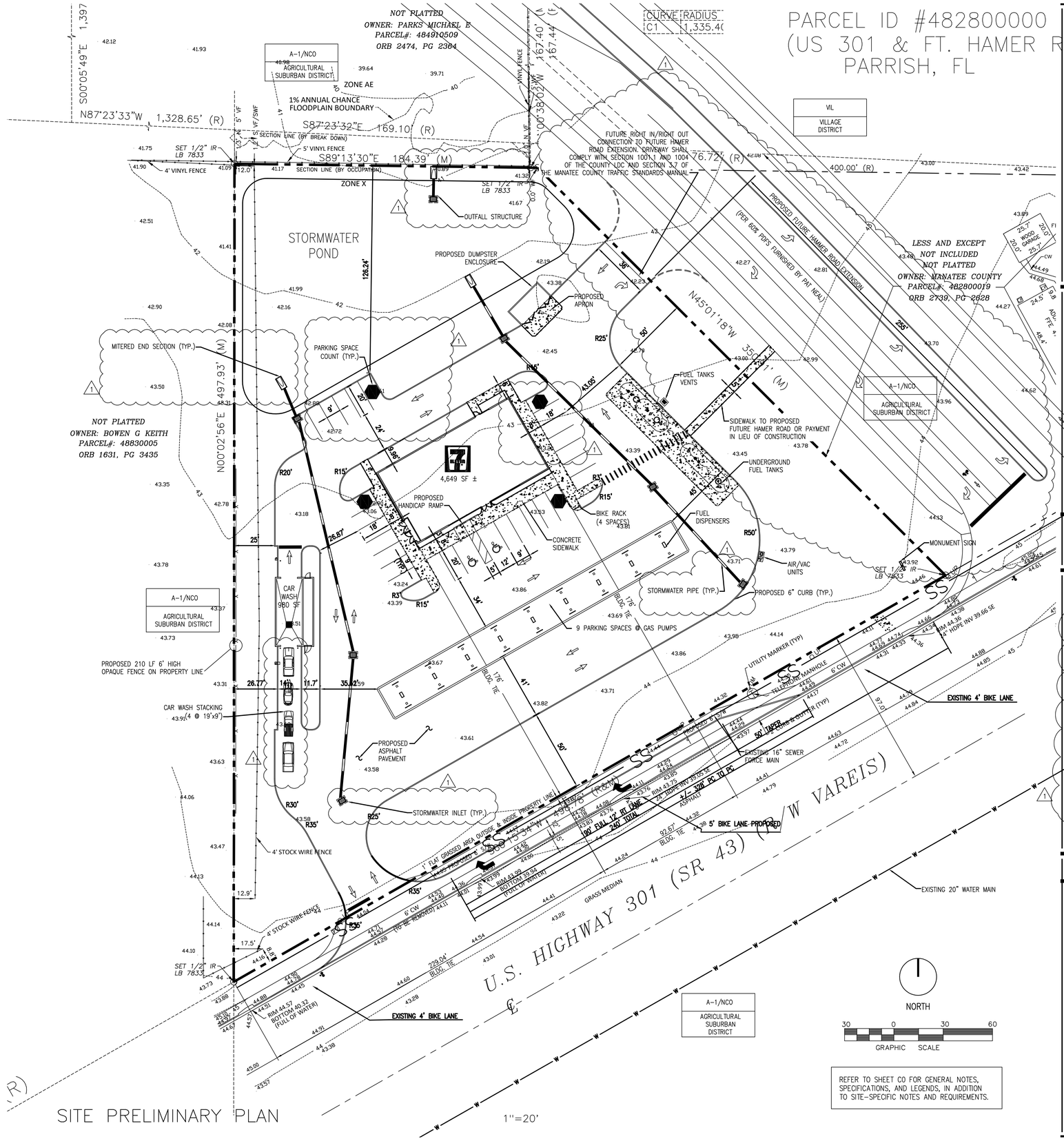
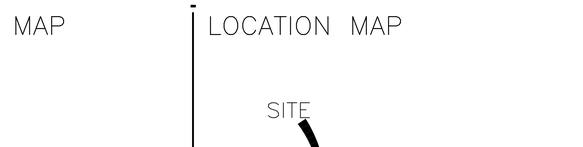
PARCEL ID #482800000 (US 301 & FT. HAMER RD) PARRISH, FL



SITE PRELIMINARY PLAN

1"=20'

FEMA FLOOD MAP



LOCATION MAP

P:\7\7-Eleven\20180891 - RKM 7-Eleven - US 301 & Fort Hamer Rd, Parrish, FL\3 CAD & Drawings\2 Construction Documents\1

CONTACTS

OWNER
ROBERT YOUNGBLOOD
6009 121st AVE. E
PARRISH, FLORIDA 34219
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–

DEVELOPER
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147 SECOND AVE. SOUTH (SUITE 400)
ST. PETERSBURG, FL 33701
CONTACT: BILL LLOYD
PH: (727) 895-2150

ARCHITECT
INTERPLAN LLC
604 COURTLAND ST, SUITE 100
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CONTACT: ROB WEISS
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LANDSCAPE
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3162 PARMA DR.
DELTONA, FL 32737
PHONE: 407-310-5567
CONTACT: JASON BRIDGEWATER

CIVIL ENGINEER
HOUGH ENGINEERING, INC.
1771 MANATEE AVENUE WEST
BRADENTON, FLORIDA 34205
CONTACT: MARLA M. HOUGH, P.E.
PH: (941) 747-4838

GENERAL NOTES

1. PROJECT WILL BE COMPLETED IN ONE (1) PHASE.
2. PROPOSED USE: GAS STATION, CONVENIENCE STORE.
3. WATER AND SEWER WILL BE PROVIDED BY MANATEE COUNTY.
4. STORMWATER MANAGEMENT SHALL BE PROVIDED TO MEET COUNTY AND SWFWMD REQUIREMENTS.
5. LANDSCAPE AND IRRIGATION WILL BE PROVIDED TO MEET ALL MANATEE COUNTY LDC REQUIREMENTS. (SECTION 701 AND 403.02), INCLUDING THE REQUIREMENTS OF THE NORTH CENTRAL (NC) OVERLAY DISTRICT (SECTION 403.12). TREE REMOVAL/REPLACEMENT AND LANDSCAPING WILL BE IN ACCORDANCE WITH SECTIONS 700, 701 AND 403 OF THE LAND DEVELOPMENT CODE.
6. THE SITE LIGHTING AND SIGNAGE WILL BE PROVIDED TO MEET ALL MANATEE COUNTY LDC REQUIREMENTS.
7. OFFSIDE ROADWAY IMPROVEMENTS REQUIRED AT FINAL SITE PLAN SHALL BE PERMITTED THROUGH MANATEE COUNTY, THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE SWFWMD AS NECESSARY.
8. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER SOURCE, RECLAIMED WATER USE, GRAY WATER IRRIGATION SYSTEM AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED. AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE WILL BE PROVIDED. NO WELLS ARE ON SITE.
9. ELEVATIONS SHOW ARE BASED ON NAVD '88. TO CONVERT TO NGVD '29, ADD 0.95' TO ELEVATIONS SHOWN.
10. ALL BUILDINGS PERMITS WILL BE ISSUED PRIOR TO THE EXPIRATION OF THE CLOS OR FSP, WHICHEVER OCCURS FIRST.
11. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/ OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/ CONSTRUCTION PLAN REVIEW PROCESS.
12. IF IMPROVEMENTS TO THE PUBLIC INFRASTRUCURE ARE REQUIRED DUE TO THE IMPACT OF THIS DEVELOPMENT, THEN THE REQUIRED IMPROVEMENTS WILL BE MADE AT THE EXPENSE OF THE DEVELOPER.

LEGAL DESCRIPTION

ALL THAT PART OF THE OF THE NORTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 19 EAST, LYING WESTERLY OF THE WEST RIGHT OF WAY OF THE OLD TAMPA ROAD AND NORTHERLY OF THE PRESENT RIGHT OF WAY OF U.S. HIGHWAY 301; LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED JULY 23, 2018 IN OFFICIAL RECORDS BOOK 2739, PAGE 2628, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SITE DATA

STUART ANDERSON, P.E.
FL. REG. #60848

SITE AREA	130,313 SF	2.99 AC	
EXISTING			
OPEN SPACE (GREEN)	130,313 SF	100%	
PROPOSED			
IMPERVIOUS { PAVEMENT/SIDEWALKS	57,413 SF	44%	48%
IMPERVIOUS { BUILDINGS	5,629 SF	4%	
TOTAL IMPERVIOUS	62,063 SF (1.42 AC)		
1 OPEN SPACE (GREEN)	68,250 SF (1.56 AC)	52%	

MINIMUM OPEN SPACE TO BE PROVIDED = 20%

NOTE: STORMPOND = 19,339 SF (.45 AC) IS 28.85% OPEN SPACE (LESS THAN 75% MAX ALLOWED)

ZONING (EXISTING)	A-1/NCO	
ZONING (PROPOSED)	PLANNED DEVELOPMENT COMMERCIAL (PD-C)/NCO	
FLOOR AREA RATIO	F.A.R. = 0.04	
	MAX. ALLOWED	PROPOSED
BUILDING HEIGHT	N/A	24 FT

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	30 FT	176 FT (1 STORY)
FRONT (EAST)	30 FT	111.19 FT
SIDE (NORTH)	15 FT	139.8 FT
SIDE (WEST)	15 FT	25 FT
LANDSCAPE BUFFER 1		
FRONT (SOUTH)	50 FT	50 FT
FRONT (EAST)	50 FT	50 FT
SIDE (NORTH)	20 FT	20 FT
SIDE (WEST)	20 FT	20 FT

PARKING REQUIRED/PROVIDED	REQUIRED	PROVIDED
GAS PUMPS: 1 SP PER 2 PUMPS 18 PUMPS / 2 = 9	9 SPACES	9 SPACES
CONV. STORE: 1 SP PER 200 SF 4,650 SF / 200 = 24	24 SPACES	29 SPACES
TOTAL	**33 SPACES**	**38 SPACES**
CAR WASH STACKING: (4/WASH BAY)(1 WASH BAY) = 4	4 SPACES + 4 SPACE BIKE RACK	4 SPACES

1 1-31-19 CITY COMMENTS

2. 3/07/2019 HOUGH MOD'S CIVIL ENGR., POND OPEN SPACE; CAR WASH & BIKE PARKING, BLDG SF, ADD US 301 RIGHT TURN LANE.
3. 4/16/2019 MOD E BLDG SETBACK TO 30'.
4. 4/29/2019 MOD N SETBACK REQ'D TO 15', PROVIDED BLDG SETBACK E, N & W , PROVIDED LANDSCAPE BUFFERS N & W.
5. 5/20/2019 MOD PARKING CALCULATIONS TO MATCH FSP.
6. ADD 4 PKG SPACES TO PUMPS, 6' FENCE W PROPERTY LINE (MC).

SOILS TYPE

20 EAU GALLIE FINE SAND, 0 TO 2% SLOPE

USE REQUIREMENTS

PROJECT: 7-ELEVEN

PARCEL ID: 482800000

TOTAL PROJECT ACRES: 2.99 ACRES

FLOOD ZONE: ZONE "X" FIRM No. 12081C 0183E, DATED MARCH 17, 2014 MANATEE COUNTY, FLORIDA.

DRAINAGE: PROPOSED DRY RETENTION TO MEET THE REQUIREMENTS OF MANATEE COUNTY AND SWFWMD

SURFACE WATER: THE SUBJECT SITE DOES NOT HAVE EXISTING SURFACE WATER BODIES, STREAMS, OR CANALS ON SITE OR WITHIN 50' OF THE SITE.

12-5-18

DP-1

SITE PRELIMINARY PLAN

CDB MRS