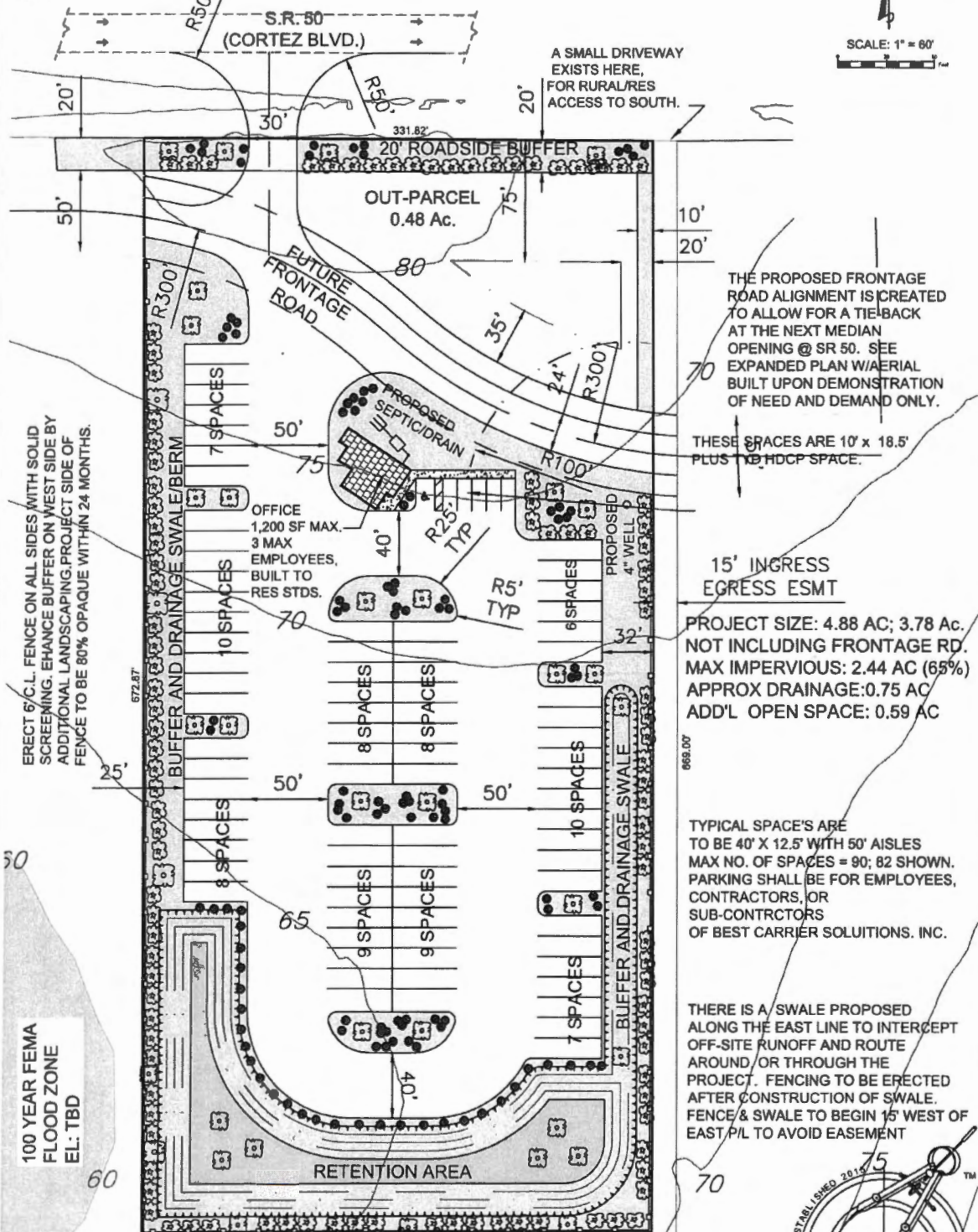


**MASTER PLAN
FOR
KEY NO. 387450
A & I LAND ASSOCIATION, LLC
TAMPA, FL**

THIS PROPOSED RT-IN & RT-OUT DRIVE
WILL REQUIRE PERMITTING THROUGH
FDOT.



THE PROPOSED FRONTAGE
ROAD ALIGNMENT IS CREATED
TO ALLOW FOR A TIE-BACK
AT THE NEXT MEDIAN
OPENING @ SR 50. SEE
EXPANDED PLAN W/AERIAL
BUILT UPON DEMONSTRATION
OF NEED AND DEMAND ONLY.

THESE SPACES ARE 10' x 18.5'
PLUS 10' HDPC SPACE.

**15' INGRESS
EGRESS ESMT**

PROJECT SIZE: 4.88 AC; 3.78 AC.
NOT INCLUDING FRONTAGE RD.
MAX IMPERVIOUS: 2.44 AC (65%)
APPROX DRAINAGE: 0.75 AC
ADD'L OPEN SPACE: 0.59 AC

TYPICAL SPACE'S ARE
TO BE 40' X 12.5' WITH 50' AISLES
MAX NO. OF SPACES = 90; 82 SHOWN.
PARKING SHALL BE FOR EMPLOYEES,
CONTRACTORS, OR
SUB-CONTRACTORS
OF BEST CARRIER SOLUTIONS, INC.

THERE IS A SWALE PROPOSED
ALONG THE EAST LINE TO INTERCEPT
OFF-SITE RUNOFF AND ROUTE
AROUND OR THROUGH THE
PROJECT. FENCING TO BE ERECTED
AFTER CONSTRUCTION OF SWALE.
FENCE & SWALE TO BEGIN 15' WEST OF
EAST P/L TO AVOID EASEMENT

NOTE: DRAINAGE AREA IS CONCEPTUAL
IN NATURE; IT HAS NOT BEEN CALCULATED.

BOUNDARY, TOPO, FLOODPLAIN
DATA DERIVED FROM GIS INFO.
THIS IS NOT A SURVEY.
CONTOUR INTERVALS ARE 5' NOT 1'

REVISED: 8/02/23; AKG
PREPARED: 2/27/22; AKG



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