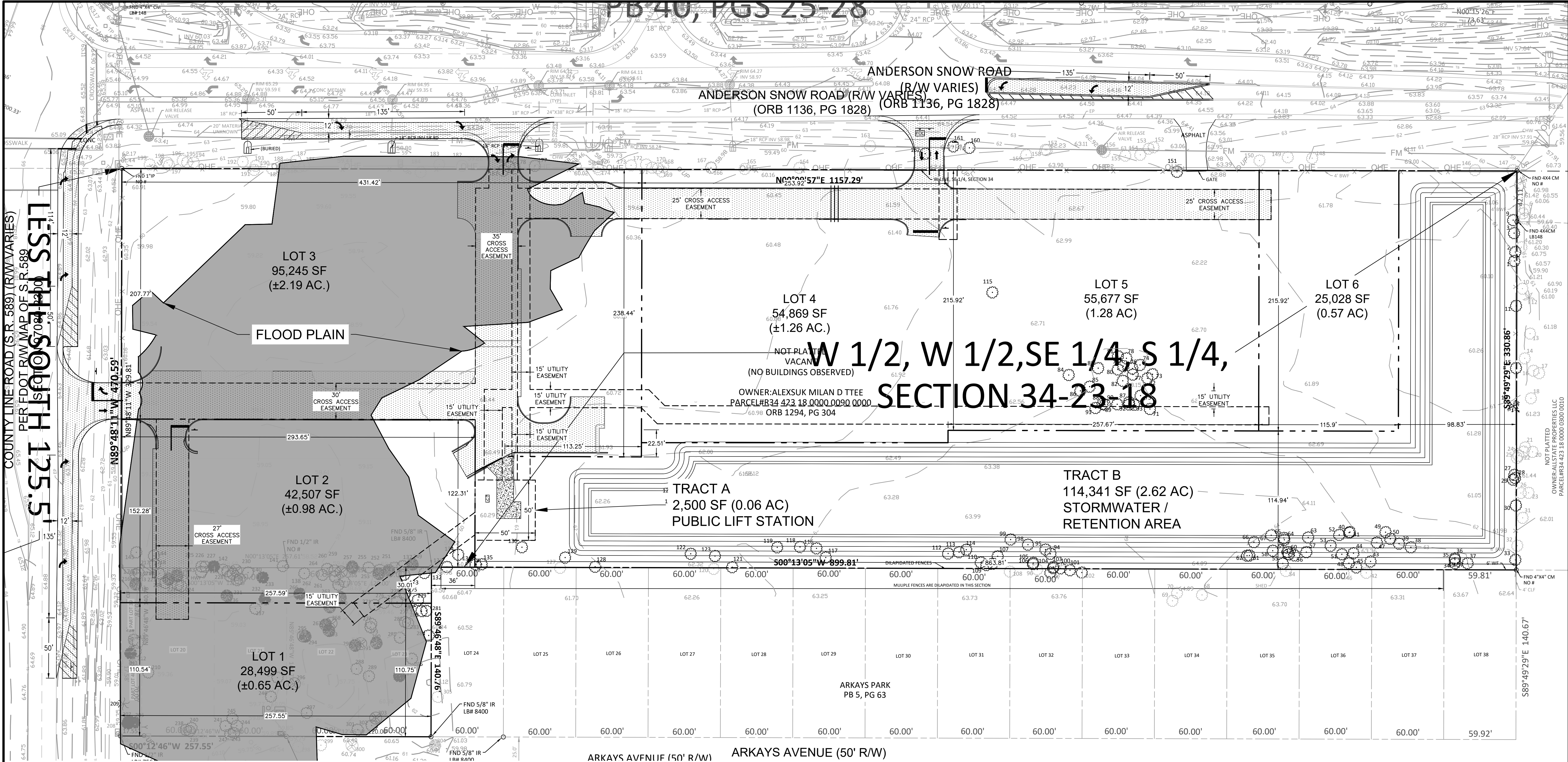


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GENERAL SITE NOTES

- 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 SODDED.
- 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 WITH OUT 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.
- THE SITE CONSISTS OF MARASIK VERY FINE SAND, HYDROLOGIC SOIL GROUP A.

DEVELOPMENT SCHEDULE

THE MASTER INFRASTRUCTURE SHALL BE CONSTRUCTED IN THE FIRST PHASE. EACH BUILDING WILL BE CONSTRUCTED IN THE SECOND PHASE.

UTILITY NOTE

PROJECT WILL CONNECT TO EXISTING WATER MAIN ON ANDERSON SNOW ROAD. ON-SITE GRAVITY SEWER AND PUBLIC LIFT-STATION WILL CONNECT TO EXISTING FORCE MAIN ON ANDERSON SNOW ROAD.

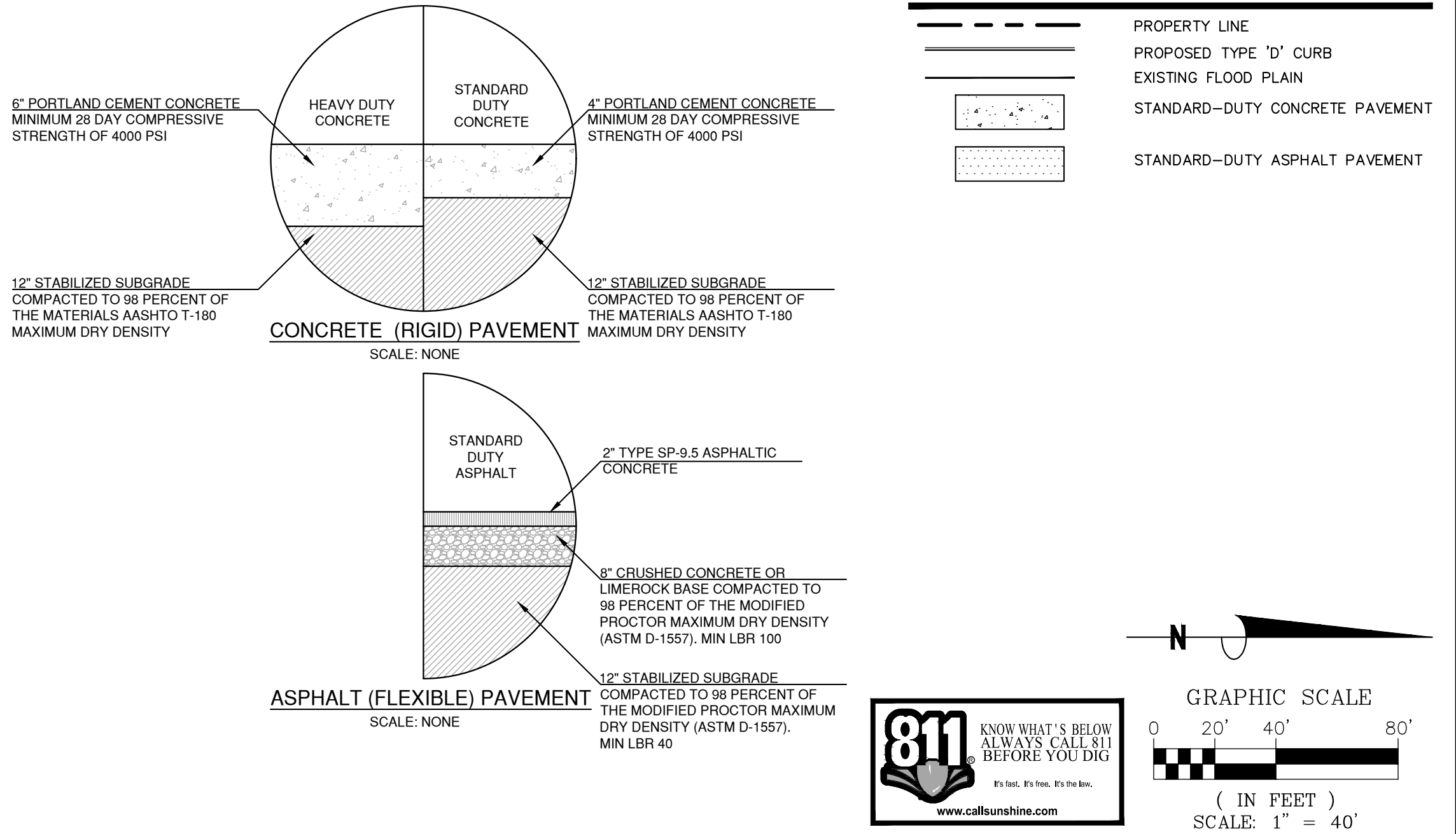
BUILDING SETBACKS REQUIRED:

DIRECTION	BUILDING SETBACK	LANDSCAPE BUFFER
REAR	35'	35'
FRONT	50'	20'
SIDE	20'	20'

SITE DATA

LOCAL JURISDICTION: HERNANDO COUNTY
LAND USE CLASSIFICATION: COMMERCIAL
FUTURE LAND USE CLASSIFICATION: COM COMMERCIAL
PROPERTY PARCEL ID: R34 423 18 0000 0090 0000, R34 223 18 1380 0000 0210, R34 223 18 1380 0000 0220, R34 223 18 1380 0000 0390, R34 223 18 1380 0000 0400
ZONING CLASSIFICATION: PDP(GC) H-23-11
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	R-1A/PDP COMMERCIAL
SOUTH	PASCO COUNTY	- RESIDENTIAL
WEST	SINGLE FAMILY RESIDENTIAL COMMERCIAL	GC/SF COMMERCIAL/RESIDENTIAL
NORTH	VACANT	PDP RESIDENTIAL



Bowman

C O N S U L T I N G

Certificate of Authorization License No. 30462

CONDITIONAL PLAT PLAN

SPRINGHILL COMMERCIAL DEVELOPMENT

NE C/O ANDERSON SNOW RD. & COUNTY LINE RD.

SPRING HILL, FLORIDA 34609

HERNANDO COUNTY, FLORIDA

ERIK D. JULIANO

LICENSE NO. 68423

12/23/2024

PLAN STATUS

SUB #2	02/15/2024
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DATE	DESCRIPTION	
ALW	ELC	EDJ
DESIGN	DRAWN	CHKD
SCALE	1" = 40'	
JOB No.	010878-01-001	
DATE	12/23/2024	
010878-01-001-PLAT.DWG		
EX 1.0		
SHEET		

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23-18

COUNTY LINE ROAD (SR 589) (R/W VARIES)
R/W MAP OF SR 589, SECTION 97080-2300)

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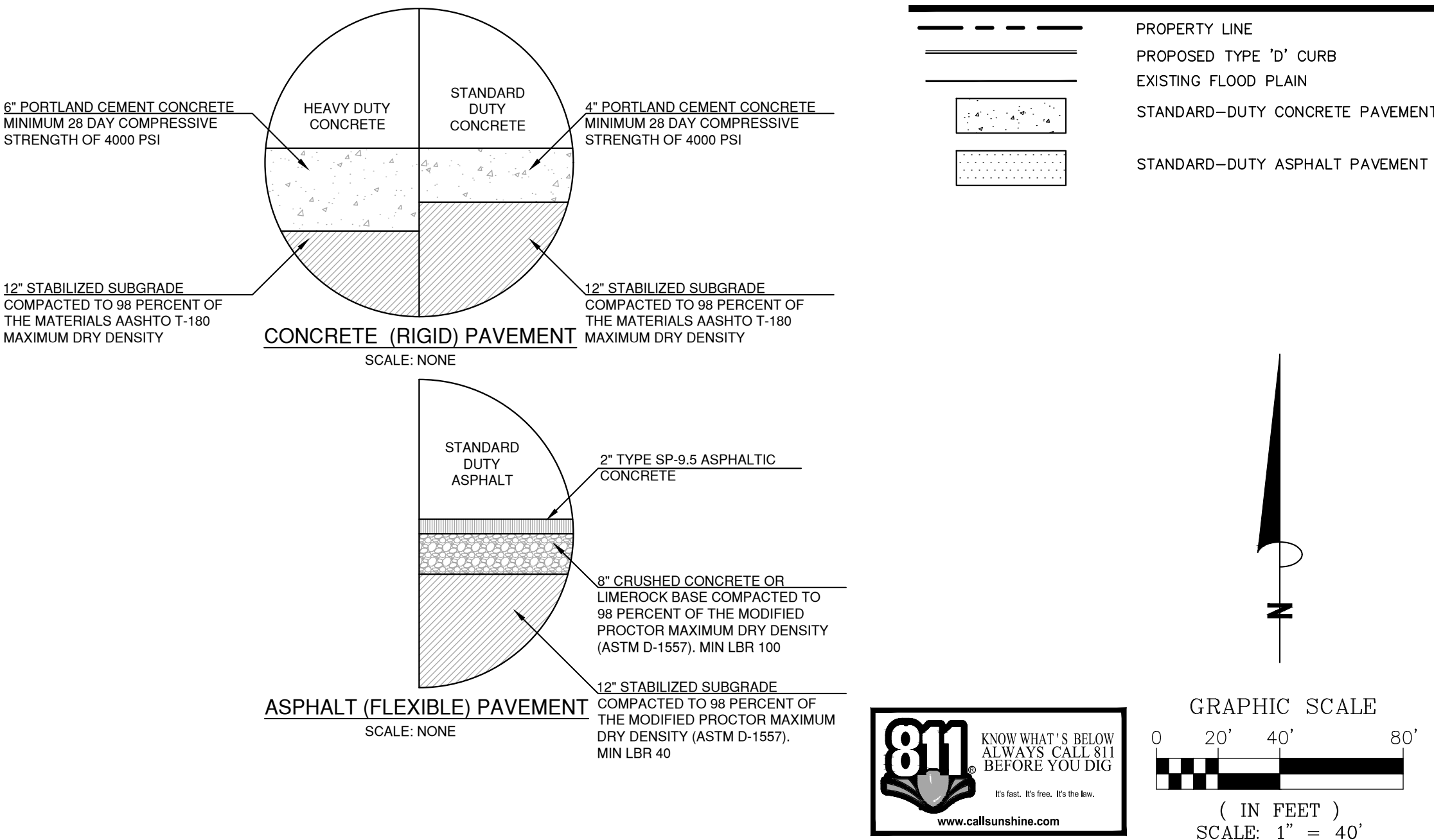
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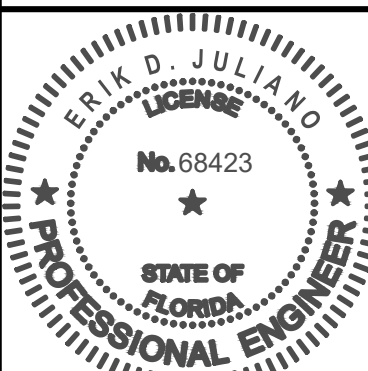
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CONDITIONAL PLAT PLAN
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ERIK D. JULIANO LICENSE NO. 68423 12/23/2024		
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