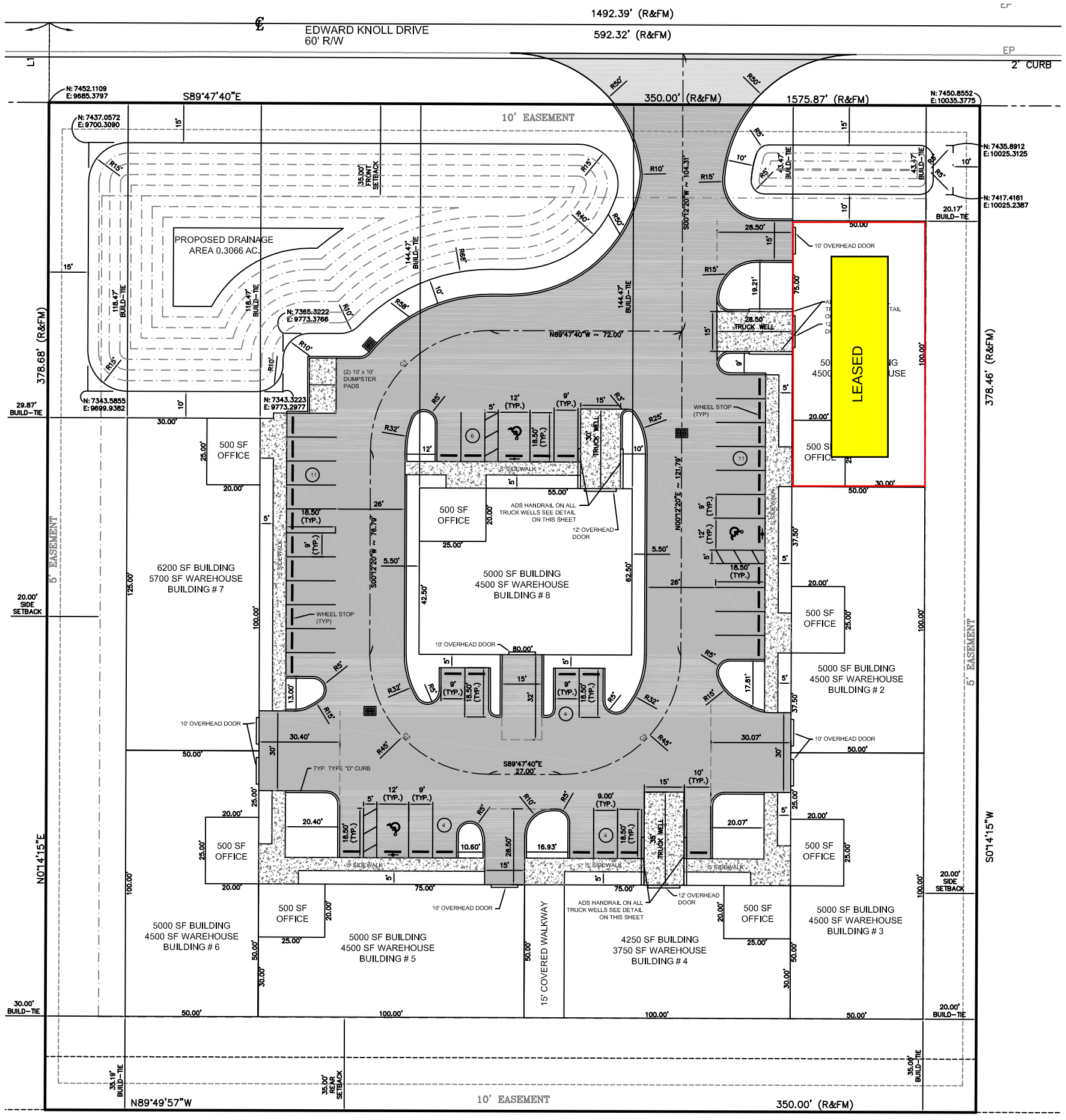
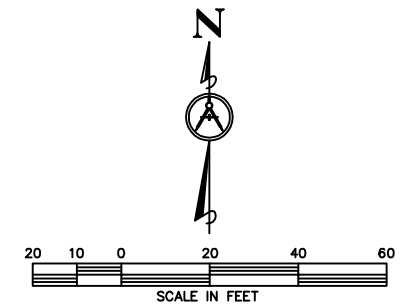


LEGEND

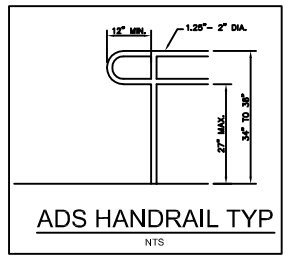
- CONCRETE WHEEL STOP
- (1) # OF PARKING SPACES
- MITERED END SECTION
- TYPE "C" INLET
- CONCRETE SURFACE
- ASPHALT SURFACE

CURVE TABLE:						
Curve	Delta	Radius	Arc length	Chord	Tangent	Bearing
1	90°00'00"	45.00	70.69	63.64	45.00	S 45°12'20" W
2	90°00'00"	45.00	70.69	63.64	45.00	S 44°47'40" E
3	90°00'00"	45.00	70.69	63.64	45.00	N 45°12'20" E



LEGAL DESRIPTION:

LOT B-4, HOLLAND SPRING INDUSTRIAL PARK, UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 7-8 INCLUSIVE, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.



SURVEYED BY:

ArcPoint SURVEYING & MAPPING, LLC
P.O. BOX 3885
Springhill, Florida 34611
PHONE (352)683-7722 FAX (352)683-0995

LAND USE TABULATION		
TOTAL AREA:	3.0418	ACRES
BUILDING AREA:	0.9470	ACRES
OTHER IMP. SURFACE:	0.8173	ACRES
OPEN SPACE:	0.9427	ACRES
D.R.A. AREA:	0.3348	ACRES

NOTE:
THESE CONSTRUCTION PLANS & DESIGN INFORMATION CONTAINED WITHIN ARE BASED ON BEST AVAILABLE INFORMATION AT DESIGN TIME. CONTRACTOR TO FIELD VERIFY ALL UTILITIES, GRADES, SOIL CONDITIONS, ETC... PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

SITE NOTES:

1. SITE AREA: 3.04 ACRES M.O.L.
   PROJECT AREA: 3.04 ACRES M.O.L.
2. PRESENT LAND USE CLASSIFICATION: VACANT
3. PRESENT ZONING OF SITE: PDP (IND)

SURROUNDING ZONINGS :	SURROUNDING LAND USES :
NORTH: R/W	NORTH: ED R NOLL DR.
EAST: PDP (IND)	EAST: SPRING HILL VFW
WEST: PDP (IND)	WEST: VACANT
SOUTH: AG	SOUTH: WATER TREATMENT SITE

4. PARKING CALCULATIONS:
   REQUIRED: OFFICE AND WAREHOUSE
   OFFICE: 4 SPACES PER 1000
   WAREHOUSE: .7 SPACES PER EMPLOYEE
   4000 SF OFFICE /1000 X 4 = 16 SPACES
   31 TOTAL WAREHOUSE EMPLOYEES X .7 = 22 SPACES
   38 PARKING SPACES REQUIRED
   39 SPACES PROVIDED INCLUDING 3 HANDICAPPED
5. SETBACKS:
   FRONT (NORTH): 35 FEET
   REAR (SOUTH): 35 FEET
   SIDE (WEST): 20 FEET
   SIDE (EAST): 20 FEET
6. LANDSCAPE REQUIREMENTS: See Landscape Plan
7. USE: F2 (BUILDINGS 1-8)
   TYPE OF CONSTRUCTION: TYPE I- B
   ACTUAL APPROX. HEIGHT: 20'
   S.F. OF BLDG. UNDER ROOF: (1-7) 36,200 SF; (8) 5000 SF
   BUILDING IS 2 STORY
   FIRE SPRINKLED: YES
   (2) SEPARATED BUILDINGS
8. POTABLE WATER SUPPLIER: HCUD
9. SANITARY SEWER SUPPLIER: HCUD
10. ELECTRICAL SERVICE: W.R.E.C.
11. FIRE PROTECTION: SPRING HILL FIRE & RESCUE
12. THE BASE FLOOD ZONE IS SPECIFIED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 1201100325 B, THE ZONE IS "C" AN AREA OF MINIMAL FLOODING, DATED: 04/17/84.
13. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN, APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGN.
14. RPZ BACKFLOW PREVENTOR: BY CONTRACTOR TO HCUD STANDARDS
    POTABLE & IRRIGATION METERS: BY CONTRACTOR TO HCUD STANDARDS
15. ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE, PLANTING, TREES, ETC. IN EXCESS OF THREE AND ONE-HALF (3 1/2) FEET IN HEIGHT.
16. FUGITIVE DUST DURING CONSTRUCTION WILL BE CONTROLLED WITH THE USE OF PERIODIC WATERING.
17. ON SITE BURNING IS PROHIBITED.
18. ALL DISTURBED RIGHT OF WAY SHALL BE SODDED.
19. HERNANDO COUNTY PUBLIC WORKS SHALL BE CONTACTED 24 HOURS PRIOR TO COMMENCING WORK IN THE RIGHT OF WAY AND PRIOR TO PAVING AND SODDING. (352) 754-4060.
20. IN THE EVENT ACTIVE GOPHER TORTOISE BURROWS ARE LOCATED ON THE SITE, CONTACT THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (386) 758-0525.
21. THERE WILL BE NO OUTSIDE LIGHTING PROVIDED ON THIS SITE.

REVISION HISTORY		
DESCRIPTION	REV. BY	DATE

NORTHSTAR WAREHOUSE COMPLEX
HERNANDO COUNTY
SITE PLAN

This plan shall not be used as a construction document, unless stamped "APPROVED FOR CONSTRUCTION"

CIVIL-TECH CONSULTING ENGINEERS, INC.
CIVIL ENGINEERS & PLANNERS
12 South Main Street, Brooksville, FL 34601
Phone - (352) 796-6319 / Fax - (352) 799-9203
WWW.Civil-Tech.com
Registration # EB-0007748

LARRY G. BOONE, P.E.
P.E.# 49470
EXAMINED AND APPROVED
DATE:

PM/DRAWN BY:	
SRS/FJO	
SCALE:	
AS NOTED	
DATE:	
10/16/07	
SEC:	23
TWP:	23
RANGE:	18
JOB NUMBER:	
07058	

SHEET NO.
2 OF 7

User Name: frankd Plot Date: Nov 15, 2007 - 10:06am Drawing Name: I:\CTI_DWG\07058\07058site.dwg