

STATE ROAD 52

MURCOTT WAY

SUNCOAST PARKWAY

POND 11

OUTPARCEL
1.0 AC
125,000 SF

COMMERCIAL AREA - 412.4 AC.
(INCLUDING POND AREA & OUTPARCEL)
MAIN ANCHOR - 45,000 SF
REMAINING COMMERCIAL - 19,200 SF
TOTAL COMMERCIAL - 64,200 SF
OUTPARCEL - 1.0 AC.
OFFICE - 4,000 SF

TOTAL PARKING - 303 SPACES
MAIN ANCHOR - 225 SPACES (1 PER 200 SF)
REMAINING COMMERCIAL - 64 SPACES (1 PER 300 SF)
OFFICE - 14 SPACES (1 PER 300 SF)
PARKING REQUIRED PER CODE COMMERCIAL
& OFFICE - 1 PER 300 SF

FOOT POND AREA

4.5 AC. WETLAND IMPACT

WETLAND

POND - 2.4 AC.

WETLAND

4.7 AC. WETLAND / FLOODPLAIN MITIGATION - APPROX. 1:1

SUMP

ENTRANCE

PRELIMINARY

THIS PLAN IS CONCEPTUAL IN NATURE AND
SUBJECT TO CHANGE FOLLOWING ENVIRONMENTAL
STUDY, DETAILED ENGINEERING, DRAINAGE SYSTEM
DESIGN, AS WELL AS REVIEW AGENCY PERMIT
REQUIREMENTS.

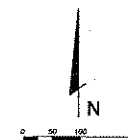
A MPLO PLAN AMENDMENT WOULD BE REQUIRED
FOR THIS CONCEPT DUE TO THE INCREASE IN
COMMERCIAL AREA ACREAGE FROM 7.7 AC. TO
APPROXIMATELY 12.1 AC.

FINAL HANDICAP PARKING RATIO TO BE DETERMINED.

ABILITY TO IMPACT WETLANDS SUBJECT TO REVIEW
AGENCY PERMITTING AND APPROVAL OF JUSTIFICATION

LEGEND

- 25' WETLAND BUFFER LINE
- JURISDICTIONAL WETLAND LINE
- PROPERTY BOUNDARY LINE
- PROPOSED DRAINAGE EASEMENT



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
630 Grand Boulevard, New Port Richey, FL 34602
Tel: (727) 949-1566 Fax: (727) 949-3446

E.B. No. 7422

PREPARED FOR:

GBY, Inc.
888 STATE ROAD 52
HUDSON, FLORIDA 34667
PHONE: (727) 866-4666 FAX: (727) 866-4677

SHEET DESCRIPTION:

SUNCOAST LAKES
SR52 COMMERCIAL / OFFICE AREA
EVALUATION CONCEPT

DATE	7/30/03
BY	7/30/03
CHECKED	7/30/03
APPROVED	7/30/03
SCALE	1" = 100'
SHEET NO.	1
TOTAL SHEETS	1