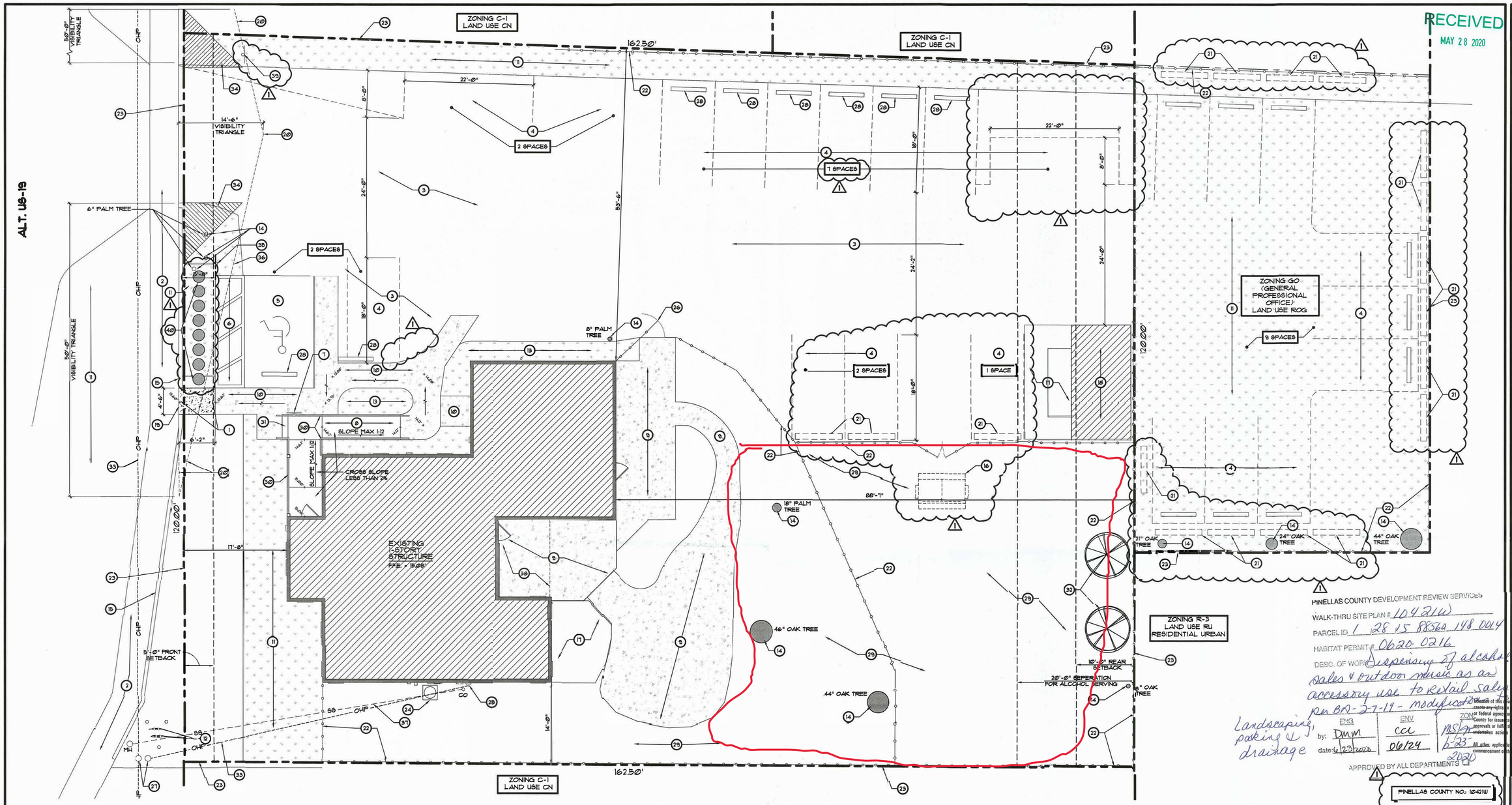
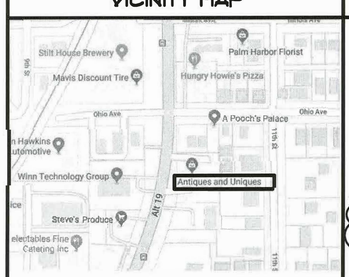


1 EXISTING SITE PLAN

SCALE: 1/8"=1'-0"

VICINITY MAP



GENERAL NOTES

1. THERE SHALL BE AT LEAST 20'-0" SEPARATION BETWEEN ALCOHOL SERVING AREAS AND THE EAST PROPERTY LINE.
2. NO AMPLIFIED MUSIC.
3. LIVE MUSIC MUST FACE WEST TOWARD ALTERNATE US-19.
4. NO LIVE MUSIC WEEKDAYS. NO LIVE MUSIC AFTER 6:00 PM ON SATURDAY AND AFTER 4:00 PM ON SUNDAY.
5. NO ALCOHOL SALES AFTER 9:00 PM.
6. THERE ARE NO PROPOSED REVISIONS TO THE EXISTING GRADING.
7. EROSION AND SEDIMENTATION CONTROLS ARE NOT CURRENTLY PROPOSED. SHOULD THE NEED FOR THESE CONTROLS ARISE, THEY NEED TO BE PROPERLY INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITY.

SITE INFORMATION

OWNER
JOET K's LLC
491 RIVERSIDE DRIVE
TARPON SPRINGS, FL. 34689

SITE DATA

TOTAL SITE AREA:	0.45 ACRES (19,860 SF)
ZONING JURISDICTION:	PINELLAS COUNTY
PARCEL ID#:	01-28-15-88560-148-0014
EXISTING USE:	RETAIL/RESTAURANT W/O ALCOHOL DISPENSING
PROPOSED USE:	SAME W/ ALCOHOL DISPENSING
ZONING:	CI NEIGHBOR COMMERCIAL DISTRICT
CURRENT LAND USE:	CN - COMMERCIAL NEIGHBORHOOD
FUTURE LAND USE:	SAME AS EXISTING
BUILDING HEIGHT:	1 STORY
BUILDING SQ FOOTAGE:	2,118 S.F.
WEITABLE / CONDITIONED SPACE	2,120 S.F.
WETLANDS	N/A
UPLAND BUFFERS	N/A

SETBACKS

	REQUIRED	PROVIDED
BUILDING:		
FRONT	5'	17'-8"
SIDE	0'	53'-6" (NORTH) 14'-0" (SOUTH)
REAR	0/10'	88'-7"
NEAREST RESIDENTIAL TO BAR SETBACK	20'	33'-0"
NEAREST CHURCH TO BAR SETBACK	750'	3,490.76'
NEAREST SCHOOL TO BAR SETBACK	750'	2,018.11'

PARKING

	REQUIRED	PROVIDED
EXISTING BUILDING MIN. 4 SPACES PER 1000 S.F.		
STANDARD SPACES:	9	22
HANDICAP SPACES:	1	1
TOTAL PARKING SPACES: (ALCOHOL DISPENSING NO MAX.)	10	23

IMPERVIOUS CALCULATIONS

EXISTING:		
PERVIOUS	15,021 SF	(75%)
IMPERVIOUS	4,829 SF	(24%)
PROPOSED:		
PERVIOUS	14,993 SF	(75%)
IMPERVIOUS	4,857 SF	(24%)

KEYED NOTES

1. NEW 6" THK. 3,000 PSI FIBER REINFORCED CONCRETE SIDEWALK W/ LIGHT BROOM FINISH OVER COMPACTED SUBGRADE. CONNECT TO PUBLIC RIGHT-OF-WAY. MAX CROSS SLOPE 2%. MATCH EXISTING GRADE EACH SIDE.
2. EXISTING PUBLIC RIGHT OF WAY
3. EXISTING CRUSHED SHELL PARKING AREA
4. EXISTING STANDARD PARKING
5. EXISTING CONCRETE HANDICAP PARKING STALL
6. EXISTING CONCRETE HANDICAP LOADING ZONE
7. EXISTING HANDICAP PARKING SIGN
8. EXISTING HANDICAP RAMP - SLOPE DOES NOT EXCEED 1:12 IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE
9. EXISTING CONCRETE AREA
10. EXISTING CONCRETE SIDE WALK
11. EXISTING GRASS AREA
12. EXISTING WATER METERS
13. EXISTING LANDSCAPE AREA
14. EXISTING TREE
15. EXISTING CONCRETE CURB
16. EXISTING DUMPSTER
17. EXISTING WOOD DECK
18. EXISTING WOOD SHED (196 SF)
19. SAWCUT & REMOVE CURB - FDOT PERMIT REQUIRED
20. 30'-0" VISIBILITY TRIANGLE FOR SIDEWALK TRAFFIC
21. EXISTING 12" WIDE x 8'-0" LONG x 6" DEEP BETTERMENT SWALE WITH 3:1 SIDE SLOPE
22. EXISTING 6'-0" HIGH OPAQUE WOOD FENCE
23. EXISTING PROPERTY LINE
24. EXISTING AIR CONDITIONER
25. EXISTING ELECTRICAL SERVICE / METER
26. EXISTING WOOD GATE
27. EXISTING WOOD POWER POLE W/ POLE MTD. TRANSFORMER
28. EXISTING CONCRETE WHEEL STOP
29. EXISTING CRUSHED SHELL YARD
30. EXISTING RAILING SYSTEM
31. EXISTING STEPS
32. (2) NEW 1 1/2 DIAMETER 8' TALL LAUREL OAK TREE
33. EXISTING OVERHEAD POWER LINE
34. SIGHT VISIBILITY TRIANGLE (10'-0"x10'-0")
35. EXISTING FREE STANDING TWO SIDED INTERNALLY LIGHTED FLAG-TYPE SIGN. APPROX. 6'-8"W x 5'-6"H. (TOP OF SIGN 15'-7" ABOVE FINISH GRADE).
36. EXISTING 8"x8" STEEL POST FOR SIGN
37. EXISTING SANITARY SEWER LINE
38. LIVE MUSIC AREA
39. EXISTING STOP SIGN
40. EXISTING 36" HIGH HEDGE (3 GALLON ODORATISSIMUM VIBURNUM PLANTED AT 30" O.C.)

ZON-22-07

REVISIONS	BY
05.15.20 BLDG COMMENTS	GNIII

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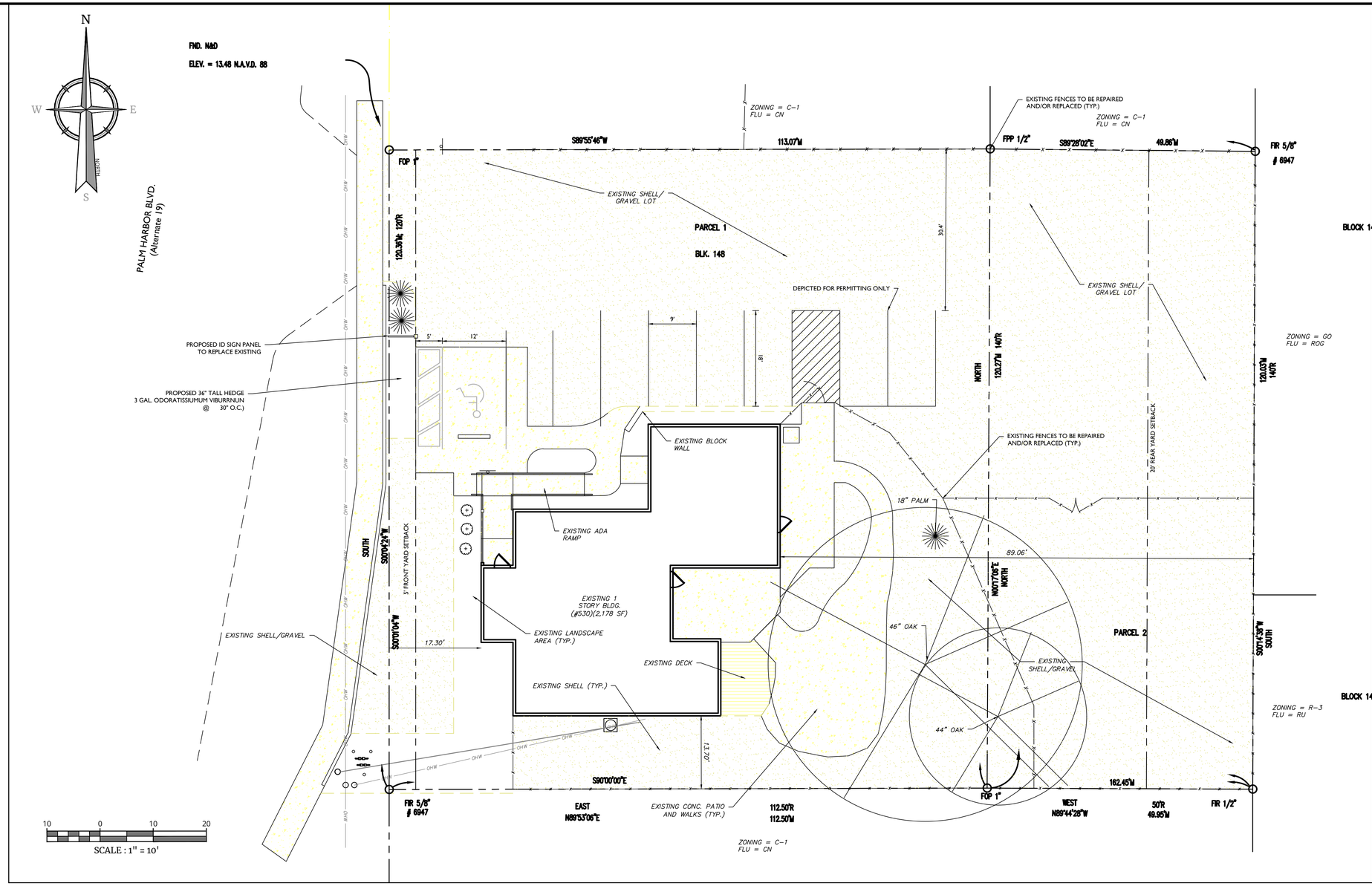
EXISTING PLAN

As-Built Drawings for
ANTIQUES & UNIQUES
530 ALT. US-19
Palm Harbor, Florida 34683
PINELLAS COUNTY NO: 1042IW

Date: 01. 29. 20
Scale: AS NOTED
Project Mgr: RPB
Drawn: DJB
Job: 19-113
Sheet A1



PROPERTY OWNER: JOEY K'S LLC
491 RIVERSIDE DRIVE
TARPON SPRINGS, FL 34698

APPLICANT: AMERICAN CUSTOM GOLF CARTS
8080 ULMERTON RD.
LARGO, FL 33771

SITE DATA
PARCEL ID: 01-28-15-88560-148-0014
TOTAL SITE AREA: 0.45 AC 19,850 SF
ZONING: C-1 EXISTING
C-2 PROPOSED
FLU: CN COMMERCIAL NEIGHBORHOOD

BULK REQUIREMENTS
BULDING HEIGHT: 1 STORY
BUILDING AREA: 2,178 SF
FRONT SETBACK: 5'
SIDE SETBACKS: 0'
REAR SETBACK: 20'

PARKING
4 SPACES PER 1,000 SF OF GFA = (2,178 SF)($\frac{4}{1000}$ SF)
REQUIRED: 9 STALLS
PROVIDED: 9 STALLS

LAND COVER
PERVIOUS: 15,021 SF (76%)
IMPERVIOUS: 4,829 SF (24%)

GENERAL NOTES
1. IMPROVEMENTS ARE LIMITED TO LANDSCAPE, FENCE REPAIR/REPLACEMENT, REPLENISHING STONE IN PARKING/STORAGE AREAS, AND SIGNAGE.
2. THIS PLAN REFERENCES AN "AS-BUILT DRAWING FOR ANTIQUES & UNIQUES" PREPARED BY OLIVERI ARCHITECTS, LAST DATED 05-15-20 AND APPROVED BY COUNTY 06-23&24-20.
3. THIS PLAN REFERENCES A BOUNDARY SURVEY PREPARED BY GEORGE A. SHIMP II & ASSOCIATES, INCORPORATED, LAST DATED 03-03-06.

ZON-22-07

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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Michael Robert Costello
FLORIDA PROFESSIONAL ENGINEER
LICENSE NUMBER: PE90202
COLLIERS ENGINEERING & DESIGN, INC.

ZONING PLAN
FOR
AMERICAN CUSTOM GOLF CARTS

530 ALT. 19
PALM HARBOR

PINELLAS COUNTY
FLORIDA

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TAMPA
5471 West Waters Avenue, Suite 100
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COLLIERS ENGINEERING & DESIGN, INC.
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/15/22	MRC	XXX

PROJECT NUMBER: XXXXXXXXXX
DRAWING NAME: ZONING

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
1 of 1

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