

# PRELIMINARY/CONSTRUCTION PLANS

FOR

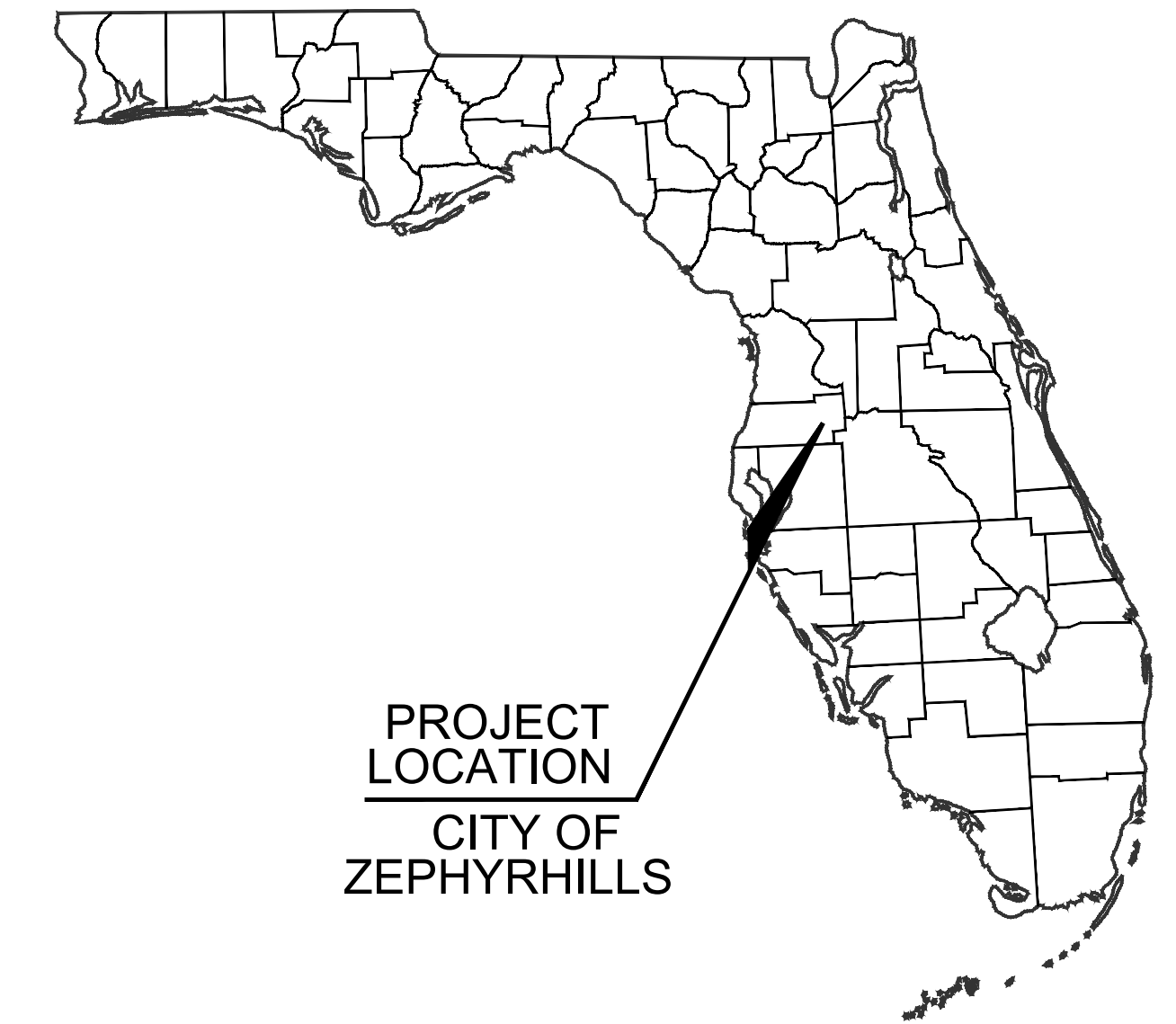
## WIRE RANCH - ZEPHYRHILLS

PHELPS RD AND GALL BLVD

PASCO COUNTY, FLORIDA

PARCEL ID NUMBER: 26-25-21-0060-00000-0011

NOVEMBER 2015

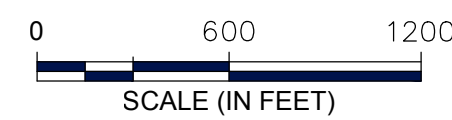


PROJECT  
LOCATION  
CITY OF  
ZEPHYRHILLS



PROJECT  
LOCATION

AERIAL



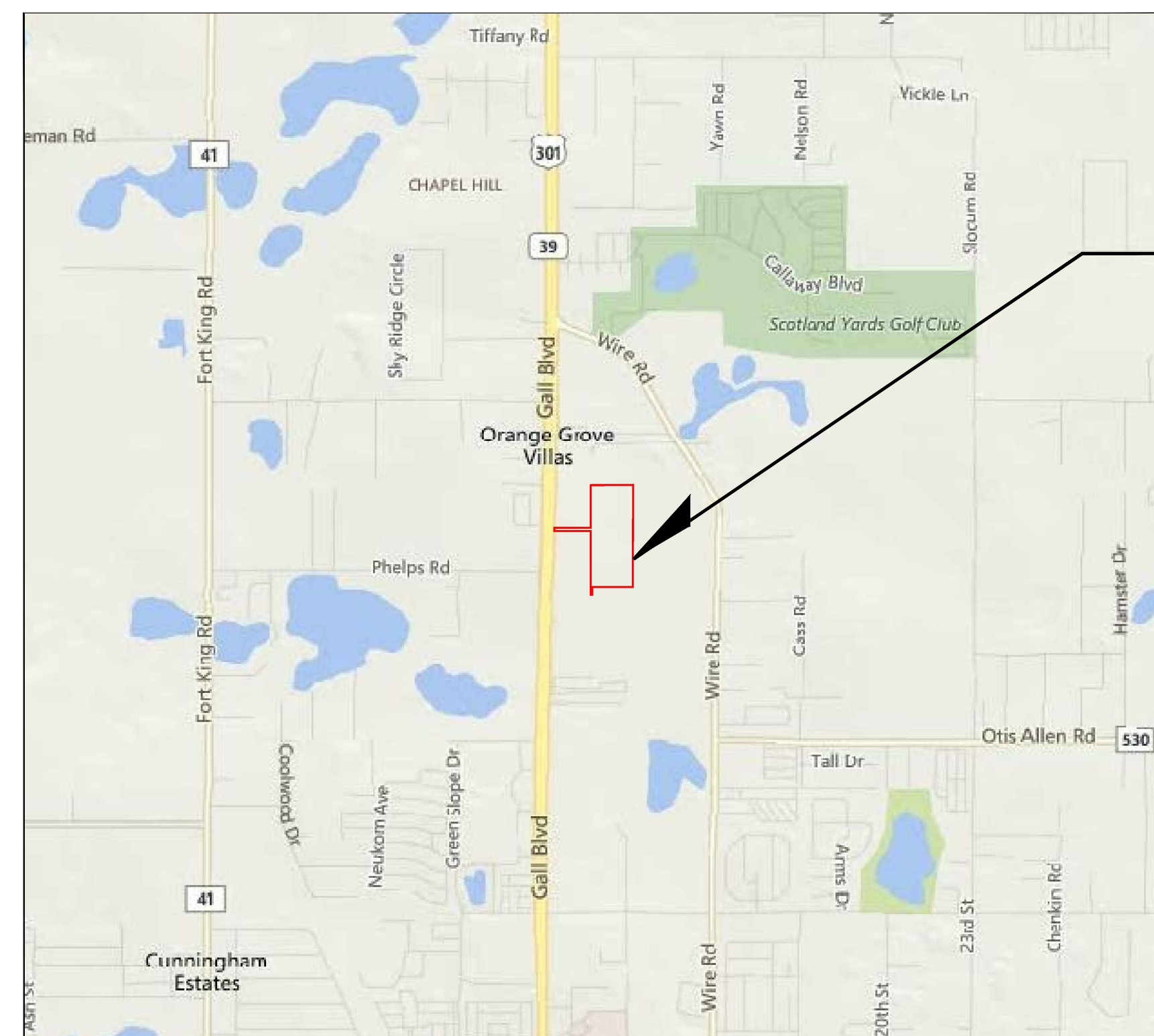
### LEGAL DESCRIPTION:

(AS PROVIDED BY SURVEYOR):

A PARCEL OF LAND LYING WITHIN LOTS 1, 2, AND 3, WHEELER FARMS, AS PER THE PLAY THEREOF RECORDED IN PLAT BOOK 66, PAGE 100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST BOUNDARY OF SAID WHEELER FARMS, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) S.00°12'57"W., 1,322.58 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; 2) S.00°11'29"W., 259.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 3, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) S.89°54'43"W., 627.23 FEET; 2) S.01°43'11"W., 421.02 FEET; 3) S.89°54'43"W., 32.91 FEET TO THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY OF THE AFOREMENTIONED LOT 1; THENCE ALONG THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY OF SAID LOT 1, AND CONTINUING ALONG THE WEST BOUNDARY OF SAID LOT 1, N.00°13'36"E., A DISTANCE OF 1,701.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 1, N.89°44'51"E., A DISTANCE OF 662.90 FEET TO THE POINT OF BEGINNING. CONTAINING 24.16 ACRES, MORE OR LESS.

TOGETHER WITH

A STRIP OF LAND 50.00 FEET IN WIDTH LYING WITHIN LOT 1, WHEELER FARMS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 66, PAGE 100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 301; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 1, N.89°47'33"E., A DISTANCE OF 559.63 FEET; THENCE S.00°13'36"W., A DISTANCE OF 50.00 FEET TO A LINE BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID LOT 1; THENCE ALONG A LINE BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID LOT 1, S.89°47'33"W., A DISTANCE OF 560.94 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY OF U.S. HIGHWAY 301; THENCE ALONG SAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY 301, N.01°43'11"E., A DISTANCE OF 50.03 FEET TO THE POINT OF BEGINNING. CONTAINING 0.64 ACRES, MORE OR LESS.



PROJECT  
LOCATION

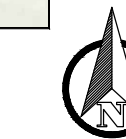
### SHEET INDEX

SHEET NO.	DESCRIPTION
C01	COVER SHEET
C02	SITE PLAN
C03	LANDSCAPE PLAN
C04	SOIL DATA
C05	DETAILS

SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST

LOCATION MAP

N.T.S.



### PROJECT TEAM

#### CIVIL ENGINEER:

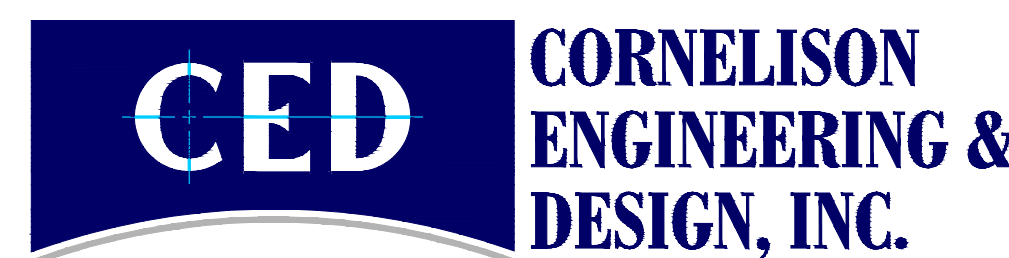
CORNELISON ENGINEERING & DESIGN, INC.  
 CONTACT: CRAIG L. CORNELISON, P.E.  
 38039 OLD 5TH AVE  
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#### SURVEYOR:

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 11911 SOUTH CURLEY ST  
 SAN ANTONIO, FL 33576  
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 FAX: (352) 588-2713

### REVISIONS

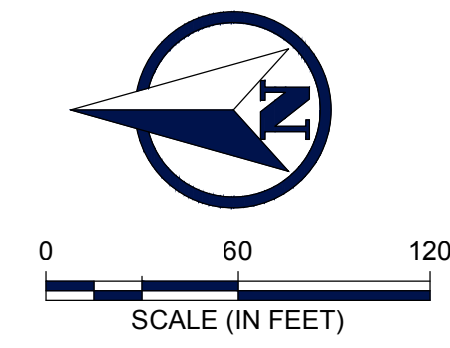
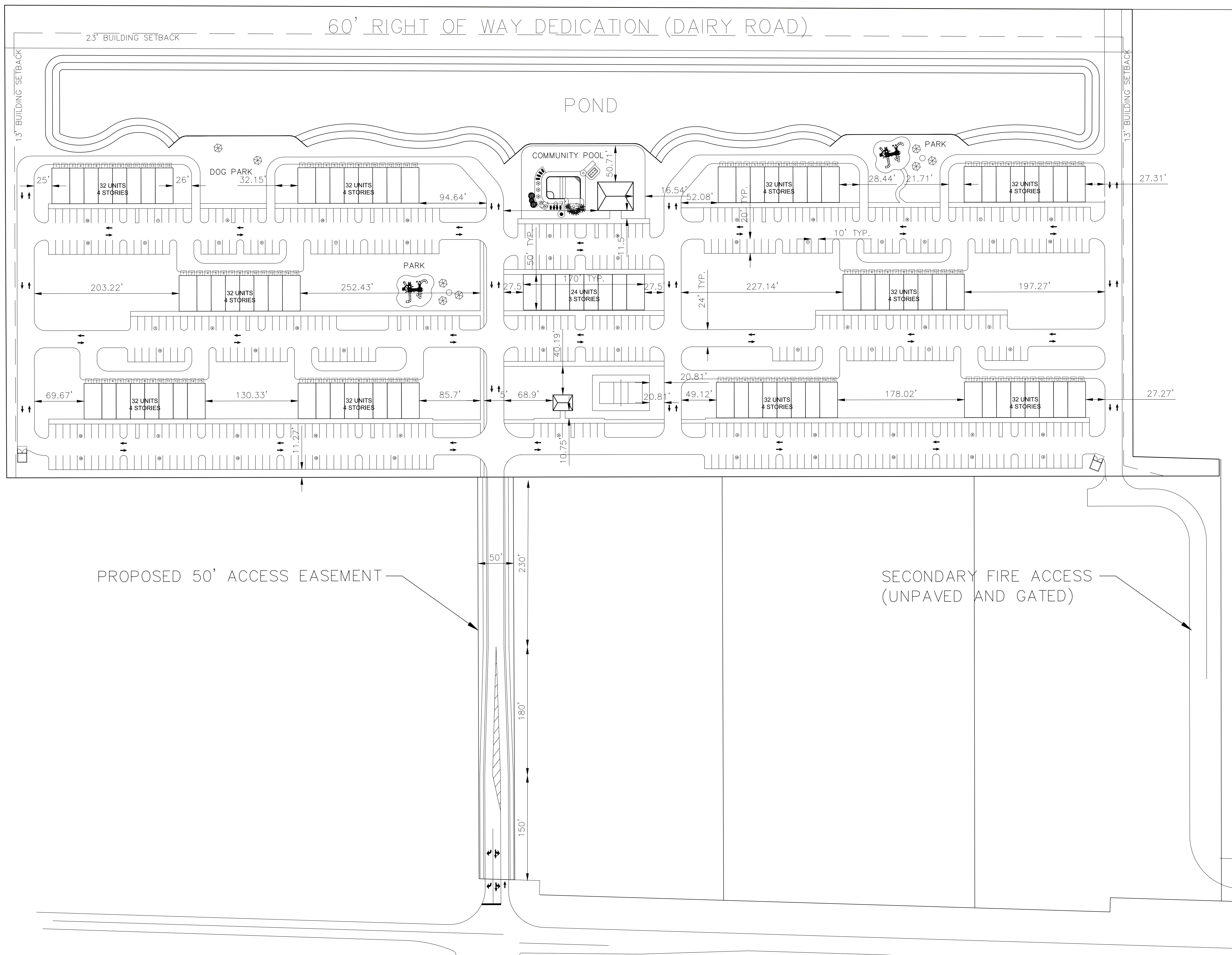
PREPARED BY:



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 CERTIFICATE OF AUTHORIZATION 28928

CRAIG L. CORNELISON, P.E.  
 FL PE# 55433

Drawing name: \CEDSERVER\Shared Folders\Project\1401007 - Wire Ranch - Zephyrhills\Cadd\Concept\Wire Ranch - 4-STORY CONCEPT - CAT.dwg CO2 Nov 30, 2015 4:39pm By: Chris Trapuzzano  
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- NOTES:**
- HANDICAP PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL HANDICAP SYMBOL AND EACH SPACE SHALL BE PROVIDED WITH A SIGN STATING "PARKING BY DISABLED PERMIT ONLY". ALL HANDICAP ACCESS POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HANDICAP CODES.
  - ALL STRIPING SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.
  - UNLESS OTHERWISE INDICATED, ALL PARKING STALL DIMENSIONS ARE TO THE CENTER OF STRIPING.

**REQUIRED BUILDING SETBACKS:**  
 FRONT: 0'  
 SIDE: 13'  
 REAR: 23'

**IMPERVIOUS SURFACE**  
 IMPERVIOUS SURFACE AREA = 462,816 SQ FT (10.83 AC)  
 MAX IMPERVIOUS SURFACE (ISR) = 75%  
 PROPOSED ISR = 100% x 10.83 = 10.83 AC = 462,816 SQ FT

**REQUIRED PARKING:**  
 PARKING REQUIRED = 944 x 2 = 688  
 PARKING PROVIDED = 688 SPACES

**REQUIRED PARKING:**  
 STANDARD SPACES PROVIDED: 676 SPACES  
 ACCESSIBLE SPACES PROVIDED: 28 SPACES  
 TOTAL SPACES PROVIDED: 704 SPACES

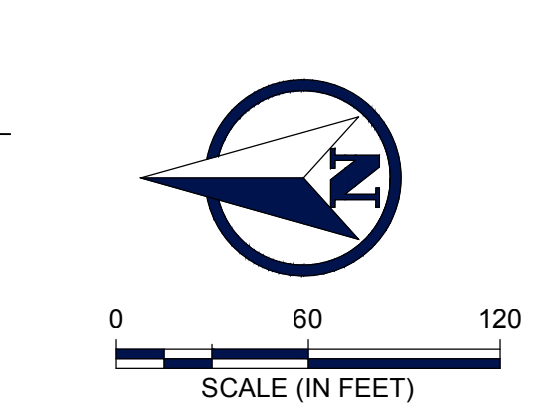
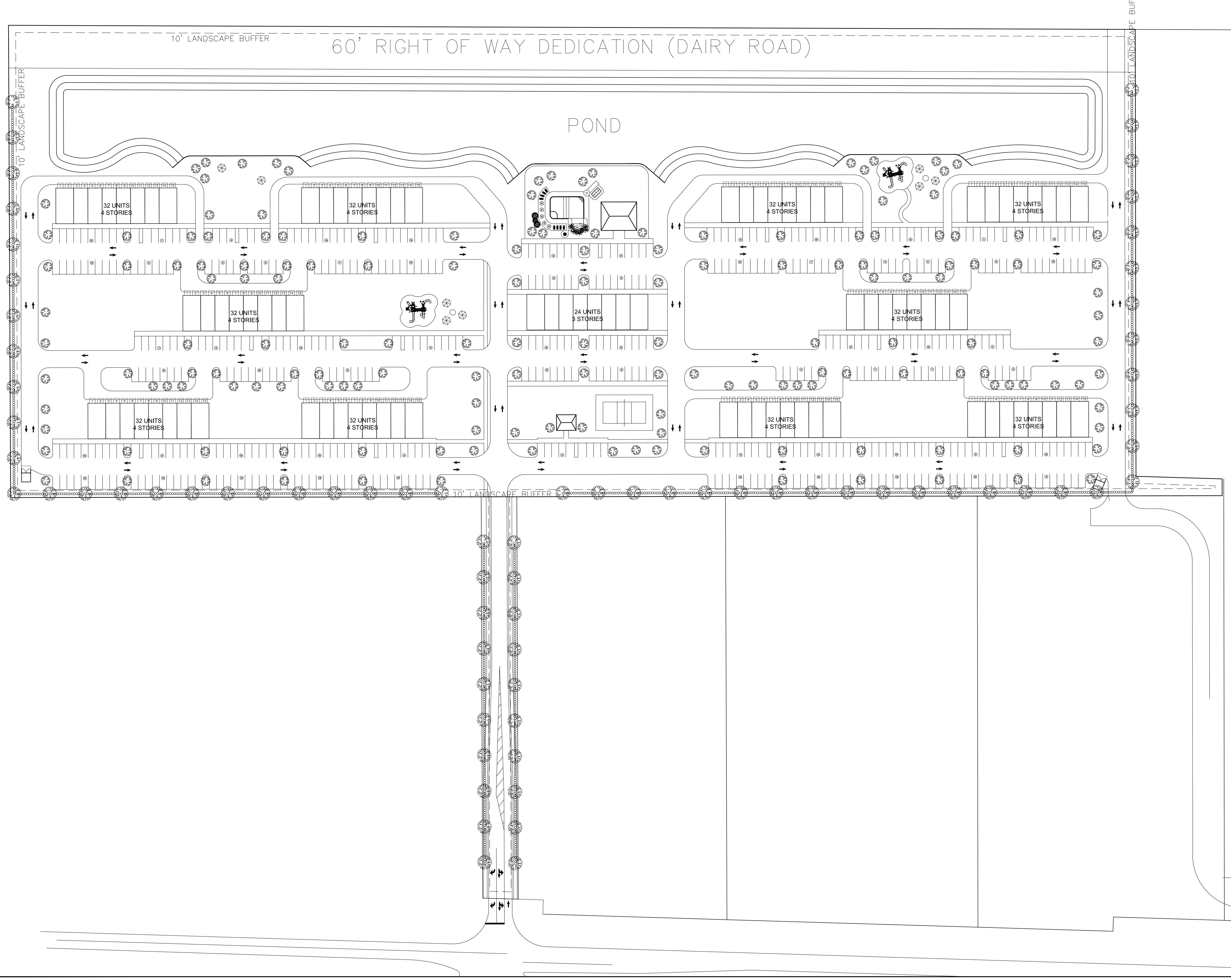
**SITE DATA**  
 SITE AREA: 24.80 AC  
 PARCEL I.D. NUMBER: 26-25-21-00000-00000-0011  
 FUTURE LAND USE DESIGNATION: RESIDENTIAL (RESIDENTIAL)  
 EXISTING USE: UNDEVELOPED FARMLAND  
 PROPOSED USE: APARTMENT COMPLEX  
 TOTAL BUILDING AREA: 86,106 SQ FT  
 MAXIMUM ALLOWED DENSITY: 14.0  
 MAXIMUM ALLOWED BUILDING HEIGHT: 75' X  
 FLOOD ZONE: X

PROPOSED 50' ACCESS EASEMENT

SECONDARY FIRE ACCESS (UNPAVED AND GATED)

PROJECT NAME <b>WIRE RANCH - ZEPHYRHILLS</b>	CLIENT <b>CBD Real Estate Investment LLC</b>
SCALE AS NOTED	SHEET NAME <b>SITE PLAN</b>
DESIGNED BY CAG	CHECKED BY CAG
DRAWN BY CAG	DATE 11/30/15
REVISIONS No.	PROJECT NO. 1401007
CRAIG L. CORENEISON, P.E. FLORIDA P.E. NO. 55433	SHEET NUMBER <b>C02</b>

Drawing name: \\CEDSERVER\Shared\Folders\Project\1401007 - Wire Ranch - Zephyrhills\Cadd\Concept\Wire Ranch - 4-STORY CONCEPT - CAT.dwg CO3 Nov 30, 2015 4:40pm By: Chris Trapuzzano  
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0 60 120  
 SCALE (IN FEET)

10' LANDSCAPE BUFFER  
 60' RIGHT OF WAY DEDICATION (DAIRY ROAD)  
 10' LANDSCAPE BUFFER

POND

32 UNITS  
 4 STORIES

32 UNITS  
 4 STORIES

24 UNITS  
 3 STORIES

32 UNITS  
 4 STORIES

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REQUIRED LANDSCAPE BUFFERS:  
 NORTH: 10'  
 SOUTH: 10'  
 EAST: 10'  
 WEST: 10'

TREE LEGEND  
 SYMBOL DESCRIPTION COUNT  
 TREE 235  
 SHRUBS 3,411 LF

NOTES:  
 1. VEGETATION, STRUCTURES, AND NON-VEGETATIVE VISUAL SCREENS SHALL BE LOCATED SO AS TO NOT INTERFERE WITH ANY SIGHT DISTANCE TRIANGLE.  
 2. ALL INSTALLED LANDSCAPING SHALL BE NEAT AND ORDERLY IN APPEARANCE AND KEPT FREE OF REFUSE, DEBRIS, DISEASE PESTS, AND WEEDS AND SHALL BE FERTILIZED AND IRRIGATED TO MAINTAIN PLANTS IN A HEALTHY CONDITION.  
 3. IN-GROUND IRRIGATION SYSTEMS SHALL BE PROVIDED FOR ALL PROPOSED LANDSCAPE MATERIAL. IRRIGATION DESIGN SHALL CONFORM WITH THE STANDARDS SET FORTH BY THE ZEPHYRHILLS LAND DEVELOPMENT CODE ARTICLE 7.06.04.03.  
 4. ALL LANDSCAPING SHALL BE MAINTAINED ACCORDING TO THE STANDARDS SET FORTH BY THE ZEPHYRHILLS LAND DEVELOPMENT CODE ARTICLE 7.06.05.  
 5. NO ONE PLANT SPECIES OF TREES, SHRUBS, OR GROUND COVER, EXCLUDING TURF GRASS, SHALL CONSTITUTE MORE THAN 50% OF ANY LANDSCAPE PLAN.

**CED**  
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 CERTIFICATE OF AUTHORIZATION: 28828

PROJECT NAME  
**WIRE RANCH - ZEPHYRHILLS**  
 SHEET NAME  
**LANDSCAPE PLAN**  
 CLIENT  
**CBD Real Estate Investment LLC**

No.	REVISIONS	DATE

SCALE AS NOTED	DESIGNED BY	DRAWN BY	CHECKED BY
	CAT	CAT	CAC

DATE
11/30/15

PROJECT NO.
1401007

SHEET NUMBER
C03

DATE
11/30/15

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1401007

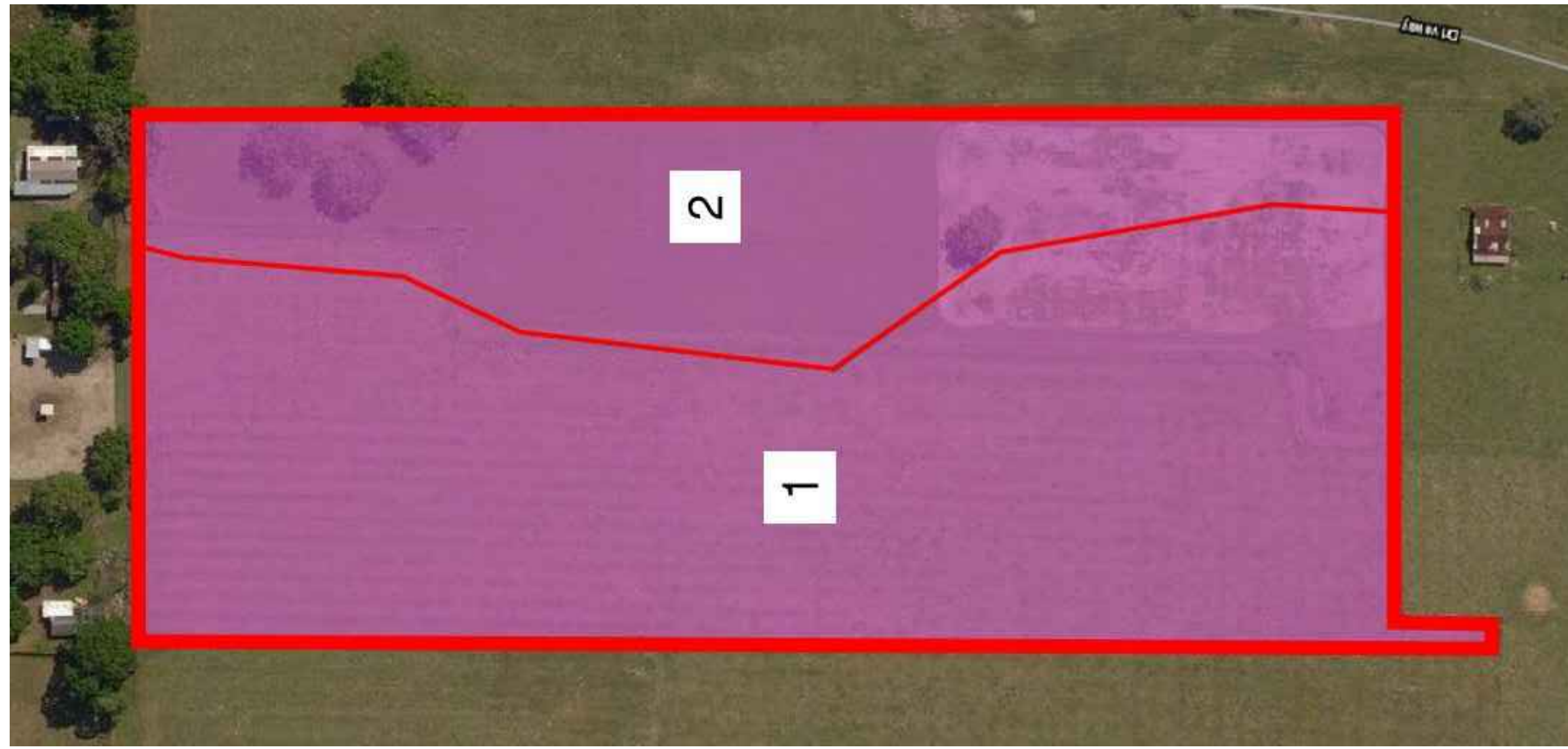
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DATE
11/30/15

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1401007

SHEET NUMBER
C03

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SOIL LEGEND				
SYMBOL	HYDROLOGIC SOIL GROUP RATING	DESCRIPTION	AREA	% OF SITE (UNDEVELOPED)
1	A	ARREDONDO FINE SAND	16.94 AC	68.3%
2	A	TAVARES SAND	7.86 AC	31.7%

### FLOOD PLAIN LEGEND

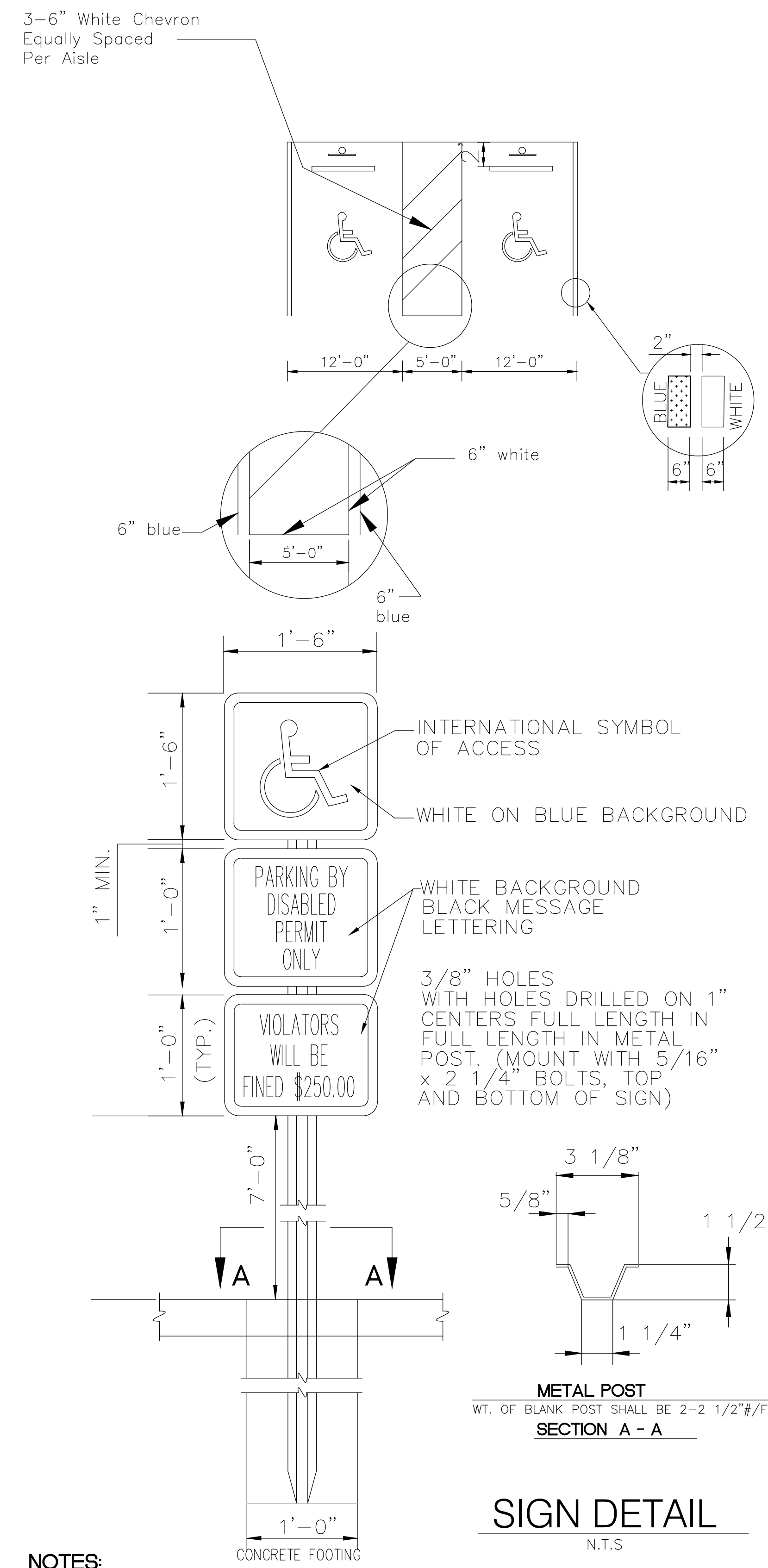
SYMBOL	DESCRIPTION
	ZONE AE
	ZONE A
	ZONE X



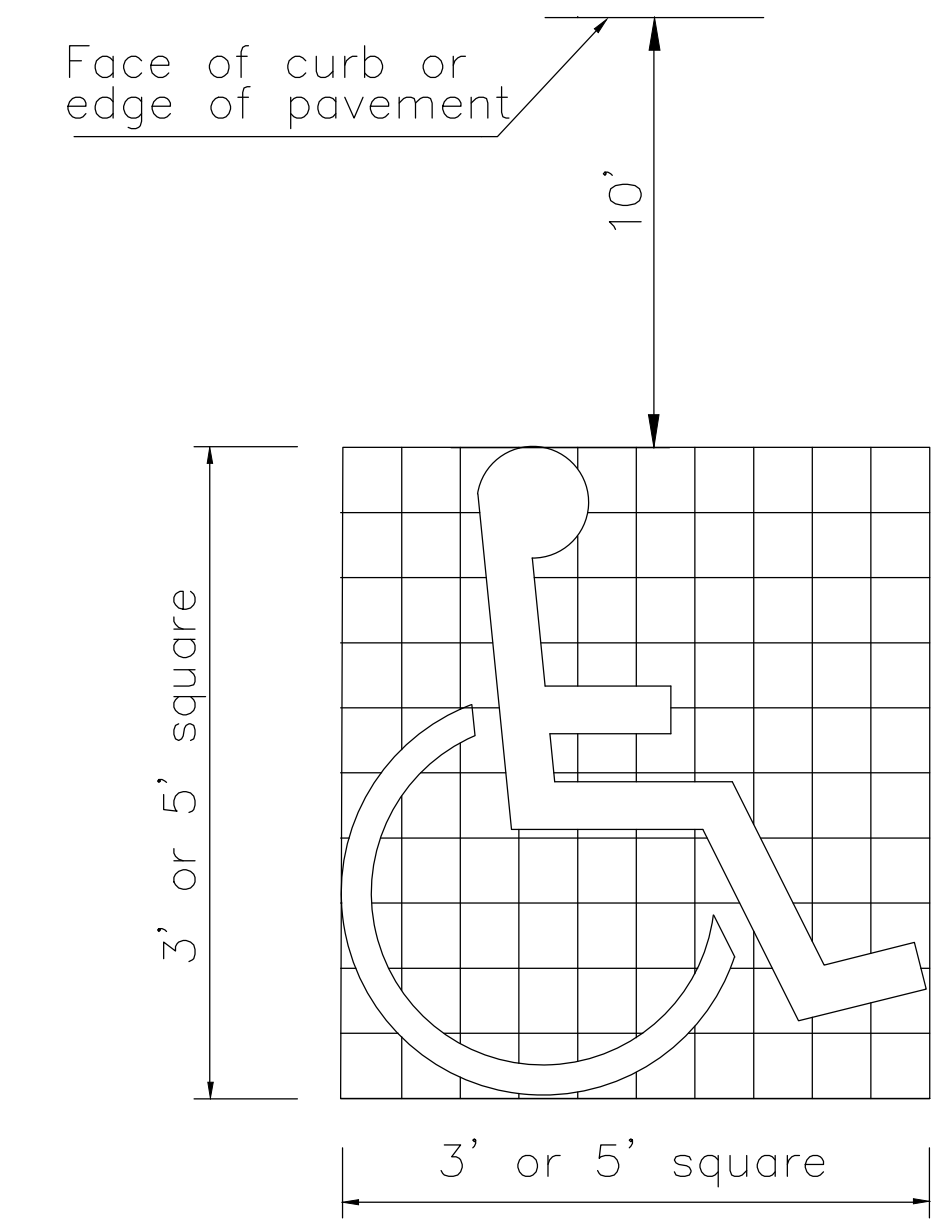
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	CLIENT	CBD Real Estate Investment LLC
SCALE AS NOTED	DESIGNED BY	55433
DATE	DRAWN BY	CAT
REVISIONS	CHECKED BY	CAC
No.		
	CRAIG L. CORENELISON P.E.	FLORIDA P.E. NO. 55433
DATE	11/30/15	
PROJECT NO.	1401007	
SHEET NUMBER	C04	

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## DISABLED PARKING / MARKING TYPICAL DETAILS

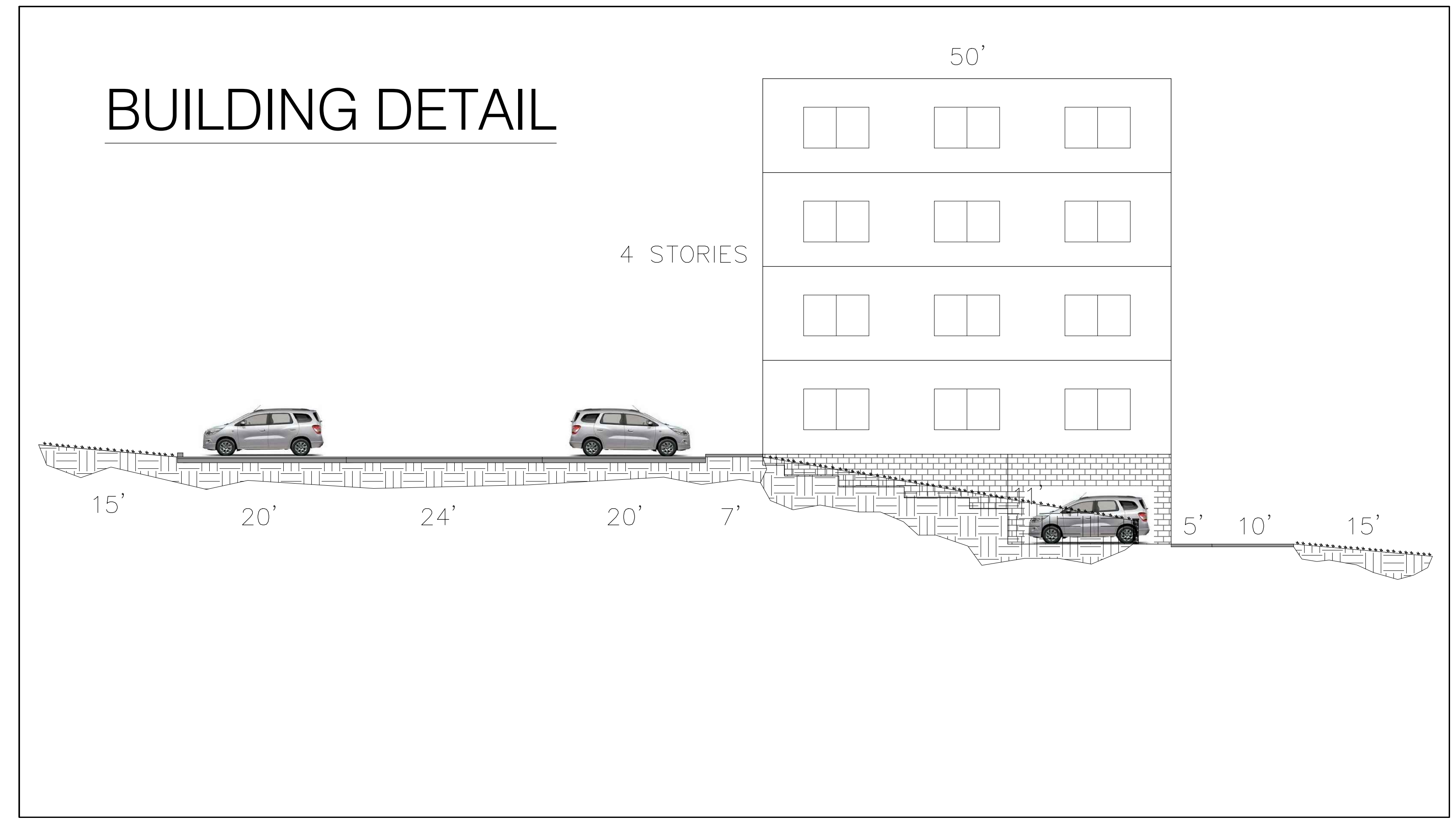


- NOTES:**
- METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
  - CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
  - SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
  - MESSAGE LETTERING SHALL BE UPPER CASE (BLACK)(SERIES C) 1.5" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595a, COLOR #15180).
  - SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB.
  - THE USE OF PROPERLY LOCATED BOLLARDS IN ACCESSIBLE PARKING SPACES ARE ACCEPTABLE SUBSTITUTES FOR REGULAR BUMPER GUARD.
  - MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES SHALL BE PER FLORIDA ACCESSIBILITY BUILDING CODE SECTION 4.6.3.



**MANDATORY**  
White on Blue Background  
**H.C. PAVEMENT MARKING DETAIL**  
PER FDOT INDEX 17346

- NOTES:**
- DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
  - AN ACCESS AISLE IS REQUIRED FOR EACH ACCESSIBLE SPACE WHEN ANGLE PARKING IS USED.
  - CRITERIA FOR PAVEMENT MARKINGS ONLY, NOT PUBLIC SIDEWALK CURB RAMP LOCATIONS.
  - BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
  - THE FTP-22-04 PANEL SHALL BE MOUNTED BELOW THE FTP-21-04 SIGN.



## BUILDING DETAIL

<b>CORNELISON ENGINEERING &amp; DESIGN, INC.</b>		<b>CED</b>	
3015 CORNELL BLVD., ZEPHYRHILLS, FL 33562 TEL: 813-788-7835 • FAX: 813-788-7062 CERTIFICATE OF AUTHORIZATION: 28928		PROJECT NAME <b>WIRE RANCH - ZEPHYRHILLS</b>	
CLIENT <b>CBD Real Estate Investment LLC</b>		SHEET NAME <b>DETAILS</b>	
SCALE AS NOTED DESIGNED BY CAG	DATE	REVISIONS	DRAWN BY CAG
No.	No.	No.	CHECKED BY CAG
DATE 11/30/15		PROJECT NO. 1401007	
SHEET NUMBER <b>C05</b>		CRAIG L. CORNELISON P.E. FLORIDA P.E. NO. 55433	