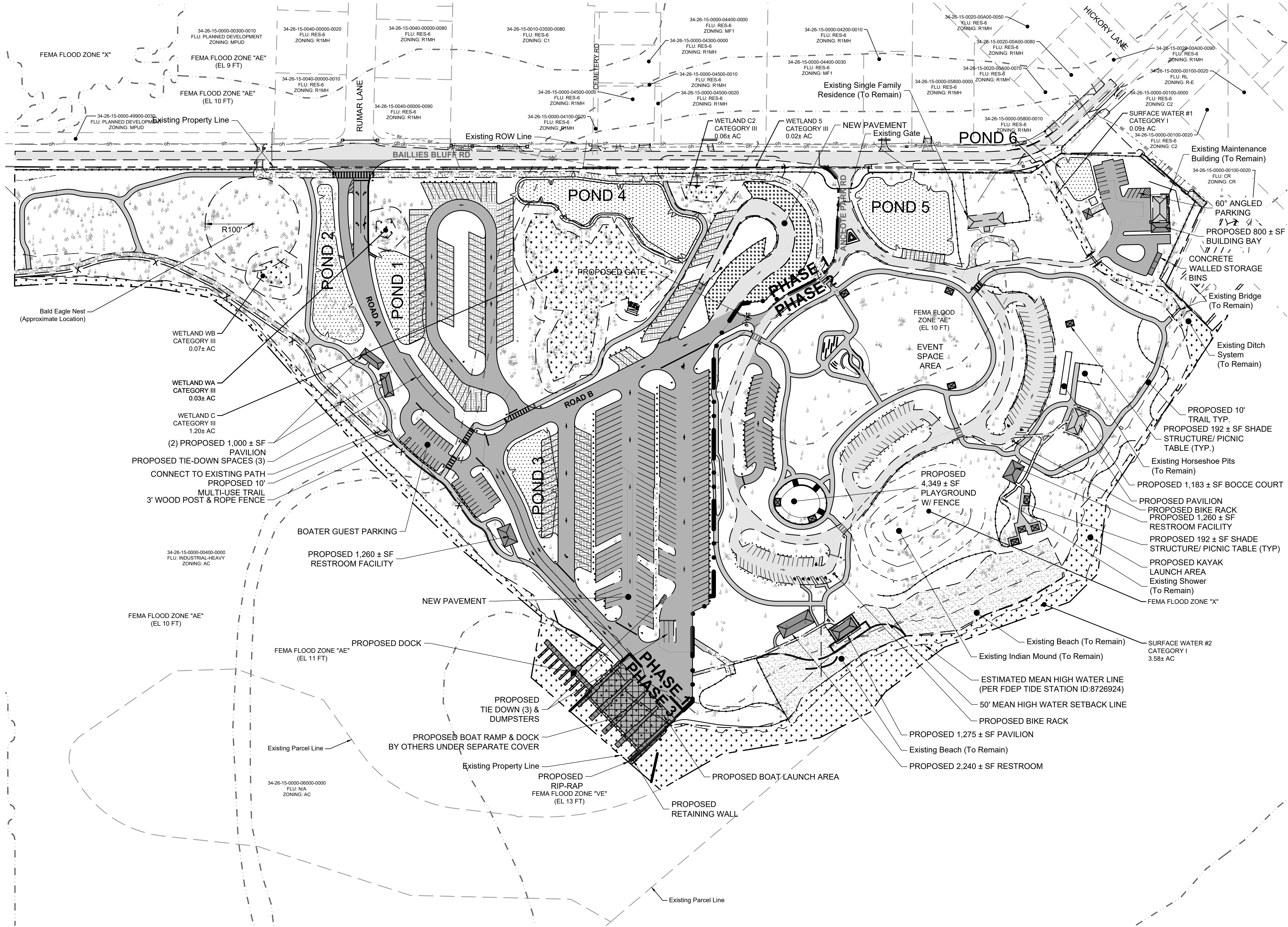


LEGEND:

	EXISTING BUILDING		EXISTING ASPHALT PAVEMENT		EXISTING CONCRETE
	EXISTING GRAVEL/DIRT		EXISTING SAND		EXISTING WCA/OSW
	PROPOSED BUILDING		PROPOSED ASPHALT PAVEMENT		PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT SIDEWALK		PROPOSED PERVIOUS PAVERS		PROPOSED POND
	PROPOSED RIP-RAP		PROPOSED SOD		FEMA FLOOD LINE
					PHASE LINE

SITE DATA TABLE:

PROJECT ADDRESS:	1119 BAILLIES BLUFF ROAD, HOLIDAY, FL 34691
PROJECT PARCEL NUMBER:	34-26-15-0000-00200-0010; 34-26-15-0000-00400-0020
EXISTING LAND USE:	RECREATIONAL
PROPOSED LAND-USE:	MAJOR RECREATION / OPEN SPACE
ZONING:	AC
LANDSCAPE BUFFERS:	PER PREAPP-2023-00629, THE BUFFERS ARE AS FOLLOWS: NORTH: TYPE A 10' SOUTH: TYPE A 10' EAST: TYPE D-1 WIDTH VARIES* WEST: N/A

PROJECT AREA:	PHASE 1	23.94 ± ACRES
	PHASE 2	11.09 ± ACRES
	PHASE 3	10.75 ± ACRES
	TOTAL PROJECT AREA	45.78 ± ACRES

EXISTING IMPERVIOUS AREA TO REMAIN:	4.11 ± ACRES	(179,216 ± SF)
EXISTING WATER BODIES:	5.40 ± ACRES	(235,325 ± SF)
DEVELOPABLE ACREAGE:	40.38 ± ACRES	(1,759,017 ± SF)

PROPOSED DEMO OF EXISTING IMPERVIOUS SURFACE AREA:	1.48 ± ACRES	(64,478 ± SF)
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PROPOSED SITE AREAS:	BUILDING AREA (FAR = 0.01)	10,367 ± SF
	ASPHALT PAVEMENT	225,513 ± SF
	CONCRETE PAVEMENT	4,200 ± SF
	CONCRETE SIDEWALK	75,111 ± SF
	TOTAL PROPOSED IMPERVIOUS SURFACE	315,191 ± SF

	RETENTION/DETENTION	110,625 ± SF
	EXISTING WETLANDS TO REMAIN	62,112 ± SF
	EXISTING OSW TO REMAIN	159,865 ± SF
	PERVIOUS PAVERS	80,988 ± SF
	OPEN SPACE	1,086,847 ± SF
	TOTAL PROPOSED PERVIOUS SURFACE	1,499,770 ± SF

PRE/POST WETLAND AREAS:	TOTAL PRE-DEV WETLAND AREA	62,112 ± SF
	TOTAL POST-DEV WETLAND AREA	62,112 ± SF

PRE/POST OSW AREAS:	TOTAL PRE-DEV OSW AREA	159,865 ± SF
	TOTAL POST-DEV OSW AREA	159,865 ± SF

PARKING SPACES:	TOTAL PROVIDED	561 SPACES
	REGULAR (9' X 20')	206 SPACES
	SMART CAR (8' X 16')	0 SPACES
	ADA (12' X 20')	12 SPACES
	BOAT TRAILER (11' X 38')	312 SPACES
	BOAT TRAILER (11' X 60')	31 SPACES
	GOLF CART (4' X 12')	0 SPACES

BASIN NAME:	PINELLAS ANCLOTE (WEST)
UTILITIES:	POTABLE WATER - CITY OF TARPON SPRINGS WASTEWATER - PASCO COUNTY FIRE PROTECTION - PASCO COUNTY M.S.T.U ELECTRICAL - DUKE ENERGY

DEVELOPER/OWNER:	PASCO COUNTY 8731 CITIZENS DRIVE NEW PORT RICHEY, FL 34654 PLANNING@MYPASCO.NET (727) 847-8140
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SURVEYOR:	ECHO UES, INC. 4803 GEORGE ROAD SUITE 350 TAMPA, FL 33634 INFO@ECHOUES.COM (888) 778-3246
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ENGINEER:	HALFF 1000 N. ASHLEY DRIVE SUITE 900 TAMPA, FL 33602 ABRICE@HALFF.COM (813)-620-4500
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ANCLOTE RIVER PARK
1119 BAILLIES BLUFF ROAD
HOLIDAY, FL 34691



REVISION	NO.	DATE	DESCRIPTION

THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:	
ALUSTAIR S. BRICE	90790
NAME	PE LICENSE NO.
5/20/2025	
DATE	
THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:	
HALFF ASSOCIATES, INC.	
FL CA 33380 FL LC 26000645	FL STATE
FIRM OR BUSINESS NO.	

PROJECT NO.:	45862.001
ISSUED:	MAY, 2025
DRAWN BY:	SRS
CHECKED BY:	ASB
SCALE:	1" = 120'
SHEET TITLE:	

OVERALL SITE
PLAN

C103

PETER JANSEN X:\S18\PROJECTS\2022\408-ANCLOTERIVER\PERMIT\2022\408-4-PROFILES.DWG 5/6/2025 4:10:57 PM

