

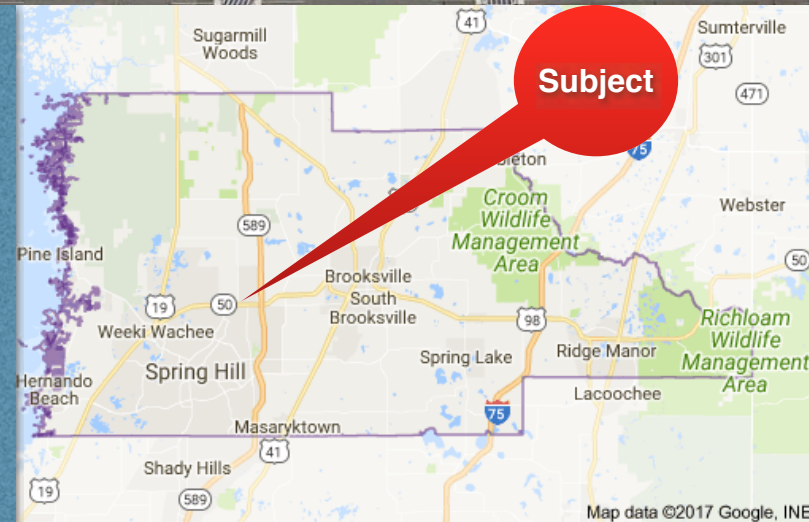
# For Lease

Medical/Office /Retail - 3 Units Remaining - 1,475 sf each  
NEQ Cortez & Sunshine Grove Rd. Spring Hill, Florida



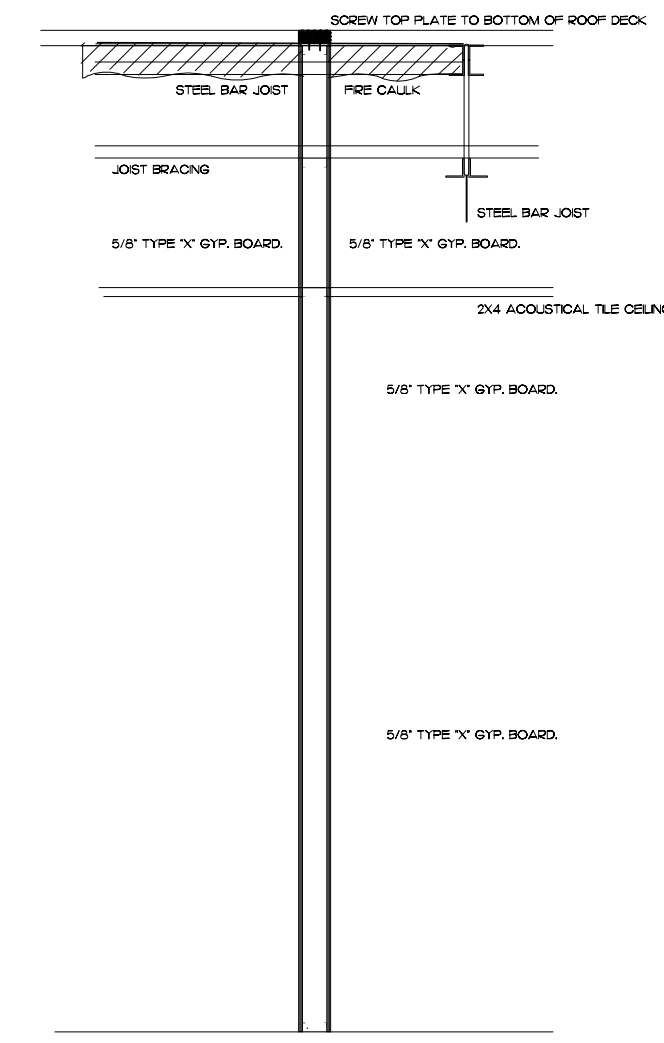
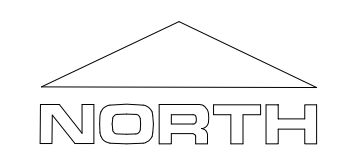
Lease Space Available: Three (3) Units  
Lease Unit Size: 1,475 sf each  
Lease Unit Dimensions: 22.68 ft x 65 ft.  
Lease Rate: \$23.50 NNN + ( \$4.5 C.A.M.)  
Finish: Basic Vanilla Box

Great Retail/Office location. High site prominence fronting Cortez Blvd (37,500 cars per day), next Glory Days Grill and 2,600 residential units in Brookridge. Sunshine Grove Rd is primary north - south collector.

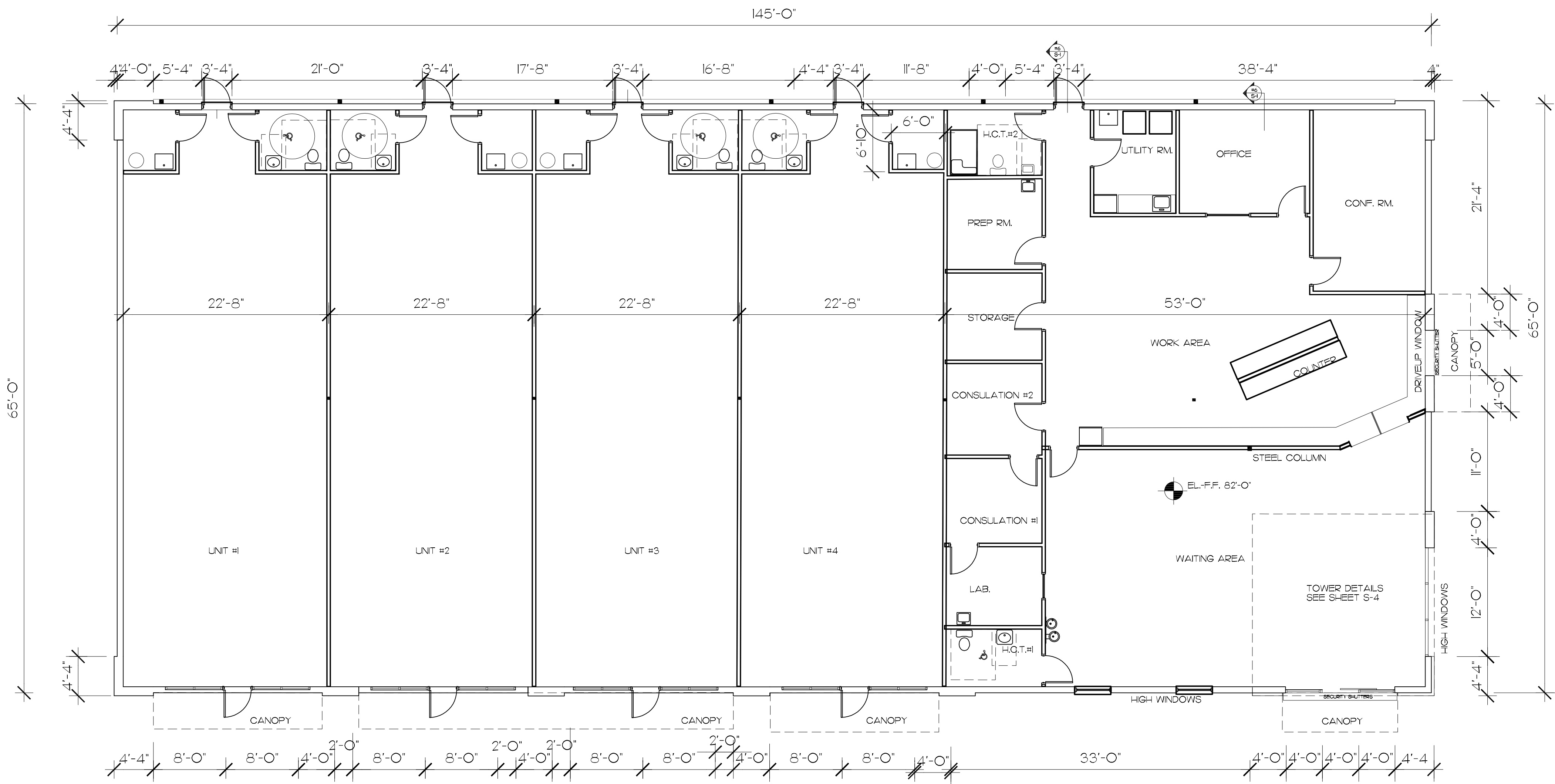








INTERIOR WALL @ TYPICAL 1 HR. FIREWALL-U-419



BUILDING FLOOR PLAN @ 1/8"=1'-0"

**EXIT REQUIREMENTS**  
OCCUPANT LOAD  
GROUP M MERCANTILE 100SF/40SF=48 OCCUPANTS  
GROUP B BUSINESS/WORK 219S/100=22 OCCUPANTS  
  
2 EXITS REQUIRED-2EXITS DESIGNED  
TRAVEL DISTANCE-75'  
CONSTRUCTION TYPE-TYPE IIB UNPROTECTED/NON-SPRINKLERED

**DESIGN CRITERIA**  
1. BASIC WIND SPEED 140 MPH-3 SEC GUST  
2. WIND IMPORTANCE FACTOR I  
3. BUILDING CATEGORY II  
4. WIND EXPOSURE B  
5. INTERNAL PRESSURE COEFFICIENT 0.18  
6. COMPONENTS & CLADDING WIND SPEED +25.9 PSF/-34.7 PSF

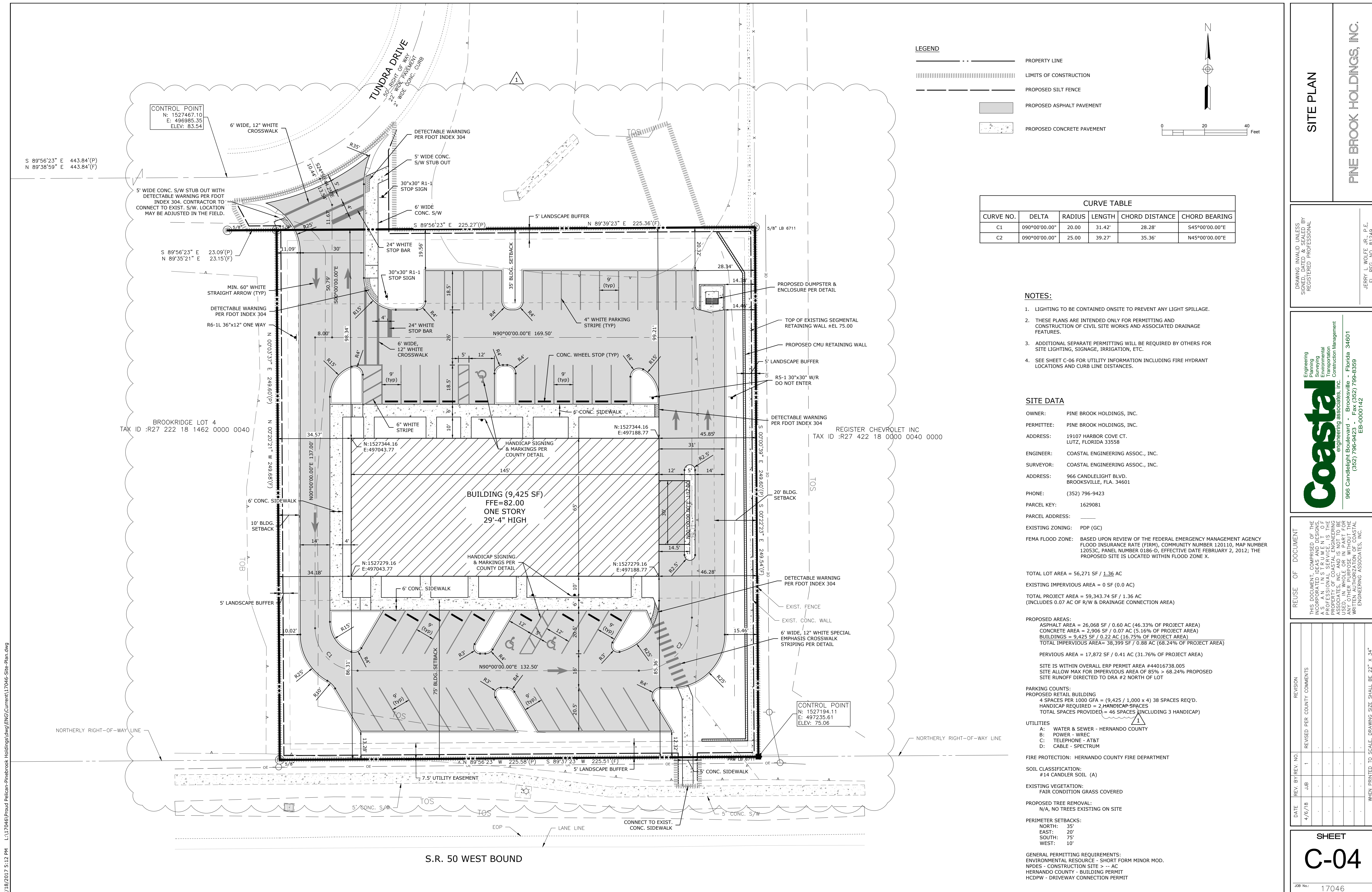
**TABLE 503**  
I TYPE IIB /B ALLOWS 23,000 S.F.  
NEW BUILDING 9,425 SQ. FT.

#AR0003262  
JOHN WARREN WHITE

DESIGNED TO MEET THE REQUIRMENTS  
FLORIDA BUILDING CODE 2017 SIXTH EDITION

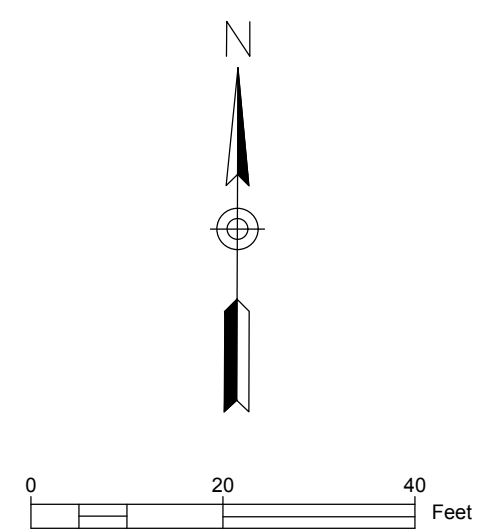
SHT. TITLE FLOOR PLAN-1/8"=1'-0"





**LEGEND**

- PROPERTY LINE
- ==== LIMITS OF CONSTRUCTION
- - - - PROPOSED SILT FENCE
- ▒ PROPOSED ASPHALT PAVEMENT
- ▒ PROPOSED CONCRETE PAVEMENT



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	090°00'00.00"	20.00	31.42'	28.28'	S45°00'00.00"E
C2	090°00'00.00"	25.00	39.27'	35.36'	N45°00'00.00"E

**NOTES:**

1. LIGHTING TO BE CONTAINED ONSITE TO PREVENT ANY LIGHT SPILLAGE.
2. THESE PLANS ARE INTENDED ONLY FOR PERMITTING AND CONSTRUCTION OF CIVIL SITE WORKS AND ASSOCIATED DRAINAGE FEATURES.
3. ADDITIONAL SEPARATE PERMITTING WILL BE REQUIRED BY OTHERS FOR SITE LIGHTING, SIGNAGE, IRRIGATION, ETC.
4. SEE SHEET C-06 FOR UTILITY INFORMATION INCLUDING FIRE HYDRANT LOCATIONS AND CURB LINE DISTANCES.

**SITE DATA**

OWNER: PINE BROOK HOLDINGS, INC.  
 PERMITTEE: PINE BROOK HOLDINGS, INC.  
 ADDRESS: 19107 HARBOR COVE CT. LUTZ, FLORIDA 33558  
 ENGINEER: COASTAL ENGINEERING ASSOC., INC.  
 SURVEYOR: COASTAL ENGINEERING ASSOC., INC.  
 ADDRESS: 966 CANDLELIGHT BLVD. BROOKSVILLE, FLA. 34601  
 PHONE: (352) 796-9423  
 PARCEL KEY: 1629081  
 PARCEL ADDRESS: \_\_\_\_\_  
 EXISTING ZONING: PDP (GC)  
 FEMA FLOOD ZONE: BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE (FIRM), COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0186-D, EFFECTIVE DATE FEBRUARY 2, 2012; THE PROPOSED SITE IS LOCATED WITHIN FLOOD ZONE X.

TOTAL LOT AREA = 56,271 SF / 1.36 AC  
 EXISTING IMPERVIOUS AREA = 0 SF (0.0 AC)  
 TOTAL PROJECT AREA = 59,343.74 SF / 1.36 AC  
 (INCLUDES 0.07 AC OF R/W & DRAINAGE CONNECTION AREA)

PROPOSED AREAS:  
 ASPHALT AREA = 26,068 SF / 0.60 AC (46.33% OF PROJECT AREA)  
 CONCRETE AREA = 2,906 SF / 0.07 AC (5.16% OF PROJECT AREA)  
 BUILDINGS = 9,425 SF / 0.22 AC (16.75% OF PROJECT AREA)  
 TOTAL IMPERVIOUS AREA = 38,999 SF / 0.88 AC (68.24% OF PROJECT AREA)

PERVIOUS AREA = 17,872 SF / 0.41 AC (31.76% OF PROJECT AREA)

SITE IS WITHIN OVERALL ERP PERMIT AREA #44016738.005  
 SITE ALLOW MAX FOR IMPERVIOUS AREA OF 85% > 68.24% PROPOSED  
 SITE RUNOFF DIRECTED TO DRA #2 NORTH OF LOT

PARKING COUNTS:  
 PROPOSED RETAIL BUILDING  
 4 SPACES PER 1000 GFA = (9,425 / 1,000 x 4) 38 SPACES REQ'D.  
 HANDICAP REQUIRED = 2 HANDICAP SPACES  
 TOTAL SPACES PROVIDED = 46 SPACES (INCLUDING 3 HANDICAP)

UTILITIES  
 A: WATER & SEWER - HERNANDO COUNTY  
 B: POWER - WREC  
 C: TELEPHONE - AT&T  
 D: CABLE - SPECTRUM

FIRE PROTECTION: HERNANDO COUNTY FIRE DEPARTMENT

SOIL CLASSIFICATION:  
 #14 CANDLER SOIL (A)

EXISTING VEGETATION:  
 FAIR CONDITION GRASS COVERED

PROPOSED TREE REMOVAL:  
 N/A, NO TREES EXISTING ON SITE

PERIMETER SETBACKS:  
 NORTH: 35'  
 EAST: 20'  
 SOUTH: 75'  
 WEST: 10'

GENERAL PERMITTING REQUIREMENTS:  
 ENVIRONMENTAL RESOURCE - SHORT FORM MINOR MOD.  
 NPDES - CONSTRUCTION SITE - AC  
 HERNANDO COUNTY - BUILDING PERMIT  
 HCDPW - DRIVEWAY CONNECTION PERMIT

**SITE PLAN**

DRAWING ANKALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

Engineering  
 Surveying  
 Environmental  
 Transportation  
 Construction Management  
**Coastal**  
 engineering associates, inc.  
 966 Candlelight Boulevard - Brooksville - Florida 34601  
 (352) 796-9423 - Fax (352) 799-8359  
 EE-0000142

REUSE OF DOCUMENT  
 THIS DOCUMENT COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

DATE	REV. BY/REV. NO.	REVISION	REVISOR	REVISION PER COUNTY COMMENTS
4/6/18	ujb	1		

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

**SHEET**  
**C-04**