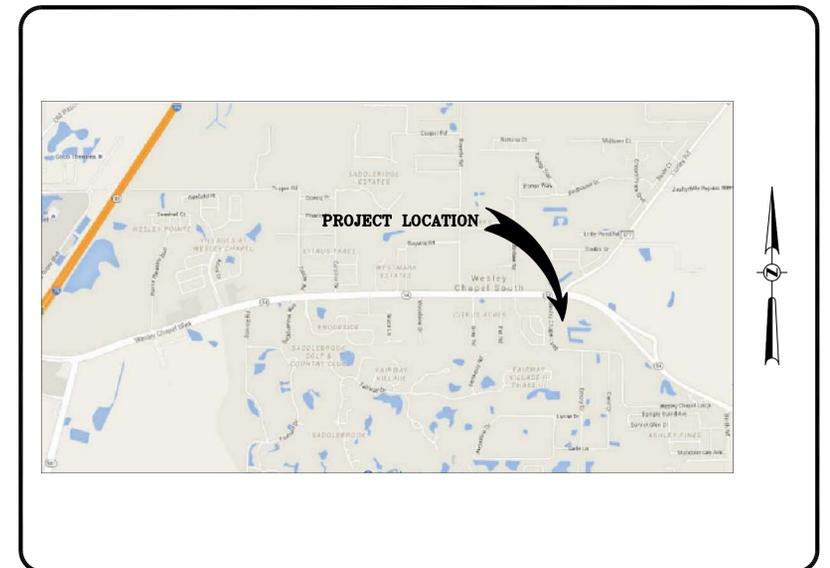


CONSTRUCTION PLANS FOR
WESLEY CHAPEL MARTIAL ARTS ACADEMY
WESLEY CHAPEL LOOP, WESLEY CHAPEL, FL 33543

PLAN INDEX

- | | |
|---|---------------------------------------|
| 1 | COVER SHEET |
| 2 | SPECIFICATIONS AND NOTES |
| 3 | EXISTING CONDITIONS & DEMOLITION PLAN |
| 4 | SITE PLAN |
| 5 | PAVING, GRADING & DRAINAGE PLAN |
| 6 | UTILITY PLAN |
| 7 | DETAILS |
| 8 | DETAILS |
| 9 | DETAILS |

LOCATION MAP



Prepared For:
WESLEY CHAPEL MARTIAL ARTS ACADEMY LLC
5268 VILLAGE MARKET
WESLEY CHAPEL, FL 33544

LEGAL DESCRIPTION

LOT 2:
 COMMENCE AT 5/8" IRON ROD MARKING THE CENTER OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 00°49'41" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 63.30 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF LINE OF WESLEY CHAPEL LOOP; THENCE NORTH 87°39'01" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.11 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE 324.84 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 215.00 FEET, A DELTA OF 86°34'03" AND A CHORD BEARING AND DISTANCE OF NORTH 44°22'00" WEST, 294.81 FEET; THENCE NORTH 01°04'58" WEST, A DISTANCE OF 22.59 FEET; FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 01°04'58" WEST, A DISTANCE OF 170 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 89°10'19" EAST, A DISTANCE OF 407.73 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTH 00°49'41" EAST, ALONG SAID LINE A DISTANCE OF 170.00 FEET; THENCE SOUTH 89°10'19" WEST, A DISTANCE OF 406.97 FEET TO THE POINT OF BEGINNING. BEING A LOT IN THE UNRECORDED HOPKINS SUBDIVISION.

TOGETHER WITH:
LOT 3
 COMMENCE AT 5/8" IRON ROD MARKING THE CENTER OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 00°49'41" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 63.30 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF LINE OF WESLEY CHAPEL LOOP; THENCE NORTH 87°39'01" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 204.11 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE 324.84 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 215.00 FEET, A DELTA OF 86°34'03" AND A CHORD BEARING AND DISTANCE OF NORTH 44°22'00" WEST, 294.81 FEET; THENCE NORTH 01°04'58" WEST, A DISTANCE OF 192.59 FEET; FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 01°04'58" WEST, A DISTANCE OF 170.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN NORTH 89°10'19" EAST, A DISTANCE OF 408.49 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTH 00°49'41" EAST, ALONG SAID EAST LINE, A DISTANCE OF 170.00 FEET; THENCE SOUTH 89°10'19" WEST, A DISTANCE OF 407.73 FEET TO THE POINT OF BEGINNING. BEING A LOT IN THE UNRECORDED HOPKINS SUBDIVISION.

TOGETHER WITH:
LOT 4
 COMMENCE AT 5/8" IRON ROD MARKING THE CENTER OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 00°49'41" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9, A DISTANCE OF 63.30 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF LINE OF WESLEY CHAPEL LOOP; THENCE NORTH 87°39'01" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 204.11 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE 324.84 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 215.00 FEET, A DELTA OF 86°34'03" AND A CHORD BEARING AND DISTANCE OF NORTH 44°22'00" WEST, 294.81 FEET; THENCE NORTH 01°04'58" WEST, A DISTANCE OF 362.59 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 01°04'58" WEST, A DISTANCE OF 170.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 89°10'19" EAST, A DISTANCE OF 409.24 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTH 00°49'41" EAST, ALONG SAID LINE A DISTANCE OF 170.00 FEET; THENCE SOUTH 89°10'19" WEST, A DISTANCE OF 408.49 FEET TO THE POINT OF BEGINNING. BEING A LOT IN THE UNRECORDED HOPKINS SUBDIVISION.

SITE DATA

PROPERTY LOCATION: EAST SIDE OF WESLEY CHAPEL LOOP JUST SOUTH OF SR 54
 PROPERTY OWNER: WESLEY CHAPEL MARTIAL ARTS ACADEMY
 ZONING: PO-2
 SPECIAL EXCEPTION (SE 7154) DATE: 06/10/2015
 FUTURE LAND USE: RES-6
 PARCEL ID: 09-26-20-0000-01100-0000
 SECTION/TOWNSHIP/RANGE: 9/26S/20E
 JURISDICTION: PASCO COUNTY
 TOTAL SITE AREA: 208,133 SF = 4.78 ACRES
 PROJECT AREA: 39,491 SF = 0.91 ACRES
 PROPOSED BUILDING AREA = 5,000 SF
 PROPOSED IMPERVIOUS AREA = 13,361 SF
 PROPOSED POND AREA = 6,985 SF
 PROPOSED GREEN AREA = 15,145 SF

SETBACKS: FRONT = 35'
 SIDES = 7.5'
 REAR = 15'

PROPOSED FAR = 0.10 (ALLOWED = 0.27)

EXISTING USE = VACANT
 PROPOSED USE = MARTIAL ARTS SCHOOL

REQUIRED PARKING = 1 SPACE / STAFF MEMBER + 1 SPACE / 15 CLIENTS
 3 + 4 = 7 SPACES
 PROVIDED PARKING = 22 SPACES

THIS PROPERTY LIES IN ZONE "X" & "AE" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12101C0431F, HAVING AN EFFECTIVE DATE SEP 26, 2014 & PANEL NO. 12101C0427F, HAVING AN EFFECTIVE DATE SEP 26, 2014

Prepared By:



GLOBAL ENGINEERING ASSOCIATES, Inc.

2302 N. HIGHLAND AVENUE
 TAMPA, FL 33602
 PHONE: (813) 210-3333
 FAX: (813) 944-4999

