

PRESERVE AT LAKE THOMAS
 PB 2, PGS 122-125
 ZONING: PUD
 FUTURE USE: RES-3

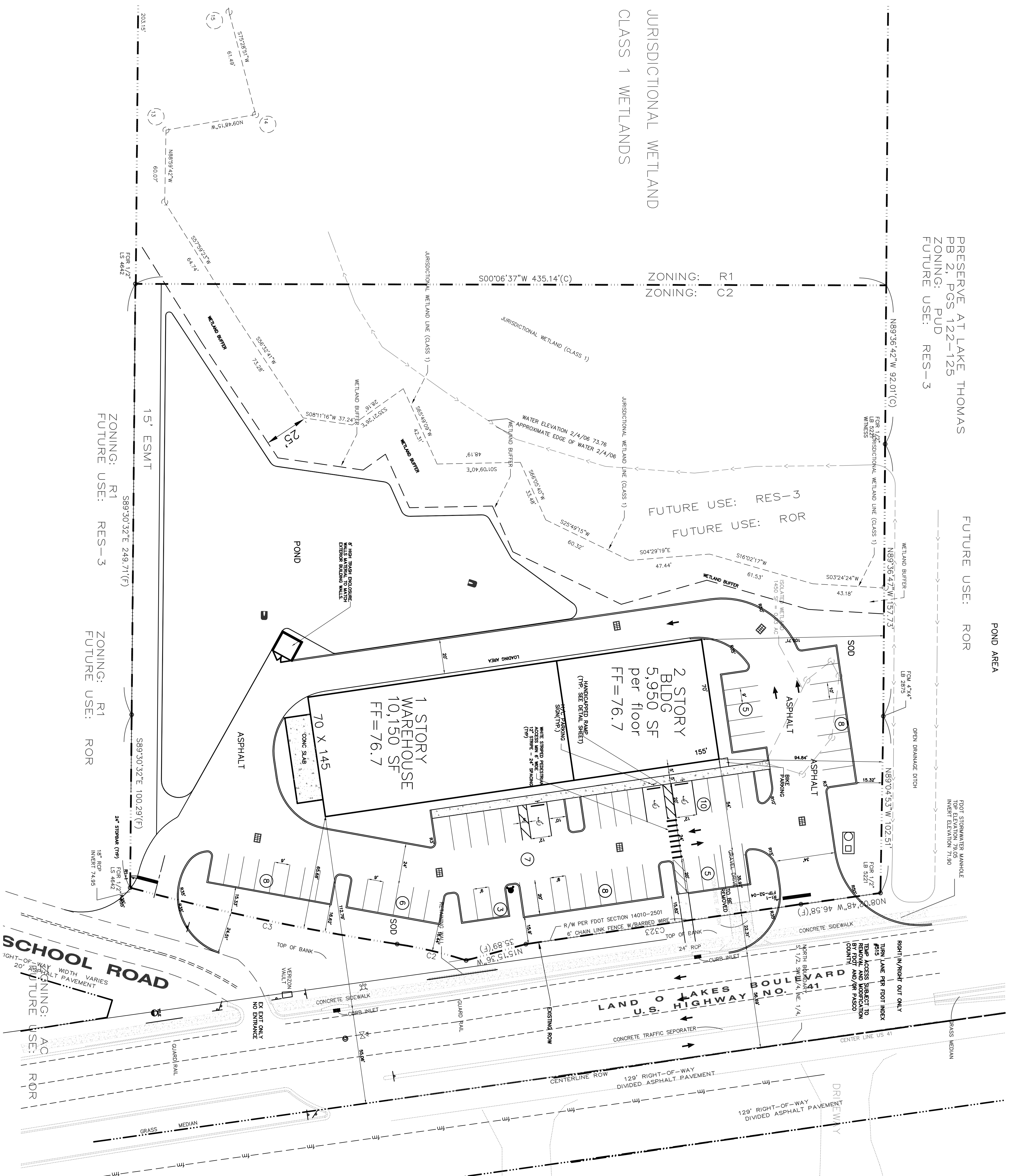
FUTURE USE: ROR

POND AREA

JURISDICTIONAL WETLAND
 CLASS 1 WETLANDS

ZONING: R1
 ZONING: C2

FUTURE USE: RES-3
 FUTURE USE: ROR



SITE LEGEND	
	HANDICAP PARKING
	PROPOSED DRAINAGE INLET
	PROPOSED CURB
	SITE BOUNDARY LINE
	CENTER LINE OF ROAD
	RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED BRICKPAVERS
	TRANSPORTATION CORRIDOR ESMT
	INTERIM USE
	TYPICAL
	HANDICAP
	10 PARKING SPACES
	S/W
	S' RADIUS
	L'
	LINEAR FEET
	SQUARE FEET
	BURIED ELECTRIC

STRIPING NOTES

1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 4" WHITE THERMOPLASTIC STRIPE.
2. SEE DETAILS FOR HANDICAP PARKING.
3. TYPICAL STOP BAR SHALL BE 24" WIDE WHITE THERMOPLASTIC STRIPE.

PROPOSED CONSTRUCTION NOTES:

1. ALL CURB RADI TO BE 3 FEET AND AT FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
3. CONCRETE SIDEWALK PAVES SHALL BE INSTALLED ACCORDING TO F.O.D.I. INDEX 304 OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
4. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE SEPARATE BUILDING PERMITS.
5. NO ON-SITE BURNING ALLOWED.
6. TURNOUTS SHALL BE CONSTRUCTED PER FOOT INDEX # 515.
7. SITE DOES NOT ANTICIPATE THE USE OF 18" WHEELERS.
8. ALL DEGS ARE PROTECTED FROM LANDSCAPING AND CURBING AND WHEN STOPS AS NOTED ON THE PLANS.
9. LIABILITY INSURANCE (NY ACCORDANCE WITH FICG 14-496.007) AND 48 HOUR NOTICE IS REQUIRED BEFORE CONSTRUCTION STARTS.
10. CONTRACTOR SHALL TAKE DUE CARE TO CONTROL FLIGHT DUST DURING CONSTRUCTION ON A DAILY BASIS OR AS NEEDED.
11. ON-SITE FILL IS ESTIMATED AT 900 YARDS. CONTRACTOR TO SUBMIT FILL CALCULATIONS TO ENGINEER PRIOR TO COMMENCEMENT.
12. DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF CULTURAL OR HISTORICAL RESOURCES, ANIMAL AND/OR PLANT SPECIES ARE DISCOVERED, WORK SHALL BE STOPPED IMMEDIATELY. THE DISCOVERED SPECIES SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT SPECIES. THE DISCOVERED SPECIES MUST BE PROTECTED. 13. ANY BALCONY, CANOPY, ETC MUST HAVE A MINIMUM HEIGHT OF 13'6" 14. THERE WILL BE NO LIGHT SPILLAGE OR GLARE BEYOND THE PROJECT SITE.

SIGN LEGEND

NO.	TEXT OR SYMBOL	SIZE
R1-1	STOP	30"x30"
RS-1	DO NOT ENTER	30"x30"
R6-1R	ONE WAY - RIGHT	36"x12"
FTP-52-04	RIGHT TURN ONLY	36"x12"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

**CIVIL ENGINEERS
 LAND PLANNERS
 LANDSCAPE ARCHITECTS**
 1614 WHITE DOVE DRIVE
 Winter Springs, Florida 32708
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THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIM FISCHER, PE ON THE DATE AND/TOR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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PLANS PREPARED FOR:

**EDMONSON
 ELECTRIC**

FORMERLY
 LAKE THOMAS CROSSINGS
 5055 LAND O' LAKES BLVD
 PASCO COUNTY, FLORIDA

Description	Revisions	Date	By
1			
2			
3			
4			
5			
6			
7			

SITE PLAN

Date: JANUARY 2018

Scale: 1" = 30'
 Project #
 Drawing Number:
 Sheet Number:

1/22/2018
 Kimberley Hill Fischer, P.E.# 56942
 NOT VALID UNLESS SIGNED & EMBOSSED
 BY A REGISTERED ENGINEER

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