

F:\PC2\Simultaneous Submittal Plans\PC2\_06\_STTE\_PLAN.dwg, 11/11/2009 9:15:48 AM

**SITE DATA**

GROSS SITE AREA 11.8 AC.

**EXISTING**

TOTAL SITE AREA 11.8 AC.  
WETLANDS 0 AC.  
DEVELOPABLE ACREAGE (SITE DOES NOT CONTAIN ANY WETLANDS, WATER BODIES, CONSERVATION LANDS OR ENVIRONMENTALLY SENSITIVE AREAS) 8.8 AC.

**PROPOSED**

TOTAL SITE AREA 11.8 AC.  
LOT SIZE (MINIMUM) 1.0 AC.  
TOTAL PROPOSED LOTS 7

**MAX IMPERVIOUS AREA**

EXISTING IMPERVIOUS AREA  
LOT 1: 0.91 AC.  
LOT 2: 0.91 AC.  
LOT 3: 0.91 AC.  
LOT 4: 0.91 AC.  
LOT 5: 0.91 AC.  
LOT 6: 0.91 AC.  
LOT 7: 2.42 AC.  
ROAD: 0.47 AC.  
TOTAL: 8.35 AC.

**PROPOSED IMPERVIOUS AREA**

PROPOSED IMPERVIOUS AREA  
LOT 1: 0 AC.  
LOT 2: 0 AC.  
LOT 3: 0 AC.  
LOT 4: 0 AC.  
LOT 5: 0 AC.  
LOT 6: 0 AC.  
LOT 7: 0 AC.  
ROAD: 0.39 AC.  
TOTAL: 0.39 AC.

\*MAX IMPERVIOUS AREA DETERMINED IN SWFWMD APPLICATION 44032993.001

**EXISTING ZONING/PLU**

EXISTING LAND USE (ELU) 12000 STORE COMB.

**PROPOSED ZONING**

PROPOSED ZONING C-1

**BUILDING SETBACKS:**

FRONT FROM CL COUNTY LINE ROAD 115'  
SIDE 10'  
REAR 10'

**NOTES:**

- 1. STRUCTURES MAY NOT ENCRoACH ON ANY SIDE EASEMENTS.
- 2. ALL DRAINAGE FOR THE ENTIRE SITE IS HANDLED IN THE ADJACENT POND TO THE SOUTH AS PER THE CROSS ACCESS/DRAINAGE EASEMENT.

**UTILITIES**

Table with 2 columns: SERVICE and PROVIDER. Includes Potable Water Service, Irrigation Water Service, Sanitary Sewer Service, Electric Service, Fire Protection Service, Telephone Service, and Gas Service.

**PROPOSED ROADWAY CLASSIFICATION**

Table with 3 columns: ROADWAY NAME, TYPE, and MAINTENANCE. Includes Mazzuco Drive and Blanket Road.

**SPECIFICATIONS FOR DESIGN AND INSTALLATION OF TRAFFIC CONTROL DEVICES ON COUNTY ROADS**

- 1) PURPOSE: THESE SPECIFICATIONS HAVE BEEN DEVELOPED TO PROVIDE DEVELOPERS WITH A UNIFORM SYSTEM FOR INSTALLATION OF TRAFFIC CONTROL DEVICES ON THE COUNTY ROAD SYSTEM...
- 2) FLORIDA STATE STATUTE 316.0745: 2.1) ANY AND ALL TRAFFIC CONTROL DEVICES INSTALLED ON THE COUNTY ROAD SYSTEM SHALL CONFORM TO FLORIDA STATE STATUTE 316.0745...
- 3) PAVEMENT MARKINGS: 3.1) ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR PREFORMED TAPES...
- 4) TRAFFIC CONTROL SIGNS: 4.1) ALL SIGN BLANKS SHALL BE OF A TYPE CURRENTLY CERTIFIED BY THE FDOT FOR USE IN THE STATE OF FLORIDA...

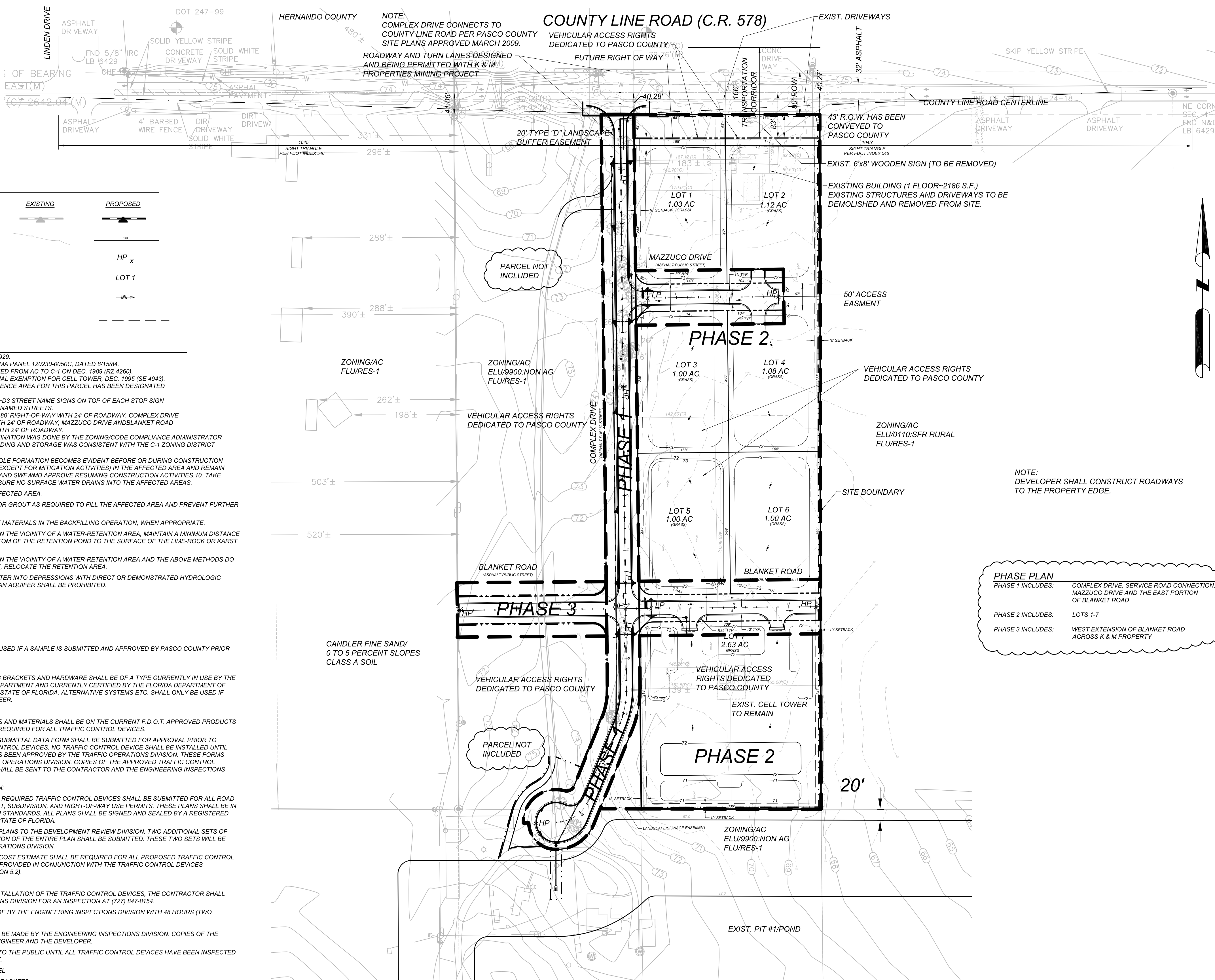
**LEGEND**

Legend table with columns: DESCRIPTION, EXISTING, PROPOSED. Includes Storm Sewer System, Contour, Spot Elevation, Lot Number, and Direction of Surface Flow.

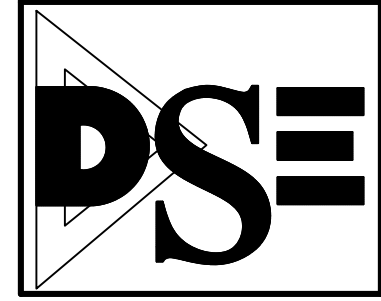
**NOTES**

- 1. VERTICAL DATUM IS NGVD 1929.
- 2. SITE LIES IN ZONE C PER FEM A PANEL 120230-0050C, DATED 8/15/84.
- 3. THE PROPERTY WAS REZONED FROM AC TO C-1 ON DEC. 1989 (RZ 4260).
- 4. PROPERTY RECEIVED SPECIAL EXEMPTION FOR CELL TOWER, DEC. 1995 (SE 4043).
- 5. GOPHER TORTOISE PREFERENCE AREA FOR THIS PARCEL HAS BEEN DESIGNATED AS "MEDIUM".
- 6. CONTRACTOR TO ATTACH 2-03 STREET NAME SIGNS ON TOP OF EACH STOP SIGN AT EACH INTERSECTION OF NAMED STREETS.

- 4.6) ALL POST SYSTEMS, MOUNTING BRACKETS AND HARDWARE SHALL BE OF A TYPE CURRENTLY IN USE BY THE PASCO COUNTY PUBLIC WORKS DEPARTMENT AND CURRENTLY CERTIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR USE IN THE STATE OF FLORIDA.
- 5) CERTIFICATION OF MATERIALS: 5.1) ALL TRAFFIC CONTROL DEVICES AND MATERIALS SHALL BE ON THE CURRENT F.O.D.T. APPROVED PRODUCTS LIST...
- 6) TRAFFIC CONTROL DEVICES PLAN: 6.1) A DETAILED SET OF PLANS FOR REQUIRED TRAFFIC CONTROL DEVICES SHALL BE SUBMITTED FOR ALL ROAD CONSTRUCTION SITE DEVELOPMENT, SUBDIVISION, AND RIGHT-OF-WAY USE PERMITS...



**PHASE PLAN**  
PHASE 1 INCLUDES: COMPLEX DRIVE, SERVICE ROAD CONNECTION, MAZZUCO DRIVE AND THE EAST PORTION OF BLANKET ROAD.  
PHASE 2 INCLUDES: LOTS 1-7  
PHASE 3 INCLUDES: WEST EXTENSION OF BLANKET ROAD ACROSS K & M PROPERTY



**DAVE SCHMITT ENGINEERING, INC.**  
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SUITE 310  
ORLANDO, FL 32828  
407-207-9088 FAX 407-207-9089  
Certification of Authorization #27471

CONTRACTOR "AS-BUILTS"  
I hereby state that these "As-Builts" were furnished to me by the contractor listed below, I, or an employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.  
Contractor: \_\_\_\_\_ Engineer: \_\_\_\_\_  
Not valid without the signature and the original raised seal of a Florida Registered Engineer.

Table with 6 columns: DATE, BY, DESCRIPTION, DATE, BY, DESCRIPTION. Lists revisions from 08-13-09 to 11-11-09.

DAVE M. SCHMITT  
FLORIDA REG. NUMBER 48274

**PRELIMINARY PLAN**  
TENDER CARE CENTER  
PASCO COUNTY, FLORIDA

DATE: OCTOBER 2008  
PROJECT NO.: PC-2  
DRAWN BY: GAG  
CHECKED BY: AJM  
SCALE: 1"=100'  
SHEET: 6 OF 11