



- APPROVED STARKEY SIGN STANDARDS SIGN TYPES**
- TYPE B SIGN - IDENTITY SIGN
 - TYPE D SIGN - VEHICULAR DIRECTIONAL SIGN
 - TYPE F SIGN - OVERALL IDENTITY SIGN
 - TYPE H SIGN - MULTI TENANT SIGN
 - TYPE I SIGN - GROCERY ANCHOR SIGN

Starkey Ranch Town Center Site Data

Total NAP Purchase		14.64 Acres	
Town Center		10.79 Acres	
		<small>Not Incl. Out Parcels</small>	
Use	Area	Grocery Req'd. Spaces	Proposed Spaces
Grocery	45,600 S.F.	228 Spaces	228 Spaces
Grocery Retail	4,200 S.F.	21 Spaces	21 Spaces
Total	49,800 S.F.	249 Spaces	249 Spaces
Retail A			
Retail	3,900 S.F.	20 Spaces	39 Spaces
Rest.	5,200 S.F.	52 Spaces	96 Spaces
Patio	2,600 S.F.	26 Spaces	48 Spaces
Total	11,700 S.F.	98 Spaces	183 Spaces
Total Building Area	61,500 S.F.	347 Spaces	395 Spaces
Incl. Patio Area		<small>= 5.64 Sp. / 1,000 S.F.</small>	<small>= 6.42 Sp. / 1,000 S.F.</small>

Out Parcel 1	1.85 Acres
Max. Bldg. Size	11,450 S.F.
Max. Bldg. Ht.	30 Ft.
Max. No. of Bldgs.	One
Max. No. of Tenants	8
Max. No. of Restaurants	4
Max. Total Rest. Space	6,300 S.F.
Max. Size of any one Rest.	3,000 S.F.
Out Parcel 2	1.00 Acres
Max. Bldg. Size	5,200 S.F.
Max. Bldg. Ht.	30 Ft.
Max. No. of Bldgs.	One
Max. No. of Tenants	4
Max. No. of Restaurants	2
Max. Total Rest. Space	2,600 S.F.
Max. Size of any one Rest.	1,300 S.F.
Out Parcel 3	1.00 Acres
Max. Bldg. Size	6,500 S.F.
Max. Bldg. Ht.	30 Ft.
Max. No. of Bldgs.	One
Max. No. of Tenants	6
Max. No. of Restaurants	2
Max. Total Rest. Space	3,900 S.F.
Max. Size of any one Rest.	2,600 S.F.

Offsite N/S Street #1 to be designed and constructed with Town Center and dedicated to Pasco Co.

Starkey Ranch Town Center
Conceptual Site Plan

North American Properties
Pasco County, Florida

DATE	DESCRIPTION	BY

Scale: 1" = 70'

HALF SCALE 11" BY 17"

**HEIDT
DESIGN**
5806-B Ruckelshaus Parkway
Tampa, FL 33610
Phone: (813) 253-5311
www.heidtdesign.com

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grand tree analysis is required and may affect final unit totals and layout.

STARKEY RANCH MASTER PLAN WORKING FILES/PLANNING/LAND PLANNING/LA/001/NORTH AMERICAN PROPERTY/STARKEY CONCEPT FOR TSCDWG-ARCHD-PORTRAIT 2016/05/12 2:39 AM DAVID BARTZ