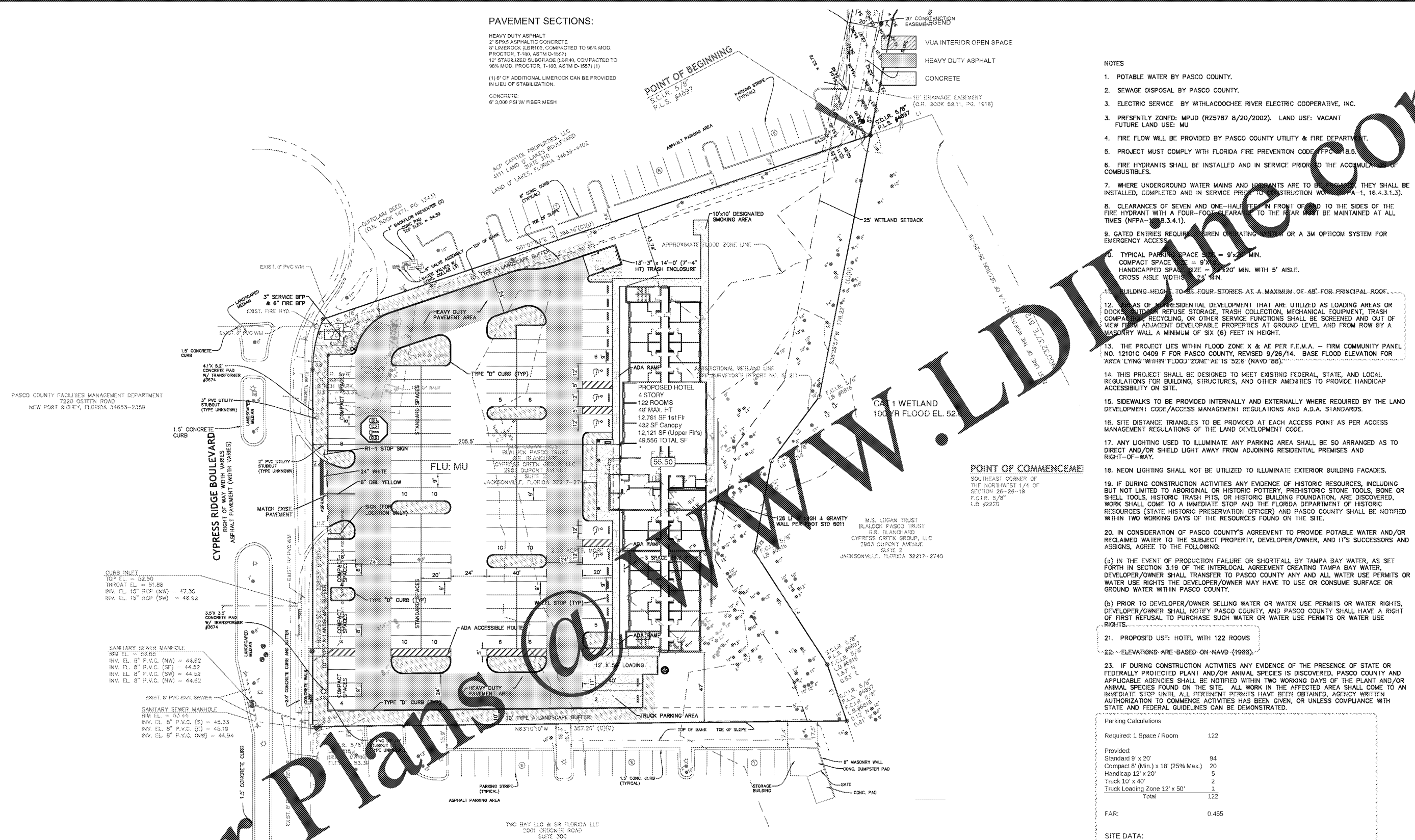
**WOODSPRING SUITES  
 CYPRESS CREEK  
 SITE PLAN**

REVISIONS			

David W. Deslier  
 P.E. No. 24760  
**SHEET**  
**4**

**PAVEMENT SECTIONS:**

HEAVY DUTY ASPHALT  
 2" SPA 5 ASPHALTIC CONCRETE  
 9" LIMEROCK (LBRM) COMPACTED TO 98% MOD.  
 PROCTOR, T-160, ASTM D-1557)  
 12" STABILIZED SUBGRADE (LBR#) COMPACTED TO  
 98% MOD. PROCTOR, T-160, ASTM D-1557 (1)  
 (1) 6" OF ADDITIONAL LIMEROCK CAN BE PROVIDED  
 IN LIEU OF STABILIZATION.  
 CONCRETE:  
 6" 3,000 PSI W/ FIBER MESH



- NOTES**
- POTABLE WATER BY PASCO COUNTY.
  - SEWAGE DISPOSAL BY PASCO COUNTY.
  - ELECTRIC SERVICE BY WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE, INC.
  - PRESENTLY ZONED: MPUD (R25787 8/20/2002). LAND USE: VACANT FUTURE LAND USE: MU
  - FIRE FLOW WILL BE PROVIDED BY PASCO COUNTY UTILITY & FIRE DEPARTMENT.
  - PROJECT MUST COMPLY WITH FLORIDA FIRE PREVENTION CODE (FFC) 18.5.
  - FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
  - WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE INSTALLED, THEY SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK (FFA-1, 18.4.3.1.3).
  - CLEARANCES OF SEVEN AND ONE-HALF FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A FOUR-FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES (NFPA-18.3.4.1).
  - GATED ENTRIES REQUIRE GREEN OPERATING LIGHT OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.
  - TYPICAL PARKING SPACE SIZE = 9'x2' MIN. COMPACT SPACE SIZE = 9'x1' MIN. HANDICAPPED SPACE SIZE = 12'x20' MIN. WITH 5' AISLE. CROSS AISLE WIDTHS = 24' MIN.
  - BUILDING HEIGHT TO BE FOUR STORIES AT A MAXIMUM OF 48' FOR PRINCIPAL ROOF.
  - AS PART OF NON-RESIDENTIAL DEVELOPMENT THAT ARE UTILIZED AS LOADING AREAS OR DOCK SPACE, WASTE STORAGE, TRASH COLLECTION, MECHANICAL EQUIPMENT, TRASH COMPACTOR, RECYCLING, OR OTHER SERVICE FUNCTIONS SHALL BE SCREENED AND OUT OF VIEW FROM ADJACENT DEVELOPABLE PROPERTIES AT GROUND LEVEL AND FROM ROW BY A MASONRY WALL A MINIMUM OF SIX (6) FEET IN HEIGHT.
  - THE PROJECT LIES WITHIN FLOOD ZONE X & AE PER F.E.M.A. - FIRM COMMUNITY PANEL NO. 12101C 0409 F FOR PASCO COUNTY, REVISED 9/26/14. BASE FLOOD ELEVATION FOR AREA LYING WITHIN FLOOD ZONE AE IS 52.6 (NAVD 88).
  - THIS PROJECT SHALL BE DESIGNED TO MEET EXISTING FEDERAL, STATE, AND LOCAL REGULATIONS FOR BUILDING, STRUCTURES, AND OTHER AMENITIES TO PROVIDE HANDICAP ACCESSIBILITY ON SITE.
  - SIDEWALKS TO BE PROVIDED INTERNALLY AND EXTERNALLY WHERE REQUIRED BY THE LAND DEVELOPMENT CODE/ACCESS MANAGEMENT REGULATIONS AND A.D.A. STANDARDS.
  - SITE DISTANCE TRIANGLES TO BE PROVIDED AT EACH ACCESS POINT AS PER ACCESS MANAGEMENT REGULATIONS OF THE LAND DEVELOPMENT CODE.
  - ANY LIGHTING USED TO ILLUMINATE ANY PARKING AREA SHALL BE SO ARRANGED AS TO DIRECT AND/OR SHIELD LIGHT AWAY FROM ADJOINING RESIDENTIAL PREMISES AND RIGHT-OF-WAY.
  - NEON LIGHTING SHALL NOT BE UTILIZED TO ILLUMINATE EXTERIOR BUILDING FACADES.
  - IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.
  - IN CONSIDERATION OF PASCO COUNTY'S AGREEMENT TO PROVIDE POTABLE WATER AND/OR RECLAIMED WATER TO THE SUBJECT PROPERTY, DEVELOPER/OWNER, AND ITS SUCCESSORS AND ASSIGNS, AGREE TO THE FOLLOWING:  
 (a) IN THE EVENT OF PRODUCTION FAILURE OR SHORTFALL BY TAMPA BAY WATER, AS SET FORTH IN SECTION 3.19 OF THE INTERLOCAL AGREEMENT CREATING TAMPA BAY WATER, DEVELOPER/OWNER SHALL TRANSFER TO PASCO COUNTY ANY AND ALL WATER USE PERMITS OR WATER USE RIGHTS THE DEVELOPER/OWNER MAY HAVE TO USE OR CONSUME SURFACE OR GROUND WATER WITHIN PASCO COUNTY.  
 (b) PRIOR TO DEVELOPER/OWNER SELLING WATER OR WATER USE PERMITS OR WATER RIGHTS, DEVELOPER/OWNER SHALL NOTIFY PASCO COUNTY, AND PASCO COUNTY SHALL HAVE A RIGHT OF FIRST REFUSAL TO PURCHASE SUCH WATER OR WATER USE PERMITS OR WATER USE RIGHTS.
  - PROPOSED USE: HOTEL WITH 122 ROOMS
  - ELEVATIONS ARE BASED ON NAVD (1988).
  - IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, PASCO COUNTY AND APPLICABLE AGENCIES SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE. ALL WORK IN THE AFFECTED AREA SHALL COME TO AN IMMEDIATE STOP UNTIL ALL PERTINENT PERMITS HAVE BEEN OBTAINED, AGENCY WRITTEN AUTHORIZATION TO COMMENCE ACTIVITIES HAS BEEN GIVEN, OR UNLESS COMPLIANCE WITH STATE AND FEDERAL GUIDELINES CAN BE DEMONSTRATED.

**Parking Calculations**

Required: 1 Space / Room	122
Provided:	
Standard 9' x 20'	94
Compact 8' (Min.) x 18' (25% Max.)	20
Handicap 12' x 20'	5
Truck 10' x 40'	2
Truck Loading Zone 12' x 50'	1
<b>Total</b>	<b>122</b>

**SITE DATA:**

	%	SF	Ac.
Site Area		108,985	2.50
Total Impervious (1)	61.2	66,675	1.53
Pervious	38.8	42,310	0.97

<b>Vehicular Use Area Calculations:</b>	%	SF	Ac.
Vehicular Use Area:		49,101	1.127
Required VUA Landscaped Area:	10.00	4,910	0.113
Provided VUA Landscaped Area:	18.57	9,116	0.209

(1) SWFWMD PERMIT # 21756.000  
 ASSUMED 80% MAX. IMPERVIOUS

**PASCO COUNTY DEVELOPMENT REVIEW - STANDARD SITE PLAN NOTES**

- All utility construction shall comply with the Pasco County Standards for Design and Construction of Water and Wastewater Facilities Specifications, latest edition.
- All on-site water and sewer facilities shall be owned and maintained by the owner/ developer.
- Installation of fuel storage tanks requires review and approval by the Fire Marshal and the issuance of a separate building permit. Approval of the site plan does not constitute approval of the location of the fuel tanks.
- All proposed signs must be applied for, approved, and permitted on an individual basis apart from any ultimately approved site plan. Approval of this site plan does not constitute approval of any signage.

- Handicap parking spaces will be properly signed and striped in accordance with Florida Statute 316, the Manual on Uniform Traffic Control Devices, or other applicable standards.
- The architect/engineer certifies that the site has been designed in accordance with the Americans with Disabilities Act.
- All on-site parking spaces will be striped and signed in accordance with the Manual on Uniform Traffic Control Devices, latest edition. Parking spaces, directional arrows, and stop bars shall be striped in WHITE. It shall be the owner/developer's responsibility to properly sign and stripe in accordance with applicable standards.
- The owner/developer acknowledges that this approval does not include any work in the County right-of-way. All right-of-way work shall be a function of an approved Pasco Right-of-way Use Permit.
- All clear-site areas shall be kept free of any signage plantings, trees, etc. in excess of three-and-a-half (3-1/2) feet in height.

- No irrigation system or landscaping shall be installed in any County or State right-of-way without issuance of appropriate Right-of-Way Use Permit.
- The owner/developer acknowledges that the site and its subsequent building permits shall comply with all zoning/MPUD/PUD conditions.
- All structures, including buffer walls, retaining walls, signage, etc. require building permits.
- If a project site contains an easement, especially a power company easement, a Letter of No Objection is required from the easement holder. By signing and sealing this plan the engineer of record is attesting that he/she has identified and accurately shown all easements of record on the plans.

**Order Plans**