Plotted By:Essex, Azeem Sheet Set:LOL PHASE 2 Layout:C4.1 January 13, 2025 09:56:57am K:\ORL_Civil\149851039-LOL Ph2\CAD\CONST\Plansheets\C4.1-SITE.dwg
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PLAY AREA
6,240-SF

PROPOSED TYPE "D" CURB PER FDOT INDEX NO. 520-001

PROPOSED ORDER MENU

EXISTING 5-FT HIGH DECORATIVE ALUMINUM FENCE AROUND PLAY AREA PERIMETER (TYP.)

PROPOSED BOLLARDS 5" O.C. SEE DETAIL SHEET C7.0 FOR DETAILS.

PROPOSED DUMPSTER ENCLOSURE, WITH 6-FT HIGH SCREEN WALLS. SEE ARCHITECTS PLANS FOR DETAILS. (DESIGNED & PERMITTED BY OTHERS)

PROPOSED DECORATIVE PEDESTRIAN STAMPED ASPHALT CROSSWALK

PROPOSED CURB RAMP (CR-G) PER FDOT INDEX NO. 522-002

PROPOSED SIDEWALK INTEGRAL CURB. SEE SHEET C7.0 FOR DETAILS.

PROPOSED WHEEL STOP SEE SHEET C7.0 FOR DETAILS.

PROPOSED CURB RAMP (CR-F) PER FDOT INDEX NO. 522-002

PROPOSED CURB RAMP (CR-G) PER FDOT INDEX NO. 522-002

EXISTING TYPE "MOD. F" CURB & GUTTER.

EXISTING 6-FT BLACK VINYL CHAIN LINK FENCE (TYP.)

PROPOSED DECORATIVE PEDESTRIAN STAMPED ASPHALT CROSSWALK

EXISTING SEGMENTAL RETAINING WALL (DESIGNED & PERMITTED BY OTHERS)

PROPOSED BOLLARD. SEE DETAIL SHEET C7.0 FOR DETAILS.

PROPOSED TYPE "D" CURB PER FDOT INDEX NO. 520-001

PROPOSED BOLLARD. SEE DETAIL SHEET C7.0 FOR DETAILS.

PROPOSED PICK UP WINDOW

PROPOSED CURB RAMP (CR-A) PER FDOT INDEX NO. 522-002

COMMERCIAL WITH DRIVE-THRU ENDCAP
5,452-SF
PHASE 2 DEV AREA : 0.71 AC

A BAY 1,850-SF

ACCESSIBLE PARKING SPACE PER FDOT INDEX NO. 711-001 WITH SIGNAGE (TYP.)

PROPOSED CURB RAMP (CR-A) PER FDOT INDEX NO. 522-002

PROPOSED SIDEWALK INTEGRAL CURB. SEE SHEET C7.0 FOR DETAILS.

PROPOSED TYPE "D" CURB PER FDOT INDEX NO. 520-001

EXISTING SEGMENTAL RETAINING WALL (DESIGNED & PERMITTED BY OTHERS)

EXISTING 6-FT BLACK VINYL CHAIN LINK FENCE (TYP.)

PROPOSED TYPE "D" CURB PER FDOT INDEX NO. 520-001

DRIVE THRU

ONE WAY

24" WHITE STOP BAR 30" STOP SIGN (R1-1, 30")

24" WHITE STOP BAR WITH 30" STOP SIGN (R1-1, 30") AND TWO (2) R5-1 (24") DO NOT ENTER SIGNS

(4) BICYCLE PARKING SPACES (2) RACKS

PROPOSED PAVEMENT MARKINGS PER FDOT INDEX 711-001. (TYP.)

PROPOSED WHEEL STOP SEE SHEET C7.0 FOR DETAILS.

25' BUILDING SETBACK

PROPOSED 6" VERTICAL CURB PER DETAIL SHEET C7.0

PROPOSED CURB RAMP (CR-G) PER FDOT INDEX NO. 522-002

10' LANDSCAPE SETBACK

PROPOSED 6" VERTICAL CURB PER DETAIL SHEET C7.0

PROPOSED WHEEL STOP SEE SHEET C7.0 FOR DETAILS.

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

GENERAL SITE NOTES:

1. TYPICAL AT ALL INTERNAL, ONSITE INTERSECTIONS (PRIVATE), UNLESS NOTED OTHERWISE: PROVIDE 24" WHITE STOP BAR WITH 30" STOP SIGN (R1-1).
2. ACCESSIBLE PARKING SPACES AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE (2020 ED.).
3. ACCESSIBLE PARKING SPACES PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH FDOT INDEX #711-001 (SHEET 12 OF 13).
4. ALL ACCESSIBLE PARKING SPACES & ROUTES SHALL BE CONSTRUCTED WITH CONCRETE.
5. CONTRACTOR/ARCHITECT TO ENSURE ALL DUMPSTER ENCLOSURES SHALL MEET THE REQUIREMENTS OF PASCO COUNTY LDC AND BE PERMITTED SEPARATELY.
6. ALL PAVEMENT MARKINGS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE THERMOPLASTIC PAINT PER FDOT DESIGN STANDARDS MANUAL 21-22.
7. ALL SIGNS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE HIGH INTENSITY SIGNS PER FDOT DESIGN STANDS 21-22 AND THE LATEST ED. OF MUTCD.
8. ALL PROPOSED CURB RAMPS SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX #522-002, WITH CAST-IN-PLACE DETECTABLE WARNINGS.

No.	REVISIONS	DATE	BY
1	PER PASCO COUNTY COMMENTS	12-09-24	RJO

Kimley»Horn

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LICENSED PROFESSIONAL
REGAN J. O'LAUGHLIN, P.E.
FLORIDA LICENSE NUMBER
68432
DATE:

KHA PROJECT
149851039
DATE
10/28/2024
SCALE AS SHOWN
DESIGNED BY RJO
DRAWN BY JCW
CHECKED BY RJO

SITE PLAN

LAND O LAKES PHASE II

FLORIDA

PASCO COUNTY

SHEET NUMBER
C4.1