BEZONING HISTORY AND PROPERTY USE:

1. THE LEXINGTON OAKS PLAZA SOUTH IS PART OF AN APPROVED MASTER PLANNED UNIT DEVELOPMENT (MPUD).

TOPOGRAPHIC INFORMATION:

2. ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT BENCHMARK "CCB-884-4". A DISK SET IN THE CURB ALONG AN ASPHALT ACCESS ROAD OFF STATE ROAD NO. 54 IN WESLEY CHAPEL, FLORIDA. PUBLISHED ELEVATION = 73.388 (NAVD88)

UTILITIES INFORMATION:

3. ELECTRICAL SERVICE WILL BE PROVIDED BY WITH/ACCOCHEE RIVER ELECTRICAL COOPERATIVE
4. TELEPHONE SERVICE WILL BE PROVIDED BY FRONTIER COMMUNICATIONS
5. CABLE TELEVISION SERVICE CAN BE PROVIDED BY CHARTER COMMUNICATIONS
6. WATER SERVICE AND SANITARY SEWER SERVICE WILL BE PROVIDED BY PASCO COUNTY UTILITIES SERVICES.
7. FIRE PROTECTION EMS SERVICES WILL BE PROVIDED BY PASCO COUNTY, STATION 23
8. FIRE PROTECTION FOR THE PROPOSED DEVELOPMENT WILL BE FROM HYDRANTS WITH LOCATIONS SHOWN ON CONSTRUCTION PLANS.
9. CONFIRMATION OF AVAILABLE SERVICE AND ABILITY TO PROVIDE SERVICE FROM RESPECTIVE PROVIDERS WILL BE FORWARDED TO PASCO COUNTY DEVELOPMENT REVIEW DIVISION UPON RECEIPT.
10. STREET LIGHTING WILL BE PROVIDED WITHIN THE PROPOSED DEVELOPMENT BY A STREET LIGHTING TAXING DISTRICT OR OTHER APPROVED ENTITY.
11. A 10' UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO INTERNAL ROADWAYS.
12. ALL WATER AND WASTEWATER FACILITIES WILL BE INSTALLED IN COMPLIANCE WITH THE COUNTY'S "STANDARD FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, RECLAIMED WATER FACILITIES" MANUAL.
13. FINAL LOCATIONS OF PROPOSED UTILITY EASEMENTS ARE SHOWN ON THE CONSTRUCTION DRAWINGS AND GRANTED ON THE PLAT, WHEN RECORDED. THE MINIMUM EASEMENT FOR WATER AND SEWER TO BE ACCEPTED BY PASCO COUNTY IS 15' OR THE UTILITIES MUST BE LOCATED WITHIN THE RIGHT-OF-WAY.

13A. IN CONSIDERATION OF PASCO COUNTY'S AGREEMENT TO PROVIDE POTABLE WATER AND/OR RECLAIMED WATER TO THE SUBJECT PROPERTY, DEVELOPER/OWNER, AND ITS SUCCESSORS AND ASSIGNS, AGREE TO THE FOLLOWING:

A. IN THE EVENT OF PRODUCTION FAILURE OR SHORTFALL BY TAMPA BAY WATER, AS SET FORTH IN SECTION 3.10-09 THE INTERLOCAL AGREEMENT CREATING TAMPA BAY WATER, DEVELOPER / OWNER SHALL TRANSFER TO PASCO COUNTY ANY AND ALL WATER USE PERMITS OR WATER USE RIGHTS THE DEVELOPER / OWNER MAY HAVE TO USE OR COMBINE SURFACE OR GROUND WATER WITHIN PASCO COUNTY.

B. PRIOR TO DEVELOPER / OWNER SELLING WATER OR WATER USE PERMITS OR WATER USE RIGHTS, DEVELOPER / OWNER SHALL NOTIFY PASCO COUNTY, AND PASCO COUNTY SHALL HAVE A RIGHT OF FIRST REFUSAL TO PURCHASE SUCH WATER OR WATER USE PERMITS OR WATER.

FLOOD PLAIN AND DRAINAGE INFORMATION:

14. THE PROPERTY IS LOCATED PARTIALLY WITHIN FLOOD ZONES, "X", "A" AND "AE" ACCORDING TO F.I.R.M. COMMUNITY PANELS 12101C0425F AND 12101C0427F, DATED SEPTEMBER 26, 2014. FLOOD ZONE BOUNDARIES ARE SHOWN ON SHEET C1.0 . FIRST FLOOD ELEVATION FOR ALL HABITABLE STRUCTURES WILL BE SET AT A MINIMUM OF ONE FOOT ABOVE THE BASE 100-YEAR FLOOD ELEVATION.
15. STORMWATER MANAGEMENT AREAS WILL BE WITHIN DEDICATED DRAINAGE EASEMENTS AND WILL BE SHOWN ON FUTURE CONSTRUCTION PLANS AND GRANTED ON THE PLAT, WHEN RECORDED. ON-SITE WETLANDS AND BUFFERS WILL BE WITHIN DEDICATED WETLAND CONSERVATION/ DRAINAGE/BUFFER EASEMENTS AND WILL BE GRANTED ON PLATS OR BY SEPARATE INSTRUMENTS.
16. DRAINAGE RUN-OFF (POST DEVELOPMENT) WILL BE COLLECTED AND DIRECTED VIA PIPES AND SWALES TO STORMWATER MANAGEMENT AREAS. STORMWATER MANAGEMENT AREAS WILL DISCHARGE TO THE EXISTING WETLAND DRAINAGE SYSTEM.
17. CONSERVATION AREAS, STORMWATER MANAGEMENT AREAS, PARKS BUFFER EASEMENTS AND SPECIFIC LANDSCAPING TRACTS WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION OR SOME OTHER APPROVED ENTITY I.E. C.D.D.)
18. ALL STORMWATER PIPES BETWEEN LOTS SHALL BE IN STORM DRAINAGE EASEMENTS THAT COMPLY WITH THE LAND DEVELOPMENT CODE.

ROADWAYS:

19. ALL PROPOSED ROADWAYS ARE TO BE PRIVATE INGRESS / EGRESS EASEMENTS.
20. ALL ROADWAY CONSTRUCTION IS TO COMPLY WITH THE MANUAL OF UNIFORM MINIMUM STANDARDS, STE OF FLORIDA PURSUANT TO 336.045 F.S.
21. SIDEWALKS ARE TO BE PROVIDED ON ONE SIDE OF ALL STREETS.

BUFFERING, LANDSCAPE CODE COMPLIANCE AND TREE PROTECTION/REPLACEMENTS:

22. DEVELOPMENT WILL COMPLY WITH THE TREE PROTECTION AND LANDSCAPING ORDINANCES AS SET FORTH IN THE LAND DEVELOPMENT CODE EXCEPT WHERE RELIEF FROM THE CODE HAS BEEN PROVIDED BY ALTERNATE STANDARDS OR VARIANCE REQUIRES.
23. NO BUFFER SHALL ENCROACH INTO THE CLEAR SIGHT TRIANGLE AS DEFINED IN SECTION 200 OF THE PASCO COUNTY LAND DEVELOPMENT CODE.
24. TREE REPLACEMENT DATA AND LANDSCAPE PLAN ARE TO BE ADDRESSED CONCURRENT WITH CONSTRUCTION PLAN SUBMITTAL.

HISTORIC RESOURCES:

25. IF DURING CONSTRUCTION ACTIVITIES, ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING, BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONES, OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATIONS ARE DISCOVERED, WORK SHALL CEASE TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES BEING FOUND ON THE SITE.
26. RESIDENTIAL: REFER "SITE DATA" THIS SHEET FOR ALL REQUIRED MIN. PARCEL SIZES, BUILDING SETBACK, ETC.
27. PHASING-GENERAL DEVELOPMENT PHASING IS ILLUSTRATED ON THE PRELIMINARY PLAN. MULTIPLE CONSTRUCTION PHASES ARE ANTICIPATED. CONSTRUCTION MAY BE PERMITTED OUT OF NUMERICAL SEQUENCE PROVIDED THAT THE APPROPRIATE INFRASTRUCTURE IS MADE AVAILABLE BY THE DEVELOPER.

NEIGHBORHOOD PARKS:

28. MULTIPLE NEIGHBORHOOD PARKS ARE PROPOSED. ALL NEIGHBORHOOD PARKS ARE REQUIRED TO MEET THE AREA AND USE STANDARDS IDENTIFIED IN SECTION 528.58.

PROTECTED PLANTS AND ANIMALS:

29. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE OR FEDERALLY PROTECTED PLANT AND / OR ANIMAL SPECIES IS DISCOVERED, PASCO COUNTY AND APPLICABLE AGENCIES SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND / OR ANIMAL SPECIES FOUND ON THE SITE. ALL WORK IN THE AFFECTED AREA SHALL CEASE TO AN IMMEDIATE STOP UNTIL ALL PERTINENT PERMITS HAVE BEEN OBTAINED, AGENCY WRITTEN AUTHORIZATION TO COMMENCE ACTIVITIES HAS BEEN GIVEN, OR UNLESS COMPLIANCE WITH STATE AND FEDERAL GUIDELINES CAN BE DEMONSTRATED.

PASCO COUNTY FIRE NOTES:

1. PER NFPA-1, 18.4.5.3: WHERE UNDERGROUND WATER MAIN AND HYDRANTS ARE TO BE PROVIDED, ONE HYDRANT SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. ONE FIRE HYDRANT SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
2. A SEPARATE PLAN AND PERMIT, ISSUED TO A CONTRACTOR LICENSED BY THE FLORIDA STATE FIRE MARSHALS OFFICE, IS REQUIRED FOR THE INSTALLATION OF UNDERGROUND FIRE LINES.
3. ALL PROJECTS MUST COMPLY WITH PASCO COUNTY LAND DEVELOPMENT CODE 6 EDITION 2011.
4. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES
5. PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 18.4.5.3.2: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
6. PER NFPA-1, 18.2.4.1: CLEARANCES OF 7 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A FOUR-FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
7. GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.
8. FIRE PROTECTION SHALL MEET THE REQUIREMENTS OF THE PASCO COUNTY CODE OF ORDINANCES, CHAPTER 46, FIRE PREVENTION AND PROTECTION, AND PLANS SHALL COMPLY WITH REFERENCED REQUIREMENTS.

SITE DATA

SECTION 11, TOWNSHIP 26, RANGE 19

PROPERTY LOCATION: SOUTHWEST CORNER OF WESLEY CHAPEL AND LEXINGTON OAKS BLVD.

PARENT TRACT IDENTIFICATION NUMBER: 11-26-19-0000-00200-0000 11-26-19-0000-00400-0000 11-26-19-0000-00400-0010 11-26-19-0000-00200-0001

ZONING CLASSIFICATION: C2, MPUD

EXISTING LAND USE CLASSIFICATION:

PARENT TRACT GROSS AREA: 50.00 ACRES

PARENT TRACT NET DEVELOPABLE AREA: 41.09 ACRES

DEVELOPMENT AREA (PROJECT AREA): ON-SITE AREA = 47.80 Ac. ROADWAY AREA = 2.86 Ac. TOTAL AREA = 50.66 Ac.

EXISTING PROPERTY USE: VACANT

PROPOSED PROPERTY USE: MULTI-FAMILY AND COMMERCIAL

NUMBER OF PROPOSED LOTS: 6

NUMBER OF PROPOSED PARCEL: ONE (INFRASTRUCTURE)

DEVELOPMENT OF REGIONAL IMPACT STATUS: NO RECORDS FOUND

ZONING/CONDITIONAL USE/SITE DEVELOPMENT HISTORY

PETITION No.	DATE	REQUEST	ACTION
7230	10/24/17	-	APPROVED
PD018-1083	08/16/18	-	APPROVED

MULTI-FAMILY

MINIMUM LOT REQUIREMENTS

REAR SETBACK:	10 FEET **	BUILDING HEIGHT	60 FEET
SIDE SETBACK:	10 FEET OR 50% REQUIRED LANDSCAPE BUFFER	LOT COVERAGE	40%
FRONT SETBACK:	50 FEET		

** THE AVERAGE DISTANCE BETWEEN STRUCTURES, FOR ANY BUILDING CONTAINING MORE THAN FOUR UNITS, SHALL BE 30 FEET, WITH NO POINT CLOSER THAN 20 FEET.

NOTES: 1. MULTI-FAMILY SETBACKS ARE MEASURED FROM THE PERIMETER OF THE OVERALL MULTI-FAMILY PARCEL AND NOT SEPARATED BETWEEN EACH BUILDING.

2. LAND CONSIDERED FOR NEIGHBORHOOD PARK REQUIREMENTS OR USED FOR STORMWATER RETENTION/DETENTION SHALL BE A MINIMUM OF 20 FEET FROM THE REAR OF THE STRUCTURE AND A MINIMUM OF 15 FEET FROM ANY SIDE OF THE STRUCTURE.

PARKING REQUIRED

TWO PARKING SPACES PER UNIT AND EACH PARKING STALL SHALL ONLY BE REQUIRED TO BE 10-FEET IN WIDTH

PARKING PROVIDED

SHALL BE PROVIDED BY INDIVIDUAL PARCEL OWNER(S)

NON-RESIDENTIAL

MINIMUM LOT REQUIREMENTS

REAR SETBACK:	10 FEET	BUILDING HEIGHT	60 FEET
SIDE SETBACK:	0 FEET *	LOT COVERAGE	60%
FRONT SETBACK:	10 FEET **		

* MINIMUM SIDE-YARD SETBACK OF 5-FEET BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES/STRUCTURES AND 0-FEET BETWEEN NON-RESIDENTIAL USES/STRUCTURES.

** MINIMUM FRONT-YARD SETBACK OF 10-FEET FROM INTERNAL ACCESSWAYS/ROADWAYS AND 20-FEET FROM EXTERNAL ROADWAYS.

PARKING REQUIRED

NOT APPLICABLE (NO BUILDINGS PROPOSED WITH THIS SUBMITTAL)

PARKING PROVIDED

SHALL BE PROVIDED BY INDIVIDUAL PARCEL OWNER(S)

HISTORIC/ARCHEOLOGICAL PARK AREAS: N/A EXISTING VEGETATION: TREES, SHRUB AND BRUSHLAND

FLOOD ZONE: "X" AND "AE" ACCORDING TO F.I.R.M. COMMUNITY PANELS 12101C0425F (9/26/14) AND 12101C0427F (9/26/14)

NATURAL WETLAND AREA AND DRAINAGE FACILITIES

NAME	CLASS	SIZE
WETLAND #A1	CLASS 2	0.08 ACRES*
WETLAND #A2	CLASS 3	0.30 ACRES*
WETLAND #A4	CLASS 3	0.12 ACRES*
WETLAND #C	CLASS 3	0.18 ACRES*

STORMWATER/RETENTION AREA N/A 11.28 ACRES

STORMWATER NO. 1	3.64 ACRES
STORMWATER NO. 2	2.47 ACRES
RETENTION AREA	5.17 ACRES

FIRE DISTRICT: PASCO COUNTY M.S.T.U. FIRE PREVENTION: PROPOSED HYDRANTS

EXISTING STREET TABLE

STREET NAME	TYPE	R/W WIDTH	PAVEMENT WIDTH
WESLEY CHAPEL BLVD.	--	4131'	--
LEXINGTON OAK BLVD	--	4120'	--

PROPOSED STREET TABLE

N/A

EXISTING STRUCTURE TABLE

DESCRIPTION	SIZE
HOME-N/A	

PROPOSED STRUCTURE TABLE

DESCRIPTION	TYPE	HEIGHT
N/A		

PROPOSED EASEMENT TABLE

DESCRIPTION	USE
1. UTILITY	WATER, SEWER, STORMWATER, TEL., CABLE, POWER, ETC.

HISTORICAL RESOURCES TABLE

SITE NUMBER	DESCRIPTION	CONFIDENCE AREA S.F.
NONE-NOT AVAILABLE		N/A S.F.

TRANSPORTATION PRESERVATION CORRIDOR TABLE

STREET	CORRIDOR
WESLEY CHAPEL BLVD.	
CORRIDOR=13' 8	

EXISTING SOILS

USDA SOIL SURVEY OF PASCO COUNTY INDICATES: POMONA FINE SAND, ZEPHYR MUCK, BARGUM FINE SAND, DUCKLAKE FINE SAND NEWHAN FINE SAND, WATER

EARTHWORK

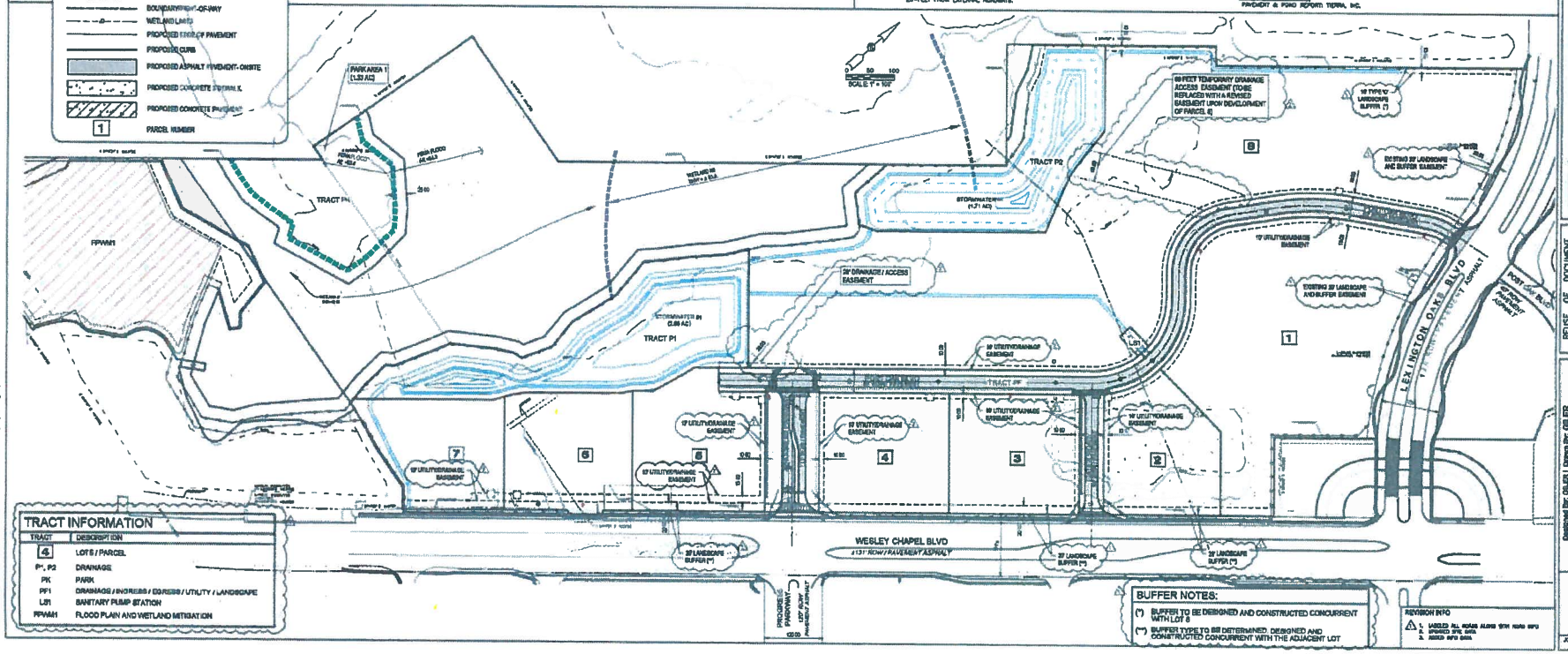
CUT VOLUME: --- CU. YDS.

FILL VOLUME: --- CU. YDS.

TREE REMOVAL: SEE TREE TABLES SHEET C2.4

GEOTECHNICAL REPORT

PAVEMENT & POND REPORT: TERRA, INC.



REVISION INFO

1. LABELED ALL NOTES ALONG WITH NOTE INFO
2. UPDATED SITE DATA
3. ADDED INFO DATA

PRELIMINARY SITE PLAN

LEXINGTON OAKS

WESLEY CHAPEL BLVD., PASCO COUNTY, FLORIDA

GREGORY B. WEGENER, P.E.

COASTAL DESIGN CONSULTANTS

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISED OF THE INCORPORATED DATA AND DESIGNS, IS THE PROPERTY OF COASTAL DESIGN CONSULTANTS, AND IS TO BE USED, IN WHOLE OR IN PART, FOR THE SITE SPECIFIED ABOVE WITHOUT WRITTEN AUTHORIZATION OF COASTAL DESIGN CONSULTANTS.

Designed By: GBJER | Drawn By: GBJER

DATE	REV. BY	DESCRIPTION
06-05-2019	AJG	REVISED PER PASCO COUNTY COMMENTS
06-06-2019	AJG	REVISED PER PASCO COUNTY COMMENTS

DATE: 05.07.2019

SHEET

C2.0

JOB No.: 16034