

Received
MAY 17 2023
Planning Department
Hernando County, Florida

GENERAL SITE NOTES

- REFER TO TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION AND EXISTING SYMBOL LEGEND.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- IN GENERAL, ITEMS SHOWN AS BOLD LINEWORK REPRESENT PROPOSED FEATURES TO BE CONSTRUCTED AS PART OF THIS PROJECT, UNLESS NOTED OTHERWISE. SIMILARLY, SHADED LINEWORK TYPICALLY REPRESENTS EXISTING FEATURES OR ITEMS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- UNLESS NOTED OTHERWISE, PROPOSED DIMENSIONS ARE SHOWN AT THE CENTERLINE OF ITEMS AND TO THE STRUCTURE FACE OR FLOWLINE OF CURB.
- CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING IMPROVEMENTS.
- PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST MUTCD MANUAL AND FDOT DESIGN STANDARDS.
- ALL TRAFFIC CONTROL SIGNS SHALL BE REFLECTIVE PER THE LATEST MUTCD MANUAL.
- SAFE VEHICULAR AND PEDESTRIAN TRAFFIC MUST BE MAINTAINED AT ALL TIMES.
- DAMAGED SIDEWALK RESULTING FROM CONSTRUCTION ACTIVITY WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED. SIDEWALKS THAT ARE REMOVED MUST BE RESTORED WITHIN THREE (3) DAYS.
- ALL AREAS DISTURBED WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE SOODED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL FROM THE SITE IN THE EVENT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO PROJECT COMPLETION.
- CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS ALONG WITH A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
- CONTRACTOR SHALL MEET OR EXCEED ALL SITE WORK SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS FOR ALL MATERIALS AND CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS IS ENCOUNTERED.
- NO REVISION SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
- ANY REFERENCE TO PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

SITE DATA

LOCAL JURISDICTION: HERNANDO COUNTY
 LAND USE CLASSIFICATION: SINGLE FAMILY RESIDENCE / USED AUTOMOBILE SALES / COM COMMERCIAL
 FUTURE LAND USE CLASSIFICATION: R34 423 18 0000 0090 0000, R34 223 18 1380 0000 0210, R34 223 18 1380 0000 0220
 PROPERTY PARCEL ID:
 ZONING CLASSIFICATION: PDP - COMMERCIAL
 OVERLAY DISTRICT: N/A
 FLOOD ZONE CLASSIFICATION: WITHIN AN AREA ZONED "X" FIRM MAP NO. 12053C03360, COMMUNITY MAP NO. 120110, DATED 2/12/2012

DIRECTION	PROPERTY USE AND ZONING	FUTURE LAND USE
EAST	VACANT MOBILE HOME	COMMERCIAL
SOUTH	PARCEL COUNTY	RESIDENTIAL
WEST	SINGLE FAMILY RESIDENTIAL COMMERCIAL	COMMERCIAL/RESIDENTIAL
NORTH	VACANT	RESIDENTIAL

SITE AREA CALCULATIONS

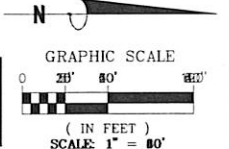
TOTAL SITE AREA	418,576 (8.61 AC.) (100%)
IMPERVIOUS AREA	37,637 SF (0.86 AC.) (9.0%)
SIDEWALK/PAVEMENT	37,637 SF (0.86 AC.) (9.0%)
PERVIOUS AREA	380,939 SF (8.75 AC.) (91.0%)

NOTES

- IN END CURB
- DETAILS**
- 1D 36" X 36" STOP SIGN, PER MUTCD STANDARD R1-1
 - 2D DOUBLE YELLOW SOLID LINE STRIPING, PER FDOT STANDARD INDEX 711-001, SEE LENGTH INDICATED AT SYMBOL
 - 3D 24" WIDE WHITE THERMO PLASTIC STOP BAR, PER FDOT STANDARD INDEX 711-001, SEE LENGTH INDICATED AT SYMBOL
 - 4D 12" WIDE WHITE THERMO PLASTIC CROSS WALK STRIPING, PER FDOT STANDARD INDEX 711-001, SEE LENGTH INDICATED AT SYMBOL
 - 5D TYPE "O" CURB, PER FDOT STANDARD INDEX 520-001
 - 6D RIGHT TURN ONLY SIGN, PER MUTCD STANDARD R3-5R

LEGEND - PROPOSED

- PROPERTY LINE
- PROPOSED TYPE "O" CURB
- STANDARD-DUTY CONCRETE PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT



ANDREW J. PETERSEN
 LICENSE NO. 75493
 05/17/2023
 PLAN STATUS

DATE	DESCRIPTION
ALW DESIGN	ELC DRAWN
AJP	CHKD
SCALE	AS SHOWN
JOB No.	010878-01-001
DATE	05/17/2023
10278-01-0-CP-01-04-C16-SF (1)DW	
SHEET C1.0	

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OVERALL SITE PLAN
 SPRINGHILL COMMERCIAL DEVELOPMENT
 NE/O ANDERSON SNOW RD. & COUNTY LINE RD.
 SPRING HILL, FLORIDA 34609
 HERNANDO COUNTY, FLORIDA