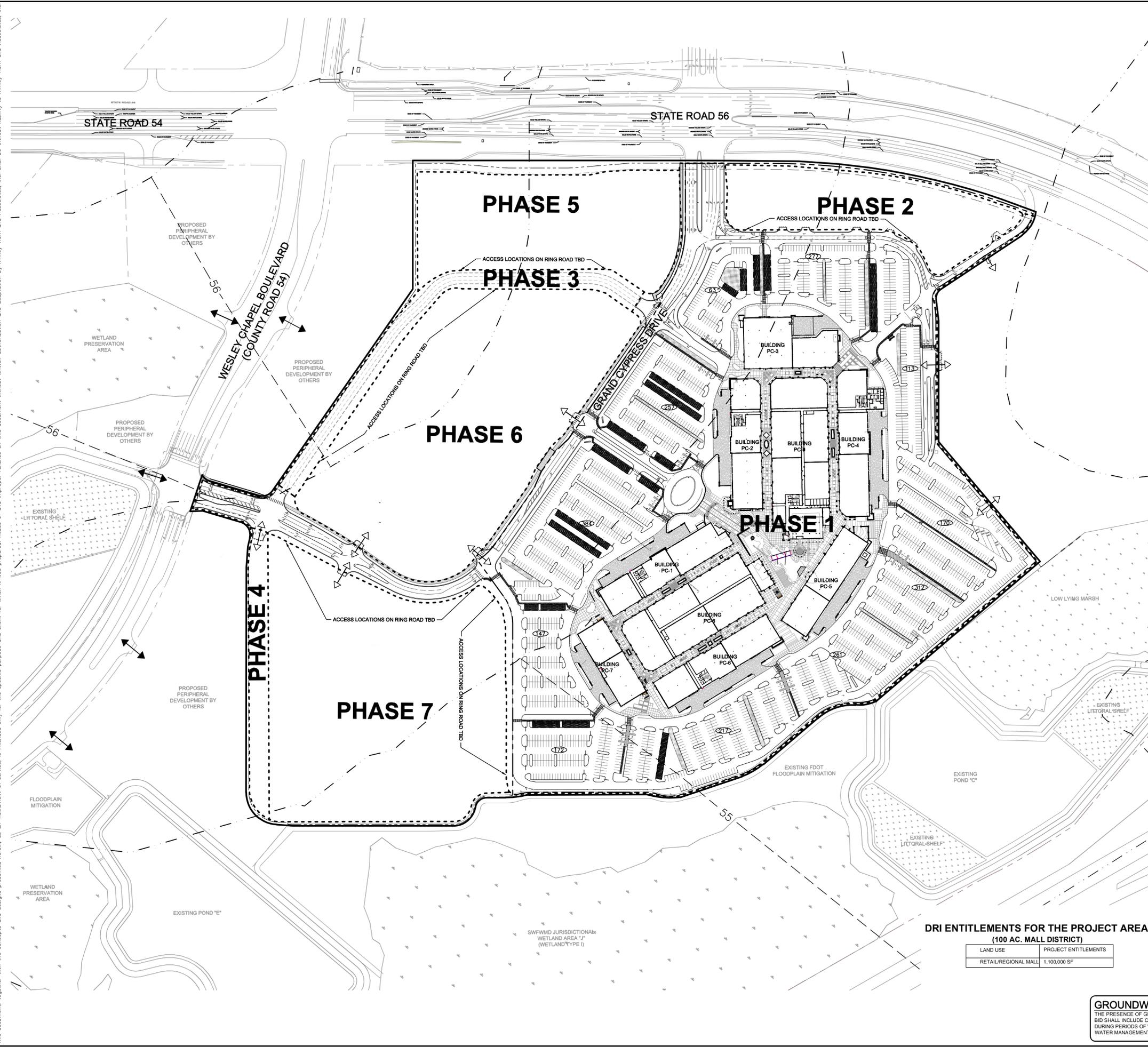


Drawing name: K:\TAM_Civil\048982- CPG Partners, LP\004 - Premium Outlet Mall\CADD\PlanSheets\C001 PRELIMINARY SITE PLAN.dwg C001 PRELIMINARY SITE PLAN Mar 25, 2014 7:28am by: rev.stanfard
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LEGEND

- PROJECT AREA (MALL DISTRICT)
- PROPOSED PHASE LINES
- PROPOSED PROPERTY LINES
- EXISTING ROW LINE
- PROPOSED INTERNAL CROSS ACCESS
- PROPOSED PUBLIC ROW ACCESS
- EXISTING WETLAND PRESERVATION AREAS
- FEMA 100 YR FLOODPLAIN LINE
- FEMA 100 YR BFE (TYP.)
- PARKING COUNT

PROJECT DESCRIPTION

- OWNER: JG CYPRESS CREEK, LLC, 25425 CENTER RIDGE ROAD, WESTLAKE, OHIO 44145, (440) 808-7500
- DEVELOPER: TAMPA PREMIUM OUTLETS, 105 EISENHOWER PARKWAY, ROSSELAND, NJ 07068, (973) 403-3198
- CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, 655 N. FRANKLIN ST., SUITE 150, TAMPA, FL 33602, (813) 620-1460
- SURVEYOR: GEOPoint SURVEYING INC., 1403 E. 5TH AVENUE, TAMPA, FL 33605, (813) 248-8888
- GEOTECHNICAL ENGINEER: AREHNA ENGINEERING, INC., 5004 W LINEBAUGH AVE., SUITE B, TAMPA, FLORIDA 33624, PHONE: (813) 944 3464

PROJECT DATA

TOTAL SITE AREA = 503,149 AC.
 PROJECT AREA = 100 AC.
 IMPERVIOUS AREA = 84.14 AC.
 PERVIOUS AREA = 15.98 AC.
 ZONING = MPUD (RZ-6288), DRI NO. 525 APPROVED 11/23/04
 PRE-DEVELOPED IMPERVIOUS AREA = 0.00 AC.
 PRE-DEVELOPED BASIN CURVE NO (CN) = 78.6
 PROPOSED PHASES WITHIN 100 AC SITE = 7 PHASES
 PROPOSED F.A.R. = 0.25 (1,100,000 GFA / 100 AC)

- PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP COMMUNITY PANEL NO. 120230 0410 E & 0425 E DATED SEPTEMBER 30, 1992 THE PROPERTY LIES WITHIN FLOOD ZONES AE & X (AREAS FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS ARE DETERMINED & AREAS INSIDE THE 500-YEAR FLOOD, RESPECTIVELY). BFE VARIES FROM ELEVATION 54.0 TO 56.0 FEET, NGVD29.
 - UTILITY SERVICE TO BE PROVIDED BY:
 WATER: PASCO COUNTY UTILITIES
 SEWER: PASCO COUNTY UTILITIES
 POWER: WITHLACOOTCHEE RIVER ELECTRIC COMPANY
 PHONE: VERIZON
 GAS: TECO PEOPLES GAS
 FIRE: PASCO COUNTY
 - ALL PARKING AND DRIVE AISLES SHALL BE ASPHALT PAVED, EXCLUDING DESIGNATED PERVIOUS PARKING AREAS.
 - STORMWATER RUN-OFF SHALL BE COLLECTED VIA DRAINAGE INLETS AND CONVEYED TO MASTER PLANNED STORMWATER PONDS. IN ADDITION, BIO-RETENTION SWALES ARE PROPOSED IN PARKING ISLANDS, WHICH CONSTITUTE A LOW-IMPACT DESIGN FEATURE.
 - EXTERNAL FIRE PROTECTION SHALL BE VIA FIRE HYDRANTS LOCATED THROUGHOUT THE SITE.
 - EXISTING SITE CONTOURS ARE BASED ON THE NATIONAL GEODETIC DATUM (NGVD) OF 1929.
 - BUILDING SETBACKS ARE BASED ON THE C-2 ZONING DISTRICT REQUIREMENTS: 25.0' FRONT, 0.0' SIDE & REAR (WHEN ADJACENT C-2 ZONING).
 - ALL FIRST FLOOR ELEVATIONS (FF) SHALL BE A MINIMUM OF 1' ABOVE THE BASE FLOOD ELEVATION OR AS REQUIRED BY THE PASCO COUNTY LAND DEVELOPMENT DEPARTMENT CODE 902.2.N.5.
 - THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO GUARD AGAINST FUGITIVE DUST DURING CONSTRUCTION. DUST CONTROL SHOULD BE ACCOMPLISHED BY WETTING THE SITE DAILY WITH NON POTABLE WATER, MINIMIZATION OF DENuded AREAS, NATURAL OR ARTIFICIAL WIND BREAKS, PALLIATIVES, OR ANY COMBINATION THEREOF.
 - ON-SITE BURNING SHALL NOT BE ALLOWED WITHOUT PRIOR WRITTEN PERMISSION OF THE COUNTY FIRE MARSHALL'S OFFICE.
 - CANOPY AND BALCONIES SHALL HAVE A MINIMUM HEIGHT OF 13'6" AS REQUIRED BY PASCO COUNTY LDC.
- PARKING DATA**
- PROPOSED PHASE I RETAIL: 481,825 SF GBA (441,279 SF GLA)
 REQUIRED PHASE I PARKING: 1,604 SPACES (3,334,000 SF)
 REQUIRED PHASE I ADA PARKING: 34 SPACES (201,000 SPACES, 1/100 SPACES THEREAFTER)
 PROPOSED PHASE I ADA PARKING: 40 SPACES
 PROPOSED PHASE I PERVIOUS PARKING: 255 SPACES (11%)
 PROPOSED PHASE I STANDARD PARKING: 2,077 SPACES
 TOTAL PROPOSED PHASE I PARKING: 2,373 SPACES
 FUTURE DEVELOPMENT: REMAINDER OF DRI ENTITLEMENTS
 FUTURE PARKING: TBD

PRIOR APPROVALS: (MPUD CONDITION NO. 50)

- MASTER PLANNED UNIT DEVELOPMENT (MPUD); REZONING PETITION NO. 5228, APPROVED NOVEMBER 23, 2004
- DEVELOPMENT OF REGIONAL IMPACT- DRI NO. 252, APPROVED NOVEMBER 23, 2004
- MASTER ROADWAY PLAN- APPROVED 3/15/07 (GM07-613)
- PRELIMINARY PLAN- APPROVED 3/15/07 (IPR06-105) (DR07-1099)
- MASTER BICYCLE AND PEDESTRIAN PLAN- APPROVED 3/15/07 (GM07-512)(AMENDMENT UNDER REVIEW)
- PHASE 1 MASS GRADING AND INFRASTRUCTURE- APPROVED 3/15/07 (IPR06-019)(DR07-1036)
- OFFSITE UTILITIES EXTENSION PLANS- APPROVED 3/15/07 (IPR06-097)(DR07-1036)
- SUBDIVISION PRELIMINARY PLAN- APPROVED 3/15/07 (SDU06-125)(DR07-1092)

PRELIMINARY EARTHWORK CALCULATIONS (FOR 100 AC.)
 100.00 AC PROJECT SITE CALCULATED CUT: 32,057 C.Y.
 100.00 AC PROJECT SITE CALCULATED FILL: 87,641 C.Y.

TREE PLANTINGS BY PROJECT/PHASE

PROJECT	TOTAL INCHES OF REMOVAL	INCHES OF REPLACEMENT REQUIRED	INCHES PLANTED*	REMAINING REPLACEMENT INCHES REQUIRED
GRADING & DRAINAGE INFRASTRUCTURE PROJ. NO. 11PR06-019	OAKS = 10,271" DBH OTHER = 8,116" DBH	12,977" DBH	0	12,977 DBH
100-AC MALL ** DISTRICT PROJECT. NO. SDU06-066	0" DBH	0" DBH	2,282 DBH	2,248 DBH
FUTURE PROJECTS** WITHIN DRI, OUTSIDE OF MALL DISTRICT	0" DBH	0" DBH	0	8,447 DBH

DRI ENTITLEMENTS FOR THE PROJECT AREA (100 AC. MALL DISTRICT)

LAND USE	PROJECT ENTITLEMENTS
RETAIL/REGIONAL MALL	1,100,000 SF

*SEE SPECIFIC PROJECT'S LANDSCAPE PLANS FOR DETAILS.
 **PER PRIVATE AGREEMENT

GROUNDWATER / DEWATERING NOTE:
 THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PERFORM ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.



CYPRESS CREEK TOWNCENTER MALL DISTRICT
 PREPARED FOR: TAMPA PREMIUM OUTLETS, LLC. PASCO COUNTY, FLORIDA
 DESIGN ENGINEER: NATHANIEL R. LINDEN, P.E. FL LICENSE NUMBER: 72985
 SCALE: AS NOTED
 DESIGNED BY: NRL
 DRAWN BY: RPS
 CHECKED BY: DWV
 DATE: 02/28/14
 PROJECT NO. 048982004
 SHEET NUMBER C001
 REVISIONS: No. DATE