

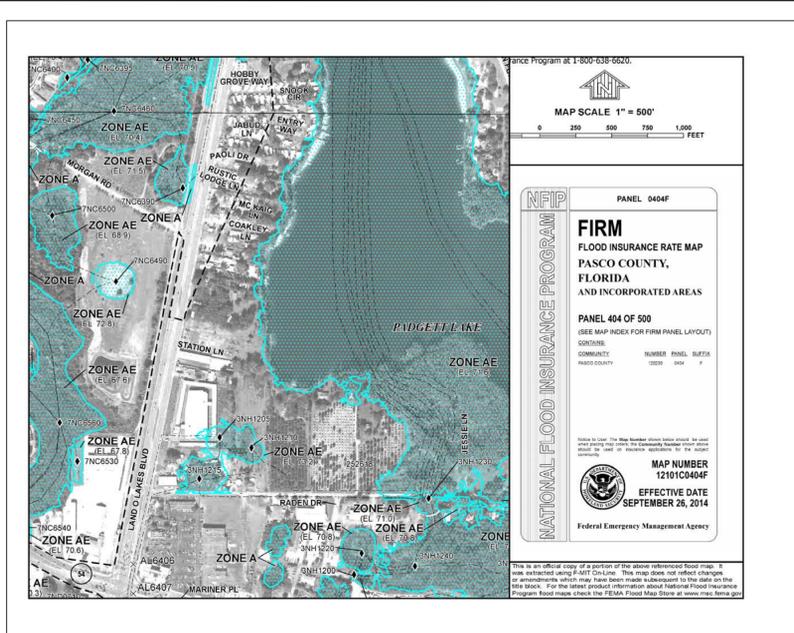






**SWFWMD EXEMPTION CALCULATIONS**

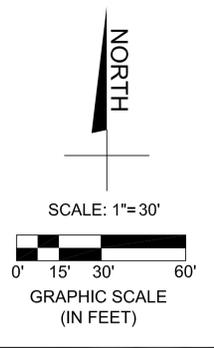
TOTAL IMPERVIOUS VUA ADDITION = 580 SF (PROPOSED) = 580 SF < 4,000 SF  
 TOTAL IMPERVIOUS AREA ADDITION = 3,319 SF (PROPOSED) = 3,319 SF < 9,000 SF



SITE DATA				
	EXISTING	DEMO	PROPOSED	TOTAL
TOTAL AREA (SHOWN)	184,181 SF	0 SF	0 SF	184,181 SF (4.23 Ac., 100.0%)
BUILDING AREA	373 SF	0 SF	2,100 SF	2,473 SF (0.06 Ac., 1.3%)
PERVIOUS AREA	116,580 SF	3,319 SF	0 SF	113,261 SF (2.60 Ac., 61.5%)
IMPERVIOUS AREA	21,123 SF	0 SF	1,219 SF	22,342 SF (0.51 Ac., 12.1%)
POND AREA	0 SF	0 SF	0 SF	0 SF (0.00 Ac., 0.0%)
WETLAND AREA	46,105 SF	0 SF	0 SF	46,105 SF (1.06 Ac., 25.0%)

ZONING DISTRICT: C2  
 FUTURE LAND USE: ROR  
 LAND USE: BAILBONDS OFFICE & BOAT/VEHICLE STORAGE  
 WASTE STORAGE/DISPOSAL: EX DUMPSTER  
 SETBACKS: FRONT- 25' SIDES- 30' REAR- 30'

PARCEL ID: 25-26-18-0000-02500-0000 & 25-26-18-0000-02600-0000  
 FIRM #: FEMA PANEL NO. 12101C0404F 9/26/14 ZONE 'A' & 'AE'  
 DATUM: NAVD 1988

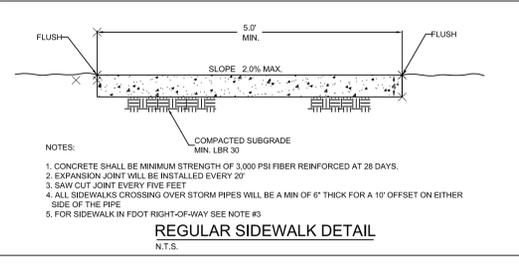


- NOTES:**
- CONTRACTOR TO USE FDOT INDEX 613, 600, 612, & 660 FOR MAINTENANCE OF TRAFFIC WHEN WORKING IN THE STATE RIGHT OF WAY.
  - EXPANSION MATERIAL WILL BE PLACED BETWEEN EXISTING CURB, SIDEWALK AND NEW CONSTRUCTION.
  - USE FDOT STANDARD #300, #304, AND #310 FOR THE CONSTRUCTION OR RECONSTRUCTION OF ALL SIDEWALK AND MEET CURRENT ADA STANDARDS. ALL CONCRETE PLACES WITHIN THE FOOT RIGHT OF WAY SHALL BE A MINIMUM 6" THICK, FOOT CLASS 1 NON-STRUCTURAL 3,000 PSI CONCRETE WITH FIBER MESH. ALL CONCRETE PLACED IN THE FDOT R/W WILL COME FROM A STATE APPROVED PLANT.
  - NO PEDESTRIAN PATHWAY IS TO BE REMOVED, BLOCKED, OR DISTURBED WITHOUT HAVING A SUFFICIENT DESIGNATED TEMPORARY PEDESTRIAN PATHWAY WITH ALL APPROPRIATE PEDESTRIAN MAINTENANCE OF TRAFFIC SIGNS (INDEX 860) IN PLACE PRIOR TO THE PATHWAY BEING AFFECTED. ALL TEMPORARY PEDESTRIAN PATHWAYS MUST BE FIRM AND UNYIELDING. ANY SIDEWALK DISTURBED WILL BE REPLACED BY SECTION WITHIN 72 HOURS, TO FOOT SPECIFICATIONS.

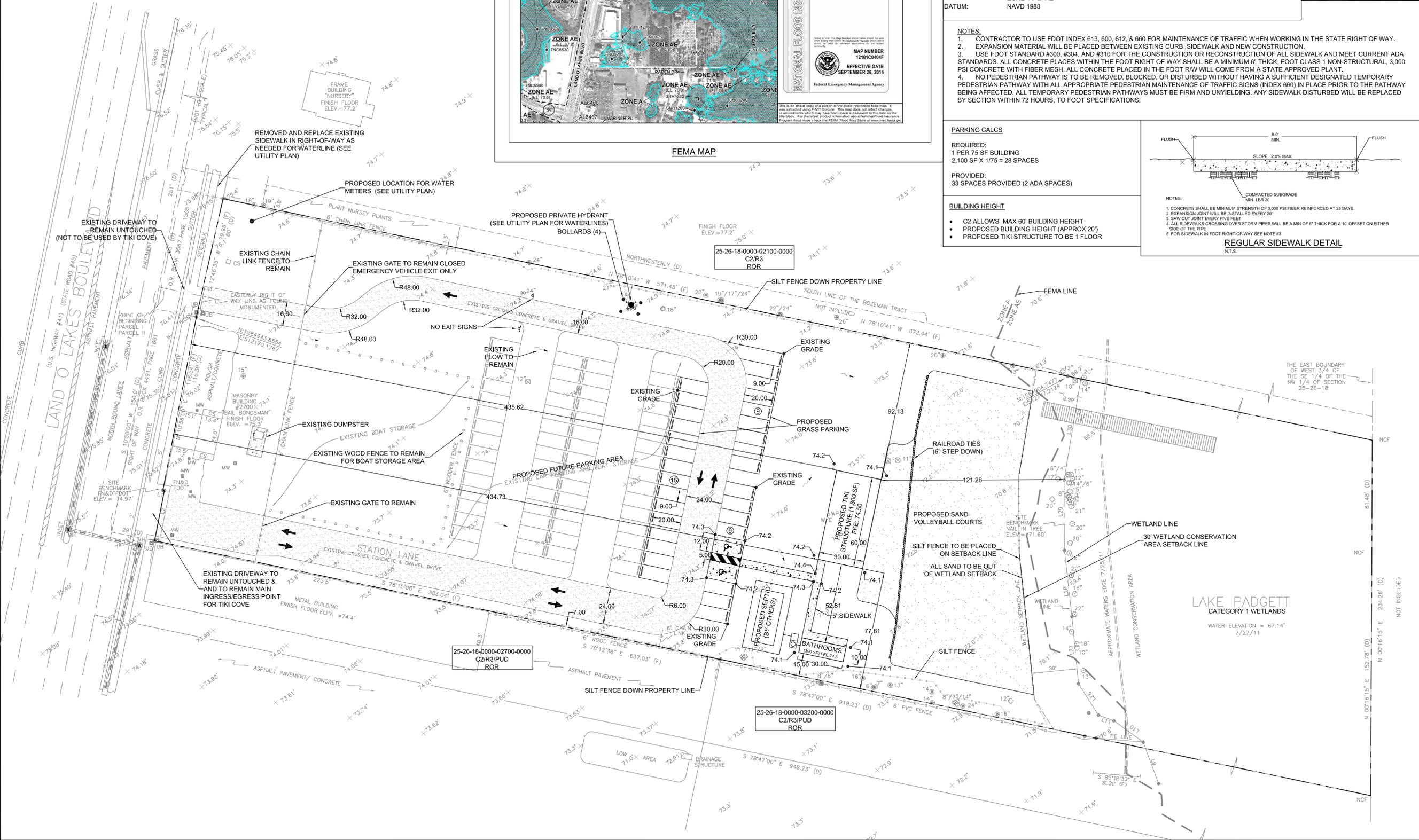
**PARKING CALCS**

REQUIRED:  
 1 PER 75 SF BUILDING  
 2,100 SF X 1/75 = 28 SPACES

PROVIDED:  
 33 SPACES PROVIDED (2 ADA SPACES)



- BUILDING HEIGHT**
- C2 ALLOWS MAX 60' BUILDING HEIGHT
  - PROPOSED BUILDING HEIGHT (APPROX 20')
  - PROPOSED TIKI STRUCTURE TO BE 1 FLOOR



**TAMPA CIVIL DESIGN**  
 5289 EHRlich ROAD  
 TAMPA, FL 33624  
 (813) 960-5685 PHONE  
 (813) 482-9128 FAX

PROJECT: 036

TIKI COVE  
 - EVENT CENTER  
 21301 STATION LN  
 LAND O LAKES, FL 34639

CLIENT:  
 DALOR HOLDING LLC  
 2839 RAINFREST FL  
 LAND O LAKES FL 34639-5031  
 BRENCHER HOLDINGS LLC  
 2839 RAINFREST FL  
 LAND O LAKES FL 34639-5031

REVISION	DATE
1st PASCO CDS SUB	12-29-2015

DES: J.C.  
 DRFT: E.P.

JEREMY COUCH, P.E.  
 PROFESSIONAL ENGINEER # 70658

**SITE & GRADING PLAN**

SHEET NO:  
 C-3





