

LEGAL DESCRIPTION

LOT 5, GOODMAN GROUP ADDITION REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE(S) 28 THROUGH 32, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

CONTAINING 1.527 ACRES, MORE OR LESS.

SECTION 21, TOWNSHIP 23 S., RANGE 17 E

HERNANDO COUNTY, FLORIDA

CONSTRUCTION PLANS

INDEX OF DRAWINGS

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- TPP-01 TREE PROTECTION PLAN
- LS-01 LANDSCAPE PLAN
- LS-02 LANDSCAPE NOTES AND DETAILS

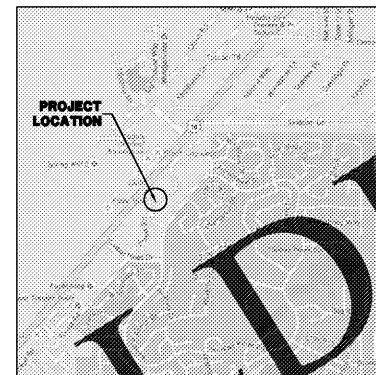
AERIAL PHOTOGRAPH

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LOCATION MAP

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PROPERTY INFORMATION

PROPERTY ADDRESS:
TO BE DETERMINED

PARCEL ID:
PARCEL KEY: 01355438
PARCEL #: R21 223 17 1864 0000 0050

PROPERTY OWNER:
TIMBER PINES CENTRE LTD PARTNERSHIP
1107 HAZELTINE BLVD STE 200
CHASKA MN 55318-1070

BREAKDOWN OF REVISIONS

REVISION #	DATE	DESCRIPTION	AFFECTED PAGES
1	02/12/18	REVISIONS PER FIRST ROUND HERNANDO COUNTY REVIEW COMMENTS	C1.1, C1.2, B1.1, B2.1, C3.1, C3.2, C3.3, C4.1, C5.1, C6.2, C7.3, C8.1, VT.1, MT.1

SITE DATA TABLE

	BEFORE DEVELOPMENT			AFTER DEVELOPMENT			MINIMUM OR MAXIMUM REQUIRED
	ZONING	PDP (GHC)	FAR	ZONING	PDP (GHC)	FAR	
LAND USE	COMMERCIAL			COMMERCIAL			
FACILITY USE	VACANT			RETAIL			
LOT AREA	66,519 sf	1.53 Ac MOL	0.0%	66,519 sf	1.53 Ac MOL	100.0%	
BUILDING COVERAGE	0 sf	0.00 Ac MOL	0.0%	9,100 sf	0.21 Ac MOL	13.7%	
TOTAL NUMBER OF STORES				2			
GROSS FLOOR AREA	0 sf	0.00 Ac MOL	0.00 FAR	9,100 sf	0.14 FAR		
PAVED VEHICULAR CIRCULATION AREA	0 sf	0.00 Ac MOL	0.0%	24,948 sf	0.57 Ac MOL	37.5%	
OTHER PAVED AREA	0 sf	0.00 Ac MOL	0.0%	3,238 sf	0.07 Ac MOL	4.9%	
IMPERVIOUS SURFACE AREA	0 sf	0.00 Ac MOL	0.0%	37,286 sf	0.86 Ac MOL	56.1%	
IMPERVIOUS OPEN SPACE	66,519 sf	1.53 Ac MOL	100.0%	29,233 sf	0.67 Ac MOL	43.9%	
INTERIOR LANDSCAPING	0 sf	0.00 Ac MOL		2,890 sf	0.07 Ac MOL	11.6%	
BUILDING SETBACKS	FRONT	0.0 ft	NW	165.0 ft	NW	125.0 ft	FROM US 19
	FRONT	0.0 ft	SW	100.1 ft	SW	35.0 ft	
	FRONT	0.0 ft	SE	75.0 ft	SE	35.0 ft	
	SIDE	0.0 ft	NE	25.0 ft	NE	5.0 ft	
PERIMETER LANDSCAPING	FRONT	0.0 ft	NW	25.0 ft	NW	5.0 ft	
	FRONT	0.0 ft	SW	22.0 ft	SW	5.0 ft	
	FRONT	0.0 ft	SE	36.0 ft	SE	5.0 ft	
	SIDE	0.0 ft	NE	11.0 ft	NE	5.0 ft	
BUILDING HEIGHT	0.0 ft			< 20 ft		45.0 ft	

PARKING:
MINIMUM REQUIRED:
RETAIL: 4.0 PER 1,000 SF GFA
9,100 / 1,000 X 4 = 36.4

PARKING PROVIDED = 38 INCLUDING 2 HANDICAP

PROJECT INFORMATION

FLOOD ZONE:
THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120110 0301 D, MAP NUMBER 12053C0301D, EFFECTIVE DATE FEBRUARY 2, 2012 (MAP INDEX NUMBER 12053C0301D, EFFECTIVE DATE FEBRUARY 2, 2012).

DATUM:
ELEVATIONS ARE BASED ON A NATIONAL GEODETIC SURVEY BENCHMARK, Q 622, HAVING AN ELEVATION OF 14.68, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). (CONVERSION FROM NAVD 1988 TO NGVD 1929, +0.84)

DESCRIPTION OF WORK:
CONSTRUCT RETAIL BUILDING AND ASSOCIATED PARKING ON MASTER PLANNED LOT.

NOTE TO CONTRACTOR

THIS SET OF PLANS IS COMPRISED OF SEVERAL SHEETS THAT REFER TO EACH OTHER FOR VARIOUS DESIGN DATA AND DESCRIPTIVE PURPOSES. NO SHEET SHALL STAND ALONE. FOR BIDDING, CONSTRUCTION AND COORDINATION PURPOSES, ALL PAGES WITHIN THIS SET OF PLANS SHALL BE PRESENTED TOGETHER, NOT IN PART. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF PLANS TO ALL THOSE CONDUCTING WORK ON THIS PROJECT. INCOMPLETE PLAN PACKAGES MAY BE CONSIDERED INVALID BY THE ENGINEER OF RECORD.

Revisions	No	Date	By
1	02/12/18	AVF	AVF
2		AVF	AVF
3		AVF	AVF
4		AVF	AVF

CADD Tech	AVF	Project No	
Designer	AVF	Scale	
Engineer	SAL	Date	10/21/17

PALMETTO CAPITAL GROUP, INC.

L.A. Civil, Inc.
Certificate of Authorization # 00029995
PO BOX 7649
Clearwater, Florida 33758-7649
Phone: 727-446-9000

Professional Engineer
50035
Fl. Reg. No.

DOLLAR GENERAL
SEC US 19 AND PINE FOREST DRIVE
HERNANDO COUNTY, FL

CIVIL SITE INFORMATION

PROJECT TITLE

SHEET TITLE

SHEET No.
C1.1