

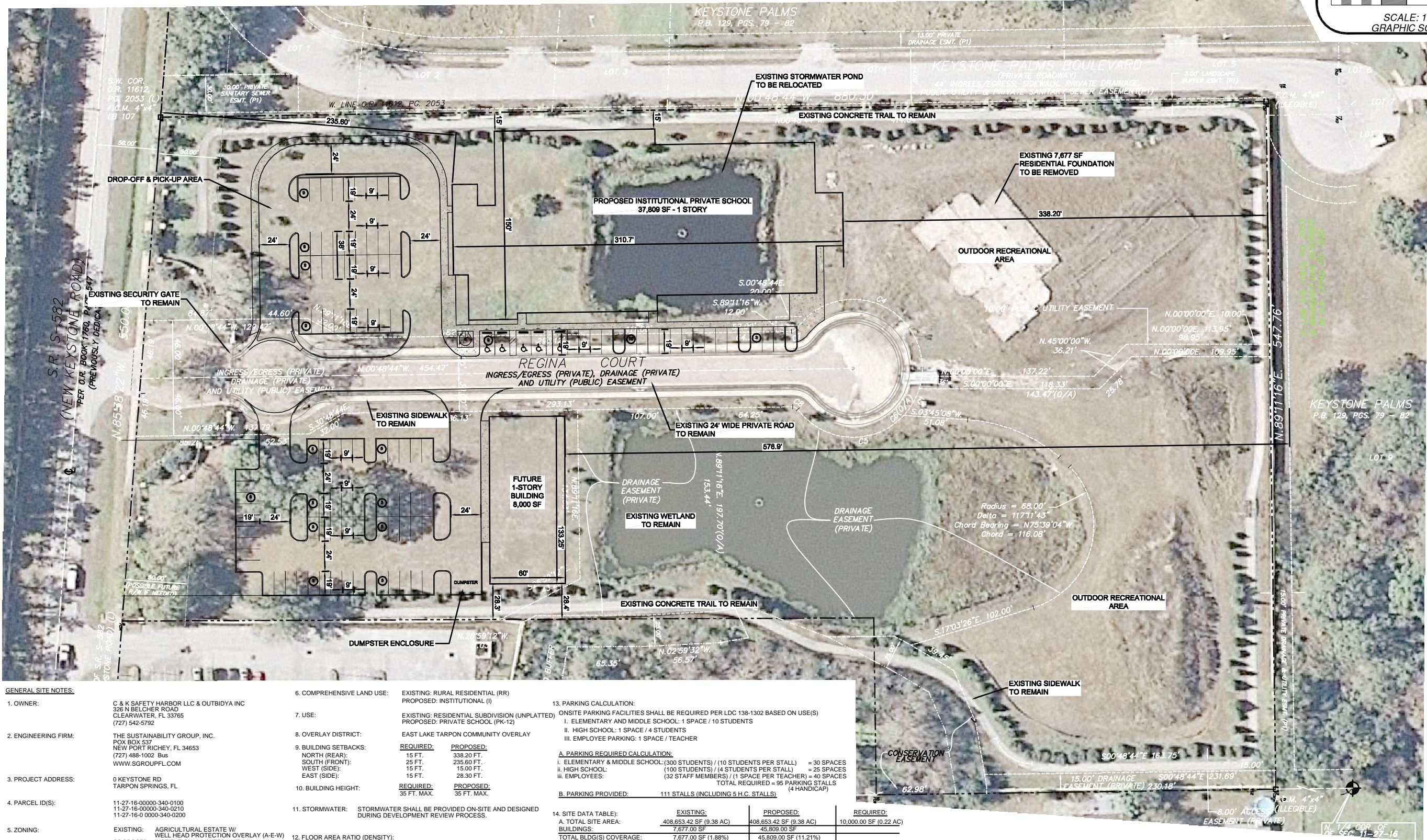
NO.	DATE	DESCRIPTION

PROJECT #:	SOLID ROCK COMMUNITY SCHOOL
ORIGINAL DATE:	NOVEMBER 11, 2015
CHECKED BY:	RM
DESIGNED BY:	RM
SHEET NO.	1 of 1

LEGEND

- CONCRETE/ASPHALT PAVEMENT
- PROPERTY LINE
- TYPICAL H.C. 12x19" H.C. STALL W/ 5' LANDING STRIP, WHEEL STOP & SIGNAGE

SCALE: 1"=80'
GRAPHIC SCALE



GENERAL SITE NOTES:

- OWNER: C & K SAFETY HARBOR LLC & OUTBIDYA INC
326 N BELCHER ROAD, CLEARWATER, FL 33765 (727) 542-5792
- ENGINEERING FIRM: THE SUSTAINABILITY GROUP, INC.
PO BOX 537, NEW PORT RICHEY, FL 34653
(727) 488-1002 Bus, WWW.SGROUPFL.COM
- PROJECT ADDRESS: 0 KEYSTONE RD, TARPON SPRINGS, FL
- PARCEL ID(S): 11-27-16-00000-340-0100, 11-27-16-00000-340-0210, 11-27-16-0 0000-340-0200
- ZONING: EXISTING: AGRICULTURAL ESTATE W/ WELL HEAD PROTECTION OVERLAY (A-E-W)
PROPOSED: INSTITUTIONAL LIMITED WITH A CONDITIONAL OVERLAY AND WELL HEAD PROTECTION OVERLAY (IL-CO-W)
*CONDITIONAL OVERLAY LIMITING THE USE OF THE PROPERTY TO A PRIVATE SCHOOL AND RELATED ACCESSORY USES WITH A MAXIMUM NUMBER OF 400 STUDENTS, AND LIMITING MAXIMUM BUILDING HEIGHT TO 35 FEET

- COMPREHENSIVE LAND USE: EXISTING: RURAL RESIDENTIAL (RR)
PROPOSED: INSTITUTIONAL (I)
- USE: EXISTING: RESIDENTIAL SUBDIVISION (UNPLATTED)
PROPOSED: PRIVATE SCHOOL (PK-12)
- OVERLAY DISTRICT: EAST LAKE TARPON COMMUNITY OVERLAY
- BUILDING SETBACKS: NORTH (REAR): 15 FT., 25 FT., 235.60 FT.
WEST (SIDE): 15 FT., 15.00 FT., 15.00 FT.
EAST (SIDE): 28.30 FT.
- BUILDING HEIGHT: REQUIRED: 35 FT. MAX.
PROPOSED: 35 FT. MAX.
- STORMWATER: STORMWATER SHALL BE PROVIDED ON-SITE AND DESIGNED DURING DEVELOPMENT REVIEW PROCESS.
- FLOOR AREA RATIO (DENSITY): ALLOWABLE FLOOR AREA RATIO [FAR]: 0.65
(408,653.42 SF) X (0.65 FAR) = 265,624.72 SF MAX.
PROPOSED FAR: 45,809.00 SF (11.20%)

- PARKING CALCULATION: ON-SITE PARKING FACILITIES SHALL BE REQUIRED PER LDC 138-1302 BASED ON USE(S)
I. ELEMENTARY AND MIDDLE SCHOOL: 1 SPACE / 10 STUDENTS
II. HIGH SCHOOL: 1 SPACE / 4 STUDENTS
III. EMPLOYEE PARKING: 1 SPACE / TEACHER
- PARKING PROVIDED: 111 STALLS (INCLUDING 5 H.C. STALLS)
- TABLE:

	EXISTING:	PROPOSED:	REQUIRED:
A. TOTAL SITE AREA:	408,653.42 SF (9.38 AC)	408,653.42 SF (9.38 AC)	10,000.00 SF (0.22 AC)
BUILDINGS:	7,677.00 SF	45,809.00 SF	
TOTAL BLDG(S) COVERAGE:	7,677.00 SF (1.88%)	45,809.00 SF (11.21%)	
ROAD/SIDEWALKS/CONCRETE:	45,663.00 SF (11.17%)	52,155.00 SF (12.76%)	
TOTAL IMPERVIOUS AREA:	53,340.00 SF (13.13%)	97,964.00 SF (24.18%)	347,355 SF (0.85 ISR MAX.)
PERVIOUS (OTHER):	355,313.42 SF (87.6%)	310,689.42 SF (77.13 AC)(76%)	61,298.01 SF (25% MIN.)

Z/LU-1-1-16
Received 11-19-15