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 ARCHITECTURE • PLANNING • ENGINEERING DESIGN
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 REGISTRATION NUMBER: SA 000127

**Pasco County
 Fire & Rescue Station
 No. 17
 New Port Richey, Florida**

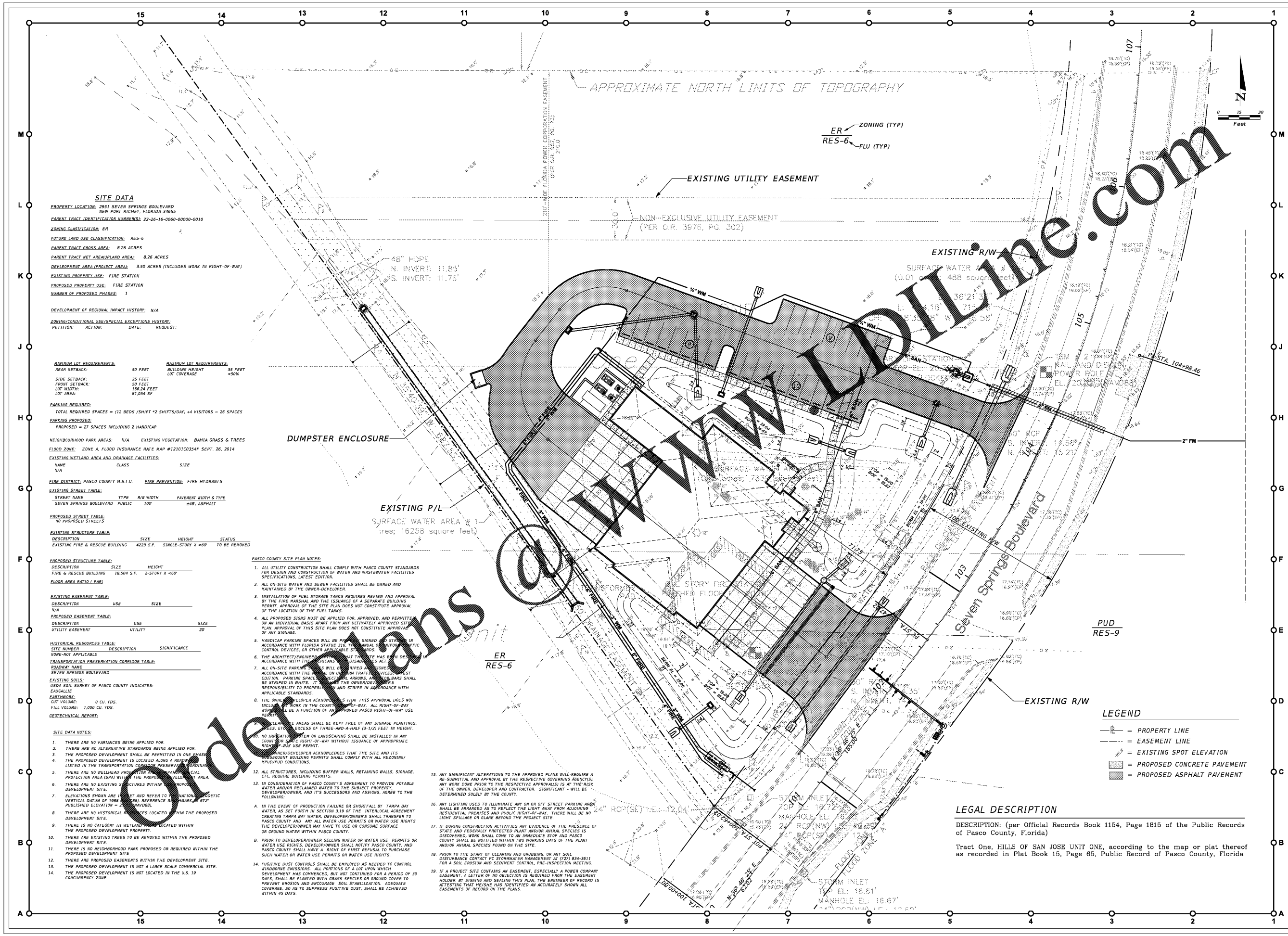
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**FGA PROJECT NUMBER
 19039**

**ISSUE DATE
 05-25-20**

**PRELIMINARY
 SITE PLAN**

**SHEET NUMBER
 C3.0**



SITE DATA
 PROPERTY LOCATION: 2951 SEVEN SPRINGS BOULEVARD
 NEW PORT RICHEY, FLORIDA 34655
 PARENT TRACT IDENTIFICATION NUMBER: 22-26-16-0060-0000-0010
 ZONING CLASSIFICATION: ER
 FUTURE LAND USE CLASSIFICATION: RES-6
 PARENT TRACT GROSS AREA: 8.26 ACRES
 PARENT TRACT NET AREAS/LAND AREA: 8.26 ACRES
 DEVELOPMENT AREA/PROJECT AREA: 3.30 ACRES (INCLUDES WORK IN RIGHT-OF-WAY)
 EXISTING PROPERTY USE: FIRE STATION
 PROPOSED PROPERTY USE: FIRE STATION
 NUMBER OF PROPOSED PHASES: 1
 DEVELOPMENT OF REGIONAL IMPACT HISTORY: N/A
 ZONING/CONDITIONAL USE/SPECIAL EXCEPTIONS HISTORY:
 PETITION: ACTION: DATE: REQUEST:

MINIMUM LOT REQUIREMENTS:
 REAR SETBACK: 50 FEET
 SIDE SETBACK: 25 FEET
 FRONT SETBACK: 50 FEET
 LOT WIDTH: 156.24 FEET
 LOT AREA: 87,004 SF

MAXIMUM LOT REQUIREMENTS:
 BUILDING HEIGHT: 35 FEET
 LOT COVERAGE: <50%

PARKING REQUIRED:
 TOTAL REQUIRED SPACES = (12 BEDS /SHIFT * 2 SHIFTS/DAY) + VISITORS = 26 SPACES
 PROPOSED = 27 SPACES INCLUDING 2 HANDICAP

NEIGHBORHOOD PARK AREAS: N/A
EXISTING VEGETATION: BAHIA GRASS & TREES
FLOOD ZONE: ZONE A, FLOOD INSURANCE RATE MAP #12101C034F SEPT. 26, 2014
EXISTING WETLAND AREA AND DRAINAGE FACILITIES:
 NAME CLASS SIZE
 N/A

FIRE DISTRICT: PASCO COUNTY M.S.T.U. **FIRE PREVENTION:** FIRE HYDRANTS

EXISTING STREET TABLE:

STREET NAME	TYPE	R/W WIDTH	PAVEMENT WIDTH & TYPE
SEVEN SPRINGS BOULEVARD	PUBLIC	100'	48', ASPHALT

PROPOSED STREET TABLE:
 NO PROPOSED STREETS

EXISTING STRUCTURE TABLE:

DESCRIPTION	SIZE	HEIGHT	STATUS
EXISTING FIRE & RESCUE BUILDING	4223 S.F.	SINGLE-STORY X <60'	TO BE REMOVED

PROPOSED STRUCTURE TABLE:

DESCRIPTION	SIZE	HEIGHT
FIRE & RESCUE BUILDING	18,500 S.F.	2-STORY X <60'

FLOOR AREA RATIO (F.A.R.)
 N/A

EXISTING EASEMENT TABLE:
 N/A

PROPOSED EASEMENT TABLE:

DESCRIPTION	USE	SIZE
UTILITY EASEMENT	UTILITY	20'

HISTORICAL RESOURCES TABLE:
 NONE-NOT APPLICABLE

TRANSPORTATION PRESERVATION CORRIDOR TABLE:
 ROADWAY NAME: SEVEN SPRINGS BOULEVARD

EXISTING SOILS:
 USDA SOIL SURVEY OF PASCO COUNTY INDICATES:
 EAUGALLIE
 EARTHWORK:
 CUT VOLUME: 0 CU. YDS.
 FILL VOLUME: 1,000 CU. YDS.

GEOTECHNICAL REPORT:

- PASCO COUNTY SITE PLAN NOTES:**
- ALL UTILITY CONSTRUCTION SHALL COMPLY WITH 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 THIS 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 PROVIDED IN ACCORDANCE WITH FLORIDA STATUTE 318.17, MANUAL AND MECHANICAL CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS.
 - THE ARCHITECT/ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE MANUAL AND MECHANICAL CONTROL DEVICES.
 - ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNAGED IN ACCORDANCE WITH THE MANUAL ON URBAN TRAFFIC CONTROL, LATEST EDITION. PARKING SPACES WITH STRIPED MARKINGS SHALL BE STRIPED IN WHITE. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO PROPERLY STRIPE 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 CLEARANCE AREAS SHALL BE KEPT FREE OF ANY STORAGE PLANTINGS, TREES, ETC. 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 SURROUNDING BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MUD/PUD CONDITIONS.
 - ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE BUILDING PERMITS.
 - 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, ACREE 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/OWNERS SHALL TRANSFER TO PASCO COUNTY AND ANY 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 USE 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.
 C. PRIOR TO DEVELOPER/OWNER SELLING WATER OR WATER USE PERMITS OR WATER USE 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.
 - IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, WORK SHALL STOP ON AN IMMEDIATE STOP AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.
 - ANY LIGHTING USED TO ILLUMINATE ANY ON OR OFF STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJOINING RESIDENTIAL PREMISES AND PUBLIC RIGHT-OF-WAY. THERE WILL BE NO LIGHT SPILLAGE OR GLARE BEYOND THE PROJECT SITE.
 - IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, WORK SHALL STOP ON AN IMMEDIATE STOP AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.
 - PRIOR TO THE START OF CLEARING AND GRUBBING, OR ANY SOIL DISTURBANCE CONTACT PC STORMWATER MANAGEMENT AT (727) 834-3611 FOR A SOIL EROSION AND SEDIMENT CONTROL PRE-INSPECTION MEETING.
 - 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 AN ACCURATELY SHOWN ALL EASEMENTS OF RECORD ON THE PLANS.

LEGEND

- = PROPERTY LINE
- - - = EASEMENT LINE
- = EXISTING SPOT ELEVATION
- ▨ = PROPOSED CONCRETE PAVEMENT
- ▩ = PROPOSED ASPHALT PAVEMENT

LEGAL DESCRIPTION
 DESCRIPTION: (per Official Records Book 1154, Page 1815 of the Public Records of Pasco County, Florida)
 Tract One, HILLS OF SAN JOSE UNIT ONE, according to the map or plat thereof as recorded in Plat Book 15, Page 65, Public Record of Pasco County, Florida