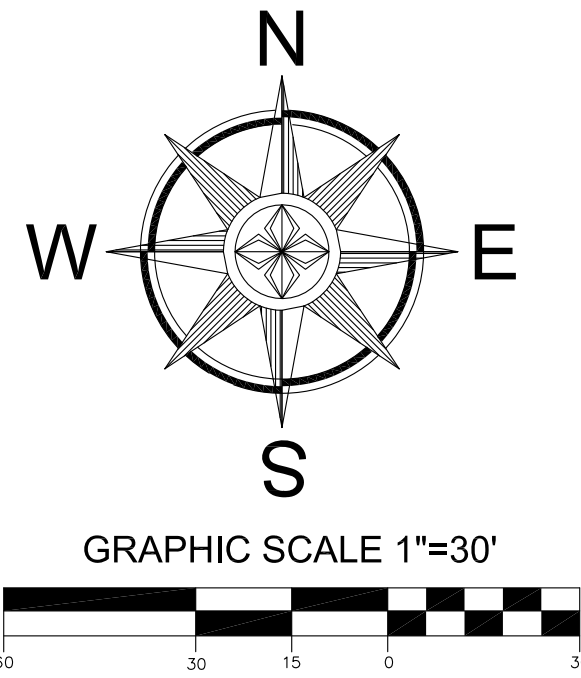


SITE PLAN NOTES

1. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE CITY OF SAFETY HARBOR LAND DEVELOPMENT, ZONING AND/OR RELATED ORDINANCES.
2. ALL POINTS AND MONUMENTS SHALL BE SURVEYED UPON MOBILIZATION TO VERIFY THEIR ACCURACY. ANY DISCREPANCIES DISCOVERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
3. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE. IF ANY CONTROL POINTS ARE DAMAGED OR DISTURBED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND REPLACE THE CONTROL POINTS TO THEIR ORIGINAL CONDITION AT HIS OWN EXPENSE.
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. REFER TO SHEET C-5.3 FOR CROSS SECTIONS.
6. ALL DISTURBED AREAS ARE TO RECEIVE FOUR (4) INCHES OF TOP SOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
7. ALL PROPOSED PARKING/DRIVE AREAS TO BE CURBED WITH FOOT TYPE 'D' CURB, UNLESS SPECIFIED OTHERWISE. ALL CURB RAMPS SHALL BE CONSTRUCTED AND TEXTURED PER FDOT INDEX NO. 304.
8. MINIMUM CURB RADII IS THREE (3) FEET, UNLESS OTHERWISE NOTED. EXACT RADII DIMENSIONS ARE SPECIFIED HEREON.
9. ALL DIMENSIONS SHOWN ON PLAN ARE TO FACE OF BUILDING, EDGE OF PAVEMENT, FACE OF CURB OR CENTERLINE OF STRUCTURE, UNLESS OTHERWISE NOTED.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE CITY OF SAFETY HARBOR LAND DEVELOPMENT CODE.
11. MONUMENT / PYLON SIGNS SHALL BE PERMITTED BY THE OWNER'S SIGN CONTRACTOR UNDER SEPARATE APPLICATION.
12. PROPOSED SITE LIGHTING SHALL BE AUTOMATICALLY CONTROLLED TO TURN-OFF WHEN BUILDING IS CLOSED. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTNING ELECTRICAL PLAN.
13. REFER TO ARCHITECTURAL PLANS FOR DUMPSTER PAD SIZE, LOCATION AND DETAILS.
14. REFER TO ARCHITECTURAL PLANS FOR TRANSFORMER PAD SIZE, LOCATION AND DETAILS.
15. ALL BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN WAS TAKEN FROM TOPOGRAPHIC SURVEY BY MICHAEL BAKER ASSOCIATES DATED 3/10/09.
16. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED FROM NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.



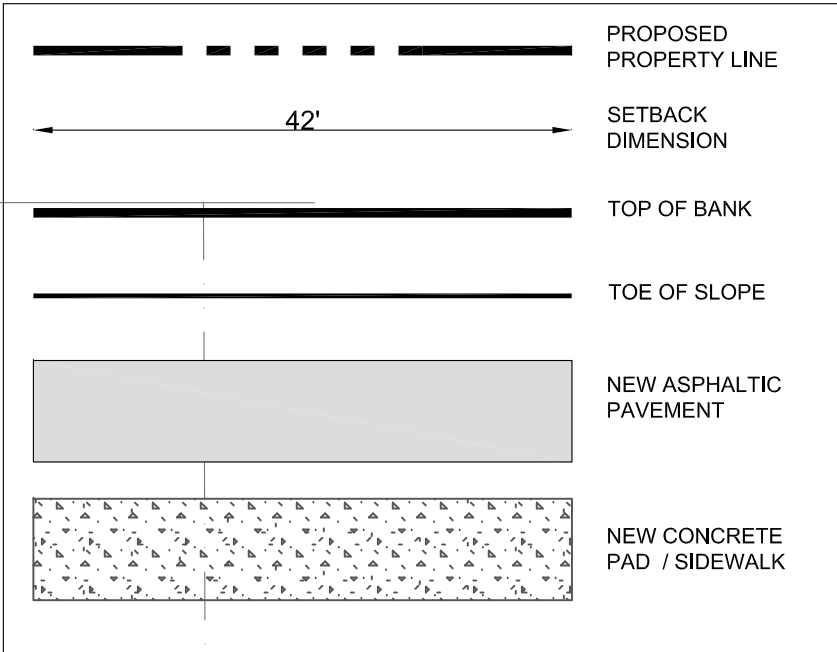
LEGAL DESCRIPTION

THE EAST 23.18 FEET OF LOTS 1, 2, 59-62 AND ALL OF LOTS 3-10 AND ALL OF 51-58 AND ALL OF 63-70, AND THE WEST 1/2 OF DIXIE AVENUE AND ALL OF SWUANEE STREET ABUTTING THE ABOVE LOTS, DIXIE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 80, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SITE DATA

1. SITE ADDRESS: 1885 CEDAR STREET  
SAFETY HARBOR, FLORIDA 34695
2. PROPERTY AREA: 113,284 SF (2.60 AC)  
DEVELOPABLE AREA: 106,723 SF (2.45 AC)
3. EXISTING ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)
4. FUTURE LAND USE: RS & P (RESIDENTIAL SUBURBAN & PRESERVATION)
5. EXISTING LAND USE: INDUSTRIAL WAREHOUSE
6. BUILDING SETBACKS:  
MCMULLEN BOOTH ROAD (WEST) = 55.9 FT  
CEDAR STREET (SOUTH) = 98.8 FT  
SIDE (NORTH) = 113.1 FT  
SIDE (EAST) = 165.3 FT
7. BUILDING HEIGHT: 35.0 FT
8. SITE AREAS:  
BUILDING FOOTPRINT AREA: 11,827 SF (10.4%)  
VEHICULAR USE AREA: 31,346 SF (27.7%)  
SIDEWALK, CURB, DUMPSTER: 5,643 SF (5.0%)  
TOTAL IMPERVIOUS AREA: 48,816 SF (43.1%)  
TOTAL PERVIOUS AREA: 49,560 SF (43.7%)  
POND AREA: 6,347 SF (7.4%)  
PRESERVATION AREA: 6,561 SF (5.9%)  
INTERIOR LANDSCAPE AREA: 3,399 SF (10.8% OF VUA)  
DEVELOPABLE AREA: 106,723 SF (94.2% OF PROPERTY)  
TOTAL AREA: 113,284 SF (100%)
9. GROSS FLOOR AREA = 22,943 SF (F.A.R. = 22.943 SF / 106,723 SF = 0.215)
10. OWNER:  
CEDAR STREET PROPERTIES, LLC  
10207 FALCON TERRACE  
SEMINOLE, FLORIDA 33778
11. STORMWATER MANAGEMENT: WQT
12. FLOOD ZONE INFORMATION: ZONE "X"
13. WASTE MANAGEMENT: TWO SOLID WASTE DUMPSTERS
14. TOTAL PARKING PROVIDED: 86 SPACES  
FULL = 82 SPACES & HANDICAP = 4 SPACES
15. TOTAL PARKING REQUIRED: 77 SPACES  
22,943 SF X 1 SPACES PER 300 SF = 77 SPACES

LEGEND



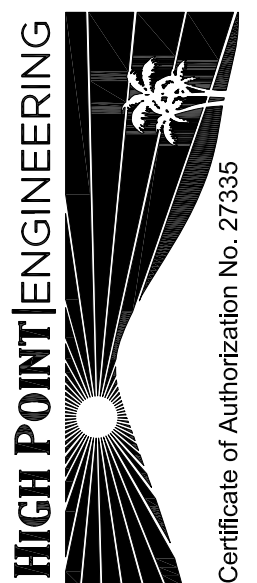
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58626 BRAULIO GRAJALES  
FL Registration No. Professional Engineer  
COPY OF THIS PLAN IS NOT VALID UNLESS SIGNED, SEALED AND DATED BY THE PROFESSIONAL ENGINEER

SITE LAYOUT & PARKING PLAN

MCMULLEN BOOTH OFFICE CENTER

1885 CEDAR STREET  
SAFETY HARBOR, FLORIDA 34695



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630 Chestnut Street  
Clearwater, Florida 33756  
LAND PLANNING - CIVIL ENGINEERING - GEOTECHNICAL ENGINEERING

SHEET:

C-4.1