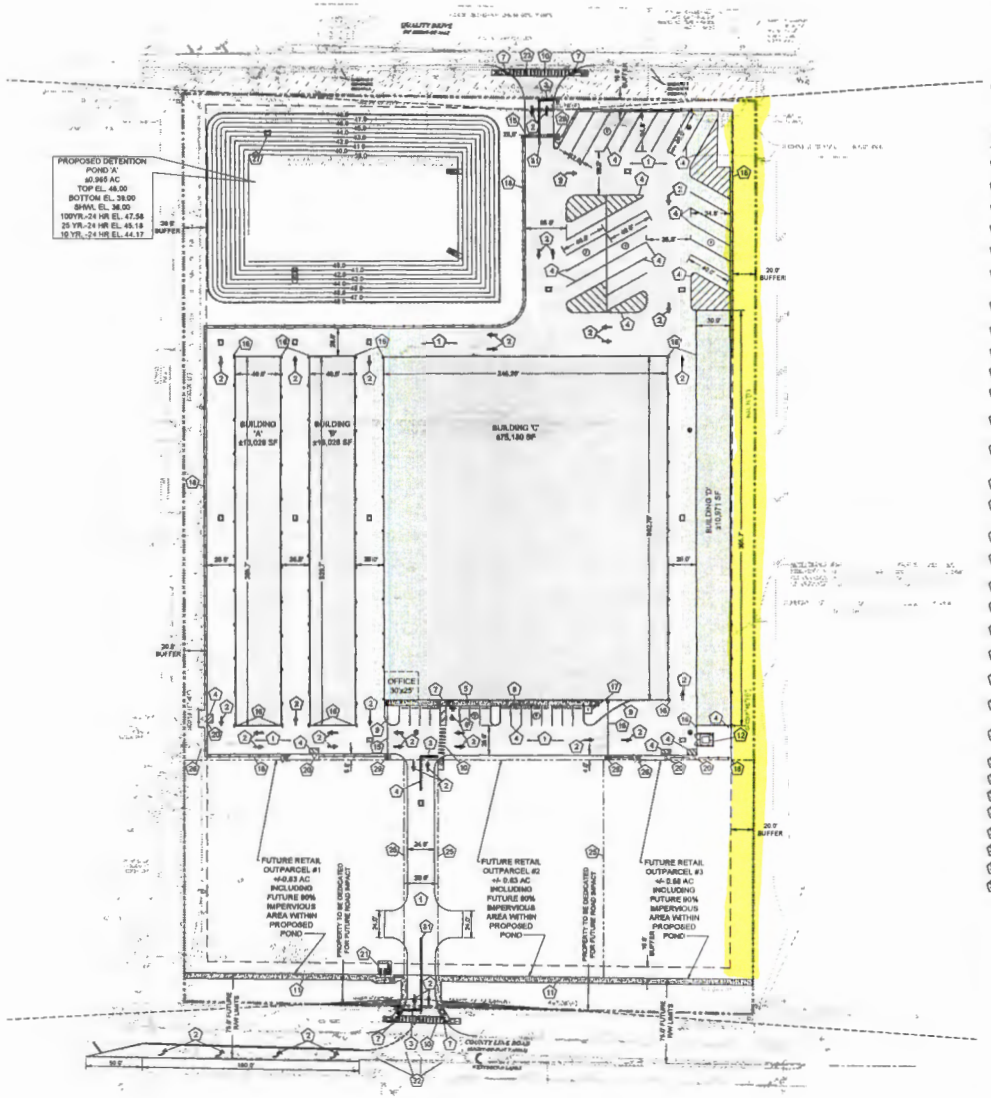

FIRE DEPARTMENT NOTES

1. FIRE DEPT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT FOR A TWO LANE ROAD AND 15FT FOR A SINGLE LANE ROAD AS PER NFPA-1 18.2.3.4.1.1.
3. DEAD END FIRE DEPT ACCESS ROADS IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE FIRE DEPT APPARATUS TO TURN AROUND AS PER NFPA-1, 18.2.3.4.4.
3. WATER SUPPLY AND FIRE HYDRANTS SHALL COMPLY NFPA-1, CHAPTER 18.3
4. FIRE DEPT ACCESS ROADS SHALL BE INSTALLED TO AN ALL WEATHER DRIVING SURFACE ABLE TO WITHSTAND THE LIVE LOADS OF FIRE DEPT APPARATUS (30 TONS) PRIOR TO COMBUSTIBLES COMING ON TO THE JOBSITE AND THEY SHALL BE MAINTAINED DURING CONSTRUCTION. THE SITE SHALL COMPLY NFPA-1, CHAPTER 16.1.4. & 18.3.
5. WATER SUPPLY FOR FIRE PROTECTION AND FIRE HYDRANT'S SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMBUSTIBLES COMING ON TO THE JOBSITE AND THEY SHALL BE MAINTAINED DURING CONSTRUCTION. THE SITE SHALL COMPLY NFPA-1, CHAPTER 18.4.3.1. & 18.4.3.1.

PROPOSED SITE LEGEND

1. PROPOSED ASPHALT PAVEMENT WITH SAME SPECS AS LIGHT DUTY PAVEMENT USED ON SITE. SEE SHEET C-6 FOR SPECS.
2. DIRECTION PAINT ARROW PER FDOT INDEX 711-001.
3. 2' WIDE WHITE PAINT STOP BAR PER FDOT INDEX NO. 711-001.
4. 6" THICK WHITE SOLID LINE (SWL / 8") PER FDOT INDEX NO 711-001.
5. PROPOSED SIDEWALK ADJACENT TO THE BUILDING. SEE DETAILS ON SHEET C-6A.
6. HANDICAPPED ACCESSIBLE SYMBOL PAINTED ON PAVEMENT PER FDOT INDEX NO. 711-001 (TYP.) AND DETAIL ON SHEET C-6. H.C. RAMP CUT WITHOUT TRUNCATED DOMES
7. H.C. RAMP CUT WITH TRUNCATED DOMES PER DETAIL ON SHEET C-6.
8. CONCRETE WHEEL STOP BAR. SEE SHEET C-6 FOR DETAILS.
9. PROPOSED TYPE D CURB PER FDOT INDEX NO. 520-001.
10. 6' WIDE CROSSWALK, 1' WHITE PAINT, 24" O.C., 2% MAX CROSS SLOPE PER FDOT INDEX NO. 711-001.
11. PROPOSED 5' CONCRETE SIDEWALK WITHIN RIGHT-OF-WAY/PER FDOT INDEX NO. 530-001.
12. HEAVY DUTY CONCRETE DUMPSTER PAD AND DUMPSTER SCREENING ENCLOSURE. SEE TRASH ENCLOSURE SHEET C-11 & PAVEMENT DETAILS, SHEET C-6 FOR DETAILS.
13. VERTICAL LIFT GATE, SEE PLANS BY OTHERS FOR MORE DETAILS. CONTRACTOR TO COORDINATE WITH OWNER FOR MATERIAL AND EXACT LOCATION.
14. 6" PIPE BOLLARD PROTECTION FOR GATE PAD.
15. PROPOSED ACCESS GATE REQUIRES A MINIMUM 24' WIDE CLEARANCE FROM INSIDE CURB TO INSIDE CURB PER NFPA-1 18.2.3.4.1.1.
16. PROPOSED CONCRETE BOLLARD, SEE SHEET C-6A FOR DETAILS.
17. PROPOSED ELECTRICAL TRANSFORMER BOX. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY ON EXACT LOCATION.
18. PROPOSED 6' HIGH ALUMINUM IRON FENCE. CONTRACTOR TO COORDINATE WITH OWNER ON EXACT LOCATION AND MATERIALS.
19. PROPOSED MASTER PYLON SIGN. SEE PLANS BY OTHERS FOR DETAILS.
20. PROPOSED FIRE SPRINKLER CONNECTION & FDC. SEE SHEET C-7 FOR DETAILS.
21. PROPOSED BACKFLOW CONCRETE PAD FOR WATER METER & VALVE BOX. SEE SHEET C-7 FOR DETAILS.
22. RED TRUNCATED DOMES PER FDOT INDEX NO.523-002 AND DETAILS ON SHEET C-6 & C-6A.
23. SEDIMENT OF SIDEWALK TO BE REMOVED AND RESTORED. SEE SHEET C-6A FOR MORE INFO.
24. EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH SIDEWALK MEET EXISTING. ALL OTHER DISTURBED AREAS SHALL TO BE FILLED AND SODDED. SEE SHEET C-6 FOR MORE INFO
25. FUTURE PARCEL LINE.
26. PROPOSED FIRE HYDRANT.
27. PROPOSED CONTROL STRUCTURE, SEE SHEET C-6 FOR MORE INFO.
28. HANDICAP SIGN ON BUILDING WALL.
29. PROPOSED PAD LOCATION FOR GATE.
30. 2' TRANSITION CURB PER FDOT INDEX 520-001.
31. PROPOSED DOUBLE YELLOW SOLID 6" WIDE (DYSLR") PER FDOT INDEX NO.711-001.
32. REMOVE EXISTING STRIPPING WITHIN COUNTY LINE ROAD BY METHOD OF WATER BLASTING (GRINDING OR PAINTING BLACK IS NOT ALLOWED)

PROPOSED SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- (H) HANDICAP SIGN
- (S) STOP SIGN (R1-1) 30"x30" WITH NO POSTER
- (E) EXIST TURN ONLY (FTP-R3-09)
- (D) DO NOT ENTER SIGN
- (5) PATRON PARKING SPACES
- PROPOSED TRANSFORMER LOCATION
- PROPOSED LIGHT POLES
- PROPOSED DOWNSPOUTS
- VISIBILITY TRIANGLE AREA
- LIMITS OF NEW LIGHT DUTY ASPHALT PAVEMENT WITHIN SITE
- PROPOSED CONCRETE SIDEWALK, SEE PAVEMENT PLAN SHEET C-4
- PROPOSED STORM INLET STRUCTURE
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END
- PROPOSED 18"X18" HYDRAIN INLET

SITE CRITERIA CHECKLIST

PROJECT DATA	
Total Site Area	±9.20 AC (400,670 SF)
Project Site	±6.70 AC (292,094 SF)
Parcel 1 (Out parcel)	±0.83 AC (36,369 SF)
Parcel 2 (Drive-Thru Restaurant)	±0.63 AC (27,558 SF)
Parcel 3 (Out Parcel)	±0.58 AC (25,240 SF)
Proposed Self Storage Building 'A' Size	±13,026 SF (Total Floor Area)
Proposed Self Storage Building 'B' Size	±13,026 SF (Total Floor Area)
Proposed Self Storage Building 'C' Size	±75,130 SF (Total Floor Area)
Proposed Self Storage Building 'D' Size	±10,971 SF (Total Floor Area)
Proposed Total Self Storage Building Size	±112,157 SF (Total Floor Area)
Predevelopment Impervious Area	Zero - SF
Total Proposed Impervious Area	±6.7 AC (291,852 SF)
Open Area	±1.21 AC (64,861 SF)
Impervious Surface Ratio Proposed	75.45% (6.7 AC/ 8.88 AC)
PARKING INFORMATION	
Standard Size of Parking Space	9'x18.5'
Total Handicap Parking Required	1 Space
Total Handicap Parking Provided	1 Space
Total Parking Spaces Required	580 Units (2 Spaces / 100 Units) = 1,286 SF (3.5 Spaces / 1,000 SF) = 18 Spaces
Total Parking Spaces Provided	18 Spaces
LAND INFORMATION	
Parcel Number	R 32-423-18-0000-0230-0040
Minimum North Setback (Rear)	20'
Minimum South Setback (Front)	75'
Minimum East Setback (Side)	20'
Minimum West Setback (Side)	20'
ZONING INFORMATION	
Proposed Use	Self Storage and RV Storage
Future Land Use	Commercial
Existing Zoning	PDP (GC) (*)
Building Height Allowable	45'
Building Height Proposed	32'
LANDSCAPE INFORMATION	
North Landscape Strip	10'
South Landscape Strip	10'
East Landscape Strip	20'
West Landscape Strip	20'

GENERAL NOTES

1 CONTRACTOR TO SCREEN DUMPSTER AND COMPACTOR WITH MATERIALS COMPATIBLE WITH FRONT OF BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. ALL STRIPING AND DIRECTIONAL SIGNAGE SHALL CONFORM TO THE LATEST M.U.T.C.D. ALL HANDICAPPED PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX. ALL PARKING SHALL BE STRIPED IN WHITE.
3. NO BURNING ON SITE IS PLANNED.
4. THE BOS, EROSION AND SEDIMENT CONTROL DEVISES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS PERMANENTLY STABILIZED.
5 DURING CONSTRUCTION IF SOMETHING IS UNCOVERED, PARTICULARLY OF AN ARCHEOLOGICAL NATURE, THAT ALL WORK SHALL STOP AND THE STATE ARCHEOLOGICAL OFFICE AND THE COUNTY ARE NOTIFIED.
6. PRIOR TO CONSTRUCTION, A BUILDING PERMIT SHALL BE OBTAINED FOR ALL STRUCTURES THAT HAVE A FOOTER, REGARDLESS OF SIZE, THROUGH HERNANDO COUNTY CENTRAL PERMITTING. (IE. INCLUDING BUT NOT INCLUSIVE BUILDING, ACCESSORIES, AND RETAINING WALLS)
7 ALL DEMO. DEBRIS SHALL BE REMOVED FROM SITE AND LEGALLY DISPOSED.
8 LOADING/UNLOADING WILL BE AFTER HOURS AND USING SHOWN LOADING AREA.
9 MINIMUM HEIGHT FOR ALL PROPOSED CANOPIES IS 14'-0".
10. ALL SIGNAGE AND MARKING SHOULD BE PER MUTCD, FDOT STANDARDS AND HERNANDO COUNTY FACILITY DESIGN GUIDELINES.
11. A RIGHT OF WAY USE PERMIT IS REQUIRED FOR ANY DRIVEWAY AND WORK IN COUTY RIGHT OF WAY, INCLUDING CONSTRUCTION ENTRANCES.
RIGHT OF WAY USE PERMIT IS REQUIRED TO BE OBTAINED PRIOR TO ANY SITE DEVELOPMENT.
TO OBTAIN RIGHT-OF-WAY USE PERMIT APPLICATION:
>TTPS://WWW.HERNANDOCOUNTY.US/DEPARTMENTS/DEPARTMENTS-N-Z/PUBLIC-WORKS/RIGHT-OF-WAY-USE/ROW-USE-PERMIT.
12. RIGHT OF WAY PERMIT APPLICATION REQUIRES APPROVED CONSTRUCTION PLANS (PERMITTED SET) AND MOT, (MAINTENANCE OF TRAFFIC PLAN) AND APPROPRIATE FEE. CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING FIVE (5) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. A DPW INSPECTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING.
CONTRACTOR MUST PROVIDE ALL RIGHT OF WAY USE PLANS TO THE DPW INSPECTOR FOR REVIEW AND APPROVAL A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. CONTACT DPW INSPECTORS AT 352-754-4080 OR EMAIL TO DPWRESOURCEOBJECT@HERNANDOCOUNTY.US.
13. CONTRACTOR TO NOTIFY DPW INSPECTOR 48 HOURS PRIOR TO CONSTRUCTION IN THE COUNTY RIGHT-OF-WAY.
DPW INSPECTOR MUST BE PRESENT FOR ALL PAVING OF RIGHT OF WAYS AND INSPECT PRIOR TO POURING CONCRETE SIDEWALKS.
HERNANDO COUNTY OWNED INFRASTRUCTURE: DPW PERSONNEL MUST BE PRESENT TO PHYSICALLY VERIFY THAT THE INSTALLATION OF ALL BASE LAYERS, COMPACTION, SLOPE AND DEPTH HAS BEEN DONE PER PLAN BEFORE BURYING/PAVING/POURING. THE HOURS FOR THESE INSPECTIONS SHALL BE BETWEEN 8AM AND 5PM. IF DPW HAS NOT INSPECTED BEFORE BURYING THE CONTRACTOR WILL BE RESPONSIBLE FOR UNCOVERING FOR INSPECTION.
14. HERNANDO COUNTY DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR ONSITE DAMAGE ASSOCIATED WITH THE MAINTENANCE OR REPAIR OF ANY HERNANDO COUNTY OWNED INFRASTRUCTURE. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ALL REPAIRS AND REPLACEMENT TO EXISTING LANDSCAPING, CURBING, ASPHALT, CONCRETE, ETC. CONTRACTOR SHALL PROVIDE 24 HOUR ADVANCE NOTICE TO LOCAL EMERGENCY SERVICE DEPARTMENTS WHENEVER CONSTRUCTION ACTIVITIES ARE EXPECTED TO IMPEDE NORMAL TRAFFIC FLOW.
CALL DEPT. OF PUBLIC WORKS AT 352-754-4088, FOR LOCATES OF FIBER OPTIC, 72 HOURS PRIOR TO DIGGING.
"DPW DOES NOT PARTICIPATE IN SUNSHINE ONE CALL"

Scale: 1" = 50'

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION
811 Know what's below. Call before you dig.

No	Date	Revision / Description
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SYCAMORE ENGINEERING, INC.
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• Civil Engineering
• Land Planning
• Project Management
• Landscape Architecture

Project Title: COUNTY LINE RETAIL & SELF STORAGE
Project Location: COUNTY LINE AND QUALITY DRIVE
HERNANDO COUNTY, FLORIDA
Sheet Title: SITE DIMENSION PLAN

J. A. ALBANBACH, P.E.
FL P.E. 81403

Job No.	LD401
Drawn by:	FHG
Approved by:	JDA
Date:	09/08/2022

Sheet No.
C-5

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