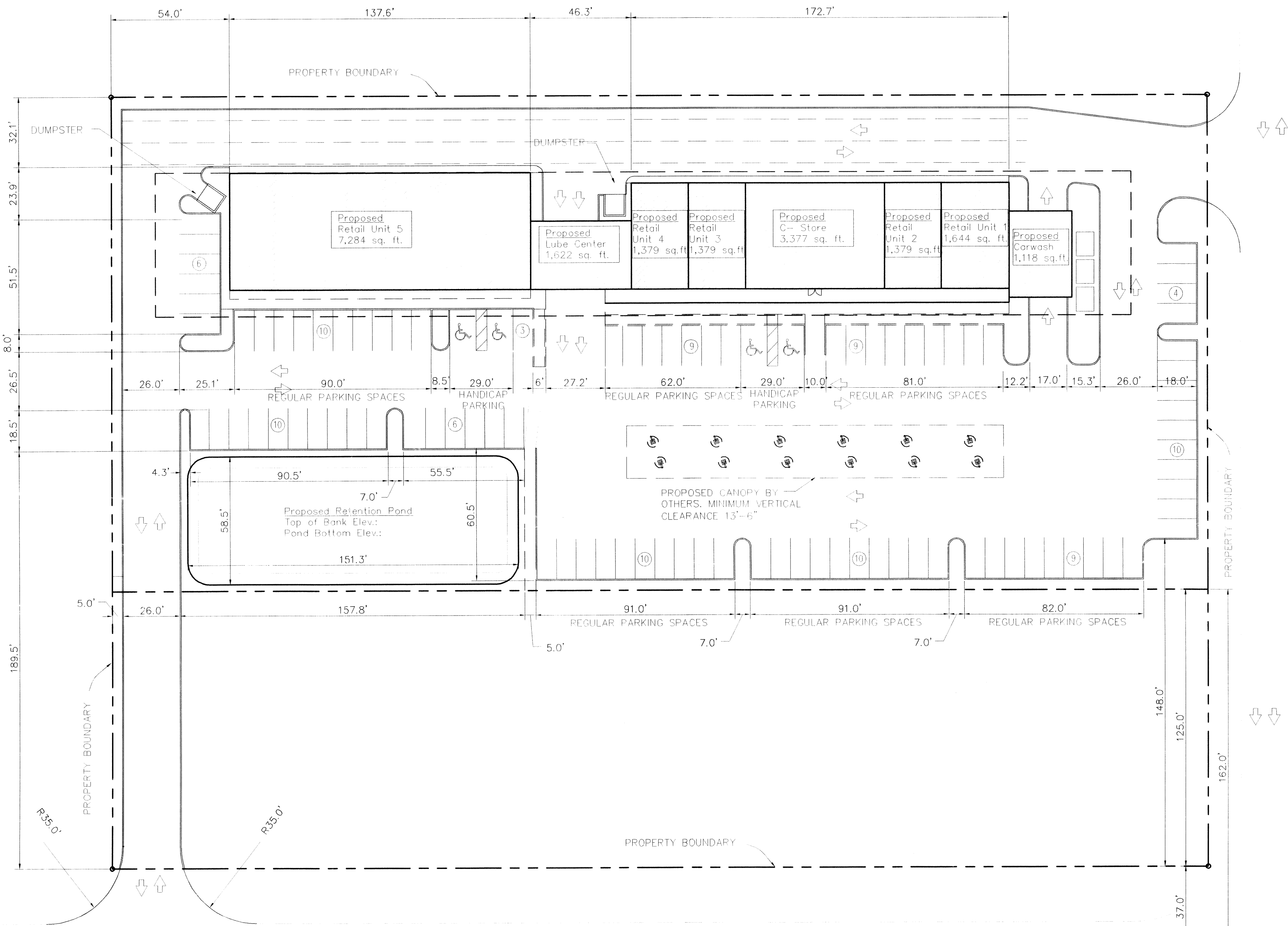




- GENERAL CONSTRUCTION NOTES**
1. ALL AREAS DISTURBED WITHIN EXISTING COUNTY RIGHT-OF-WAY SHALL BE SODDED UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL CONTACT THE HERNANDO COUNTY UTILITY DEPARTMENT 24 HOURS PRIOR TO EXCAVATION OF OR CONNECTION TO COUNTY UTILITIES.
 3. CONTRACTOR SHALL CONTACT THE HERNANDO COUNTY DEPARTMENT OF PUBLIC WORKS 24 HOURS PRIOR TO THE START OF ANY CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.
 4. THE CONTRACTOR IS CAUTIONED THAT THE LOCATIONS OF EXISTING UTILITIES, WHETHER OR NOT SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ACTUAL FIELD LOCATIONS FROM THE RESPECTIVE UTILITY COMPANY 48 HOURS BEFORE BEGINNING WORK.
 5. THE CONTRACTOR SHALL PROVIDE FOR SAFE & EFFICIENT MAINTENANCE OF TRAFFIC, INCLUDING PEDESTRIANS, VIA ADHERENCE TO THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS 600-680 (JANUARY 1994 EDT) THE U.S.D.O.T. MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD) AND THE REQUIREMENTS OF HERNANDO COUNTY.
 6. ALL DIMENSIONS SHOWN WHERE CURB IS APPLICABLE ARE TO THE BACK OF CURB. PIPE LENGTHS SHOWN ARE TO THE CENTER OF STRUCTURES.
 7. UPON THE COMPLETION OF THIS PROJECT THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS OF THE STORM DRAINAGE, UTILITIES AND OTHER SITE IMPROVEMENTS AS FURTHER HEREIN NOTED. THE AS-BUILT DRAWINGS SHALL BE PREPARED, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF FLORIDA SIX BEING COPIES OF THE AS-BUILT ARE REQUIRED. FINAL PAYMENT TO THE CONTRACTOR SHALL BE MADE WITHOUT THESE SUBMITTED AND APPROVED BY THE DESIGN ENGINEER.
 8. PROVIDE WHEEL STOPS AT ALL LANDSCAPE AREAS.
 9. ALL SETBACKS ARE AS FOLLOWS:
FRONT SETBACK: 75.0'
REAR SETBACK: 20.0'
SIDE SETBACK: 20.0'
- SUNSHINE STATE ONE CALL.....1-800-432-4770
BELL SOUTH TELEPHONE.....1-800-432-4770
WITHLACOCHEE ELECTRIC.....1-800-432-4770
TIME WARNER CABLE TV.....1-800-432-4770
HERNANDO COUNTY UTILITY DEPT.....1-352-754-4037
HERNANDO COUNTY PUBLIC WORKS.....1-352-754-4060
PEOPLES GAS.....1-800-432-4770

Building Square Footage Data

Proposed Building Space

Retail Center:

- Unit 1 = 1,644 sq. ft. (Retail space)
- Unit 2 = 1,379 sq. ft. (Retail space)
- C-Store = 3,377 sq. ft. (Office space)
- Unit 3 = 1,379 sq. ft. (Retail space)
- Unit 4 = 1,379 sq. ft. (Retail space)
- Lube Ctr. = 1,622 sq. ft. (Office space)
- Unit 5 = 7,284 sq. ft. (Retail space)

Total Building: 18,064 sq. ft. (A/C)

Car Wash: (AUTOMATIC)
Building Shell = 1,118 sq. ft.

Total Building: 1,118 sq. ft.

Total Proposed Building Footprints: 19,182 sq. ft.
Proposed Gas Canopy: 4,374 sq. ft.

Area Tabulations (Existing)

Area	Sq. Ft.	Acres	Percent
Existing Buildings	0	0.00	0.0
Asphalt/VUA	0	0.00	0.0
Concrete Areas	0	0.00	0.0
Total Impervious Area	0	0.00	0.0
Green Space	174,240	4.00	100%
Total Site	174,240	4.00	100.0%

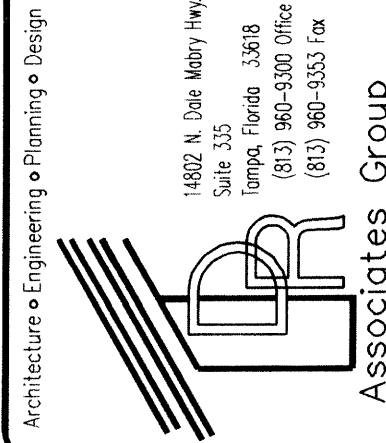
Area Tabulations (Proposed)

Area	Sq. Ft.	Acres	Percent
Proposed Buildings	19,182	0.44	11.0%
Asphalt/VUA	76,728	1.76	44.0%
Concrete Areas	0	0	0%
Total Impervious Area	95,910	2.20	55.0%
Green Space	78,330	1.80	45.0%
Total Site	174,240	4.00	100.0%

Parking Data

Parking Space Requirements	
Description	Parking Spaces Required
Retail space requires	5 per 1000 s.f. 74
Convenience Store requires	5 per 1000 s.f. 17
Description	Parking Spaces Required
Retail	14.68 spaces 74
Convenience Store	3.37 spaces 17
Total Parking Spaces Required for Complex	91 spaces
Available Parking Spaces	92 spaces
H.C. Requirement	2 spaces
Total Parking Spaces	94

Proposed Site Plan
Horizontal Control Plan



I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN AND CONSTRUCTION DOCUMENTS AND THAT THEY COMPLY WITH THE FLORIDA BUILDING CODE.

Jim P. Chonobas, P.E.
P.E. No.

C. COPYRIGHT, 2006
OR ASSOCIATES AND ASSIGNED
OTHERS. NO UNAUTHORIZED
USE OF ANY PART OR ENTIRE
DRAWING AS PRINTED ON THIS
SHEET.

Square Footage	
Retail	18,064
Car Wash	1,118
Totals:	19,182

DATE	12-06-06
REVISIONS	
SCALE	1" = 30'
JOB NO.	06058-CLR2
DRAWN	EWG
REVIEWED	DH

Proposed Project for:	Maroun Jalo
	1811 Lago Vista Blvd.
	Palm Harbor, FL 34685
	727-781-3068

Contents:

- Proposed Site Plan
-
-
-
-
-
-

SHEET
C-4.10