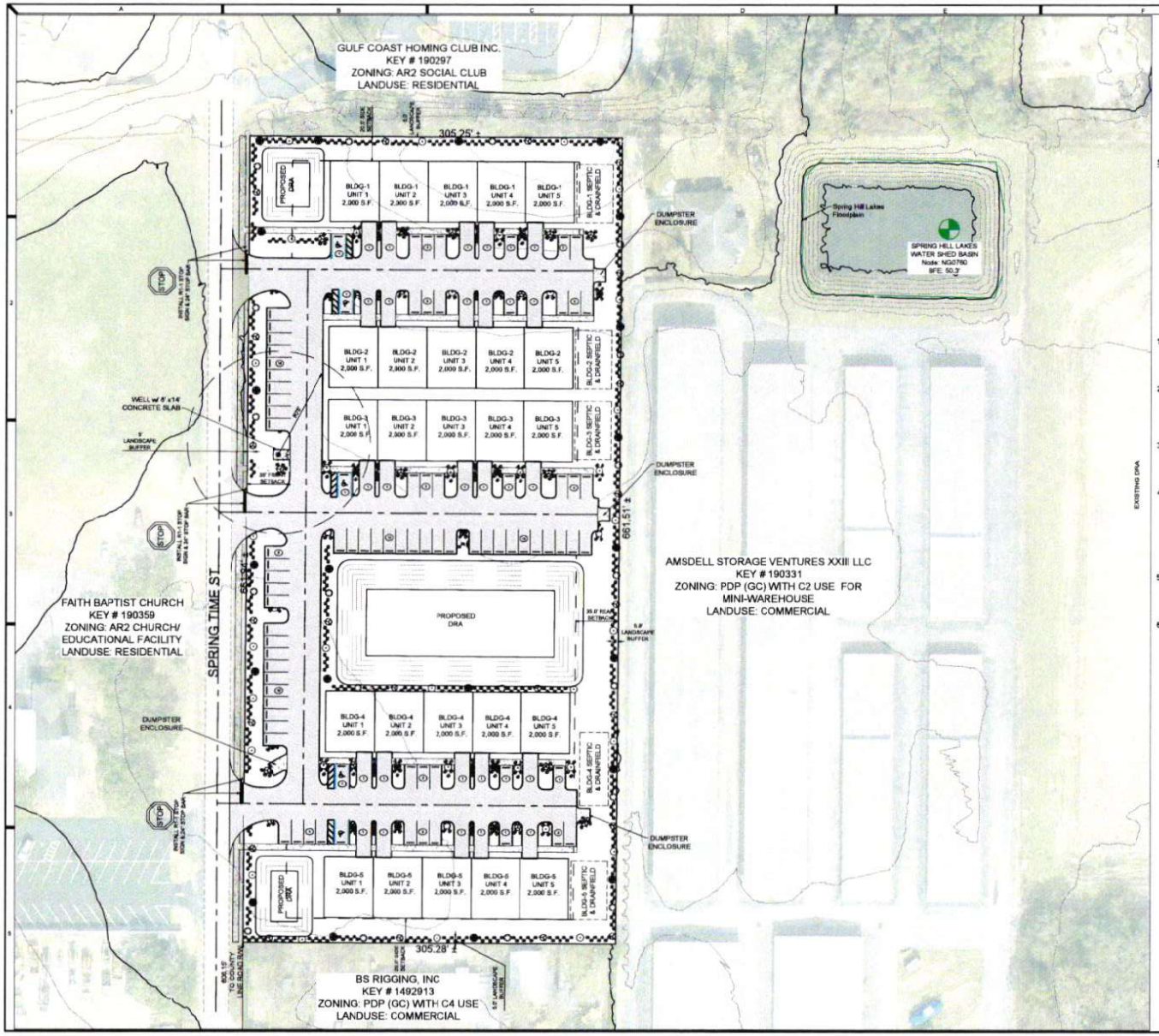

STATEMENT OF INTENT:

THE SUBJECT SITE IS VACANT. THE APPLICANT IS PROPOSING TO UTILIZE THE PROPERTY WITH FLEX SPACE (OFFICE/RETAIL W/ WAREHOUSE).

KEY NUMBER: 00190340

SITE ADDRESS: 170 SPRING TIME STREET, SPRING HILL, FLORIDA

SITE TOTAL AREA: 4.6± ACRES

EXISTING USE: VACANT

CURRENT ZONING: PDP(GC) W/ C4 USES

CURRENT LAND USE: COMMERCIAL

1. PROPOSED BUILDING DATA:
   5 BUILDINGS @ 10,000 S.F. (5 UNITS) PER BUILDING
   EACH UNIT: 400 S.F. (OFFICE/SHOWROOM), 1,600 S.F. (WAREHOUSE)
   25 UNITS X (2,000 S.F. EACH) = 50,000 S.F.

2. PARKING CALCULATIONS
   20 SPACES PER BUILDING
   5 BUILDINGS X 20 SPACES = 100 SPACES REQUIRED.
   100 SPACES REQUIRED WITH 4 HANDICAP SPACES
   114 SPACES PROVIDES INCLUDING 5 HANDICAPPED SPACES

3. PERIMETER SETBACKS:
   FRONT: 35'
   SIDE SETBACKS: 20'
   REAR: 35'

4. ON-SITE AREA CALCULATIONS:

EXISTING PERVIOUS	200,376 SF	(4.60 AC)
PROPOSED PERVIOUS:	56,405 SF	(1.30 AC) (28%)
PROPOSED OFFICE/RETAIL:	50,000 SF	(1.15 AC)
PROPOSED ASPHALT/CONCRETE:	67,270 SF	(1.54 AC)
PROPOSED POND:	26,701 SF	(0.61 AC)
	200,376 SF	(4.60 AC)

5. FEMA FLOOD MAP :
   FEMA FLOOD MAP NUMBER: 12053C0308D
   FEMA FLOOD MAP DATE: 02/02-2012
   FEMA FLOOD ZONE: AE

6. PROPOSED FLOOR TO AREA RATIO
   TOTAL PROJECT AREA = 4.6 Ac.
   4.6 X 0.35= 1.61 ACRES OF BUILDING ALLOWED
   50000/43560=1.15 PROPOSED

PROPOSED SEWER SYSTEM:

FLOW RATES DERIVED FROM CHAPTER 64E-6 CODE

WAREHOUSING
15 GPD PER EMPLOYEE
100 GPD PER BAY

5 UNITS X 2 EMPLOYEES PER SHOP X 15 = 150 GPD
5 BAYS X 100 = 500 GPD

TOTAL DAILY FLOW = 650 GAL/DAY

EACH BUILDING
650 GPD = 1500 GAL SEPTIC TANK
650 GPD / 1.60 = 813 SF DRAINFIELD REQUIRED
813 SF DRAINFIELD X 1.5 = 1218 SF UNOBSTRUCTED

PROPOSED WATER USAGE:

TOTAL DAILY FLOW OF SEWER X 1.25 = 813 GPD
TOTAL WATER USAGE = 813 GAL/DAY PER BUILDING

LEGEND
- CONCRETE WHEEL STOP
- (1) # OF PARKING SPACES
- TYPE "C" INLET
- CONC. CONCRETE SURFACE
- ASPHALT SURFACE

BARNES FLEX
170 SPRING TIME STREET
SPRRING HILL, FLORIDA

MASTER PLAN

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET, BROOKSVILLE, FL. 34601 PHONE: (352) 583-4255
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE:

JOHN D. BOONE, PE STATE OF FLORIDA, PROFESSIONAL ENGINEER NO. 68478
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN D. BOONE, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT AND NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

JOHN D. BOONE PE FLORIDA LICENSE NUMBER 68478 STATE OF FLORIDA

EXAMINED AND APPROVED
DATE:

PREPARED BY: JDB
SCALE: SEE PLAN
DATE: 1-04-2023
SEC: 34
TWP: 23S
RANGE: 17E
JOB NUMBER: 23090

SHEET NO.
1 OF 1

NO.	BY	DATE
1	JDB	1/1/1
2	JDB	2/2/2
3	JDB	3/3/3

User Name: fdica Plot Date: Apr 03, 2024 - 12:36pm Drawing Name: W:\PROCIVIL\2023 Projects\PRO230900 - Barnes Flex Proposal\23090cnc-3.DWG