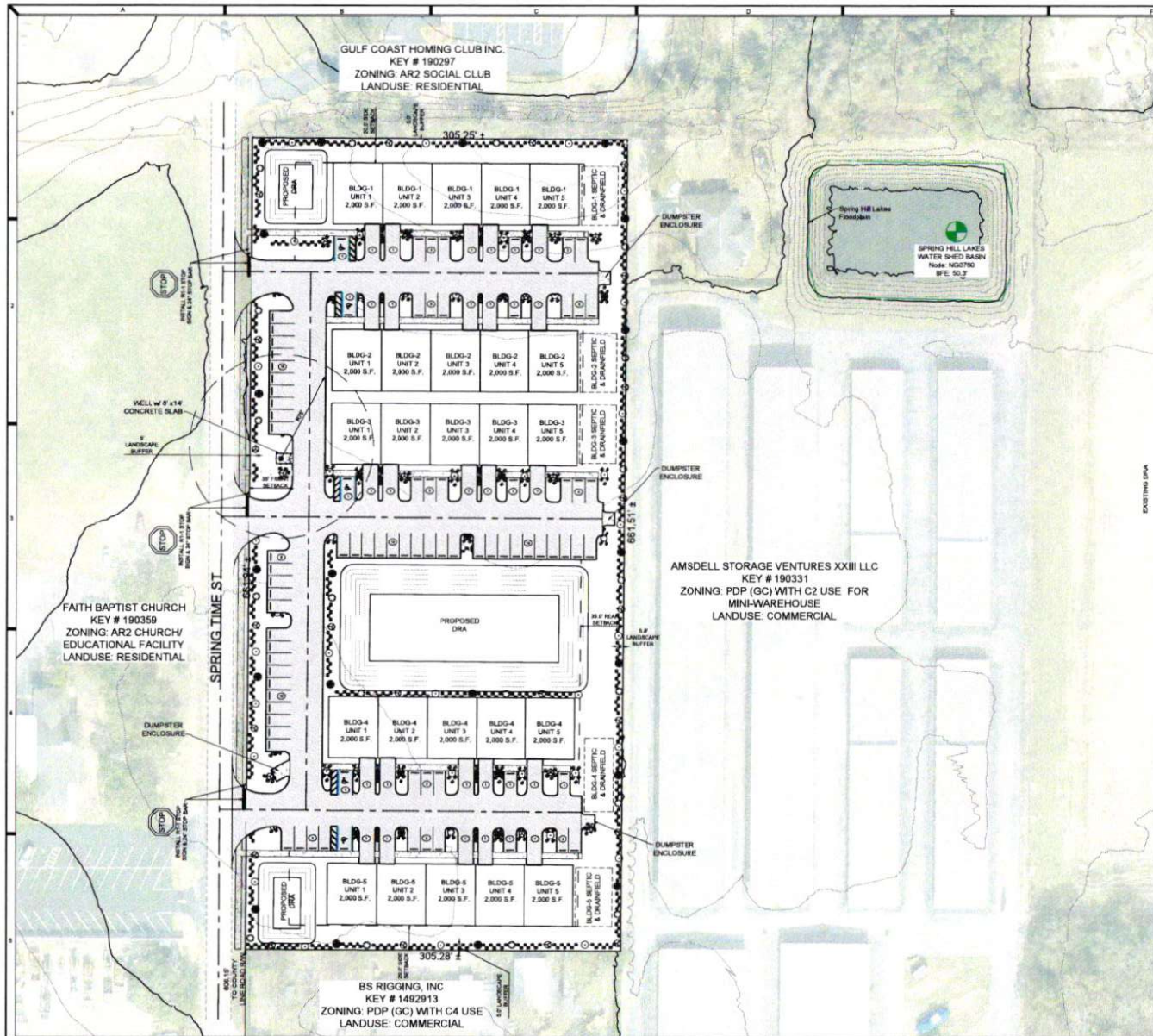




STATEMENT OF INTENT:

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 RILEY

SITE TOTAL AREA: 4.6± AC

EXISTING USE: VACANT

CURRENT ZONING: PDP(GC) W/ CA 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 PROVIDED INCLUDING 5 HANDICAPPED SPACES

3. PERIMETER SETBACKS:

FRONT:	35
SIDE SETBACKS:	20
REAR:	35

4. ON-SITE AREA CALCULATIONS

EXISTING PAVEMENT	200,378 SF	(4.80 AC)
PROPOSED PAVEMENT:	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)
	200,378 SF	(4.80 AC)

5. FEMA FLOOD MAP

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

5. 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

PROPOSED SEWER SYSTEM:

FLOW RATES DERIVED
FROM CHAPTER 845-A 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 VOLUME = 650 GAL/DAY

EACH BUILDING:
650 GPD = 1500 GAL 60"PD TANK
650 GPD / 1.80 = 361 GPD OF DIAPHRAGM REQUIRED
813 SF OF DIAPHRAGM X 1.5 = 1219 SF UNOBSTRUCTED

PROPOSED WATER USAGE:

TOTAL DAILY FLOW OF SEWER $\times 1.25 = 815$ GPD
TOTAL WATER USAGE = 815 GAL/DAY PER BUILDING

LEGEND	
	CONCRETE WHEEL STOP
	# OF PARKING SPACES
	TYPE "C" INLET
	CONCRETE SURFACE
	ASPHALT SURFACE

[illegible]

BARNES FLEX
170 SPRING TIME STREET
SPRING HILL, FLORIDA

MASTER PLAN

 **PROCIVIL 360**

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