

RACETRAC RETAIL FACILITY No. 750

SWC US Highway 441 and Tomato Hill Road

Leesburg, Florida

CIVIL ENGINEERING PLANS

FOR RACETRAC PETROLEUM INC.

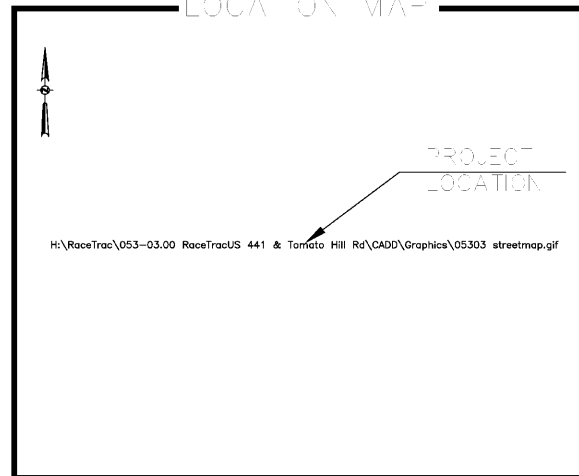


SITE DATA

- SITE ADDRESS: SWC OF US HIGHWAY 441 AND TOMATO HILL ROAD
- GROSS SITE AREA: 91,054 SF 2.09 AC
- EXISTING ZONING: C-2 AND LM
- PROPOSED ZONING: C-2 AND LM
- PRESENT USE: VACANT
- DEVELOPED USE: CONVENIENCE STORE WITH FUEL SALES
- BUILDING SETBACKS:
 - FRONT (NORTH): 50 FT
 - SIDE (WEST): 15 FT
 - REAR (SOUTH): 50 FT
 - SIDE (EAST): 50 FT
- SITE AREAS:

VEHICULAR USE AREA	46,396 SF	50.96%
BUILDING AREA	4,997 SF	5.49%
C-STORE	240 SF	0.26%
TRASH ENCLOSURE AREA	2,263 SF	2.49%
SIDEWALK AREA	53,896 SF	59.20%
TOTAL IMPERVIOUS AREA	37,146 SF	40.80%
PERVIOUS AREA	91,042 SF	100.00%
GROSS SITE AREA (AFTER DEDICATION)	0.055	
FLOOR AREA RATIO	8,714 SF	
RIGHT OF WAY DEDICATION AREA	99,756 SF	
TOTAL SITE (BEFORE DEDICATION)		
- PARKING DATA:
 - CONVENIENCE STORE - 1 SPACE PER 200 SF
 - PARKING REQUIRED:
 - CONVENIENCE STORE - 4997 SF/200 SF = 24.98 OR 25 SPACES
 - TOTAL PARKING SPACES REQUIRED = 25 SPACES
 - TOTAL PARKING SPACES PROVIDED = 44 SPACES PLUS 2 HANDICAP SPACES
 - BICYCLE PARKING - .1 SPACES PER PARKING SPACE = 5
- THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH LAKE COUNTY REQUIREMENTS.
- OWNER: RACETRAC PETROLEUM, INC. 300 TECHNOLOGY COURT, SMYRNA, GA 30082 (770) 431-7600
- DEVELOPER: RACETRAC PETROLEUM, INC. 300 TECHNOLOGY COURT, SMYRNA, GA 30082 (770) 431-7600
- APPLICANT/AGENT: RICHARD HERNANDEZ PROGRESSIVE DEVELOPMENT GROUP, INC. 5205 S. LOIS AVENUE, TAMPA, FLORIDA 33611 (813) 805-0512
- CONSTRUCTION TYPE: C-STORE - TYPE V-B UNPROTECTED

LOCATION MAP



SIC: 20, T 19 S, R 25 I

PLANS PREPARED BY:

Progressive
DEVELOPMENT GROUP, INC.

5205 SOUTH LOIS AVENUE
TAMPA, FLORIDA 33611
PHONE (813) 805-0512
FAX (813) 805-0313
FL. EB. No. 7703

CIVIL DRAWINGS

SHEET No.	DESCRIPTION
CS	COVER SHEET
GN	GENERAL NOTES
D.1	DEMOLITION PLAN
P.1	SITE PLAN
SD.1	DETAIL SHEET
SD.2	DETAIL SHEET
P.2	GRADING PLAN
P.3	UTILITY PLAN
P.4	EROSION CONTROL PLAN
SV.1	SURVEY
L1.0	LANDSCAPE PLAN
IR1.0	IRRIGATION PLAN
IR2.0	IRRIGATION DETAILS
RF.1	CITY OF LEESBURG REFERENCE SHEET 1
RF.2	CITY OF LEESBURG REFERENCE SHEET 2

UTILITIES

Water: City of Leesburg 223 S. 5th Street Leesburg, FL 34748 Phone: 352-728-9835 Contact: Gary Hunnewell	Electric: City of Leesburg 2010 Griffin Road Leesburg, FL 34748 Contact: Bob Brook Phone: 352-725-9819
Access/Storm: Florida Dept. of Transportation 1405 Thomas Avenue Leesburg, FL 34728 Phone: 352-315-3100 Contact: Ed Peterson	Cable: Bright House Network 730 South Main Street Wildwood, FL 34785 Phone: 386 775 4444 (x-7879)
Sanitary: City of Leesburg 223 S. 5th. Street Leesburg, FL 34748 Phone: 352-728-9850 Contact: David Ough	Telephone: Sprint Florida Inc. 425 N. 3rd Street Leesburg, FL 34748 Contact: Frank walker Phone: 352-326-1495
Storm: SJRWMD P.O. Box 1429 Palatka, FL 32178-1429 Phone: 904-329-4500 Contact: John Budzynski	Gas: Teco/Peoples Gas 1400 Channelside Drive Tampa, FL 33605 Phone: 813 275 3742

DEVELOPMENT REVIEW

PROJECT NO.: _____ ALT. KEY: _____
 PROJECT NAME: _____ DATE _____ INITIALS _____
 WATER RESOURCE MGMT: _____
 COMMENTS: _____
 911 COMMUNICATIONS: _____
 (EMERGENCY 911) COMMENTS: _____
 HEALTH DEPT. _____
 COMMENTS: _____
 PLANNING & DEVELOPMENT: _____
 COMMENTS: _____
 FIRE & EMERGENCY SERVICES: _____
 COMMENTS: _____
 CONCURRENCY MANAGEMENT: _____
 COMMENTS: _____
 PUBLIC WORKS: _____
 COMMENTS: _____
 PRELIMINARY/FINAL DEVELOPMENT REVIEW
 APPROVAL _____
 DATED _____ DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (OR DESIGNEE)



NOTE: SIGNAGE TO BE PERMITTED SEPARATELY

24 HOUR RACETRAC PETROLEUM, INC. EMERGENCY CONTACT NUMBER (770) 431 7600

-PDG JOB NO. 053 03.00