



Received  
MAY 17 2023  
Planning Department  
Hernando County, Florida

**GENERAL SITE NOTES**

- REFER TO TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION AND EXISTING SHEETS, LEGEND.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- IN GENERAL, ITEMS SHOWN AS BOLD UNDERLINE REPRESENT PROPOSED FEATURES TO BE CONSTRUCTED AS PART OF THIS PROJECT, UNLESS NOTED OTHERWISE. SIMILARLY, SHAVED UNDERLINE TYPICALLY REPRESENTS EXISTING FEATURES OR ITEMS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- UNLESS NOTED OTHERWISE, PROPOSED UNDERLINE 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 LINES BETWEEN PROPOSED AND EXISTING IMPROVEMENTS.
- PAVEMENT SCHEDULES SHALL CONFORM TO THE LATEST MUTCD MANUAL AND FOOT DESIGN STANDARDS.
- ALL TRAFFIC CONTROL SIGNS SHALL BE REFLECTIVE PER THE LATEST MUTCD MANUAL.
- SAFETY VEHICLES 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 SOOLED.
- 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.
- NO PERSONNEL SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT ANY SITUATION THAT IS NOT DETAILED IN THE PLANS OR SPECIFICATIONS IS ENCOUNTERED.
- NO CONSTRUCTION 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 EDITION OF SAID STANDARDS, 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 /  
FUTURE LAND USE CLASSIFICATION: COM COMMERCIAL  
PROPERTY PARCEL ID: R34 423 18 0000 0000, R34 223 18 1300 0000 0210,  
R34 223 18 1300 0000 0220  
ZONING CLASSIFICATION: R34 - COMMERCIAL  
OVERLAY DISTRICT: N/A  
FLOOD ZONE CLASSIFICATION: WITHIN AN AREA ZONED "X"  
FORM MAP NO. 12002C0300, COMMUNITY MAP NO. 120110, DATED 2/12/2012

DIRECTION	PROPERTY USE AND ZONING	FUTURE LAND USE
EAST	RESIDENTIAL	COMMERCIAL
SOUTH	RESIDENTIAL	RESIDENTIAL
WEST	SINGLE-FAMILY RESIDENTIAL	COMMERCIAL/RESIDENTIAL
NORTH	VACANT	RESIDENTIAL

**SITE AREA CALCULATIONS**

TOTAL SITE AREA:	418,876 (84 AC.) (0.00%)
INTERVENOUS AREA:	37,607 SF (0.86 AC.) (0.92%)
SEWER/STORMWATER:	37,607 SF (0.86 AC.) (0.92%)
FERVIOUS AREA:	360,899 SF (8.28 AC.) (89.08%)

**NOTES**

- IN END CURB
- STANDARD-DUTY CONCRETE PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- 36" x 36" STOP SIGN, PER MUTCD STANDARD 8-1.1
- DOUBLE YELLOW SOLID LINE STRIPING, PER FOOT STANDARD INDEX
- 711-001, SEE LENGTH INDICATED AT SYMBOL
- 24" WIDE WHITE THERMOPLASTIC CROSS WALK STRIPING, PER FOOT STANDARD INDEX
- 711-001, SEE LENGTH INDICATED AT SYMBOL
- 12" WIDE WHITE THERMOPLASTIC CROSS WALK STRIPING, PER FOOT STANDARD INDEX
- 711-001, SEE LENGTH INDICATED AT SYMBOL
- 3" WIDE "D" CURB, PER FOOT STANDARD INDEX 520-001
- 60" RIGHT TURN ONLY SIGN, PER MUTCD STANDARD 85-51

**DETAILS**

**LEGEND - PROPOSED**

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



GRAPHIC SCALE  
0 20' 40' 60' 80' 100'  
IN FEET  
SCALE: 1" = 80'