

**SITE DATA**

**OWNER/APPLICANT:**  
 GLEN LAKES COMMONS  
 13904 NORTH BOULEVARD  
 TAMPA, FL 33613

**PARCEL KEY NO.** 00339798

**AREA:** APPROX. 21.37 ACRES

**SECTION/TOWNSHIP/RANGE:** 13/22S/17E

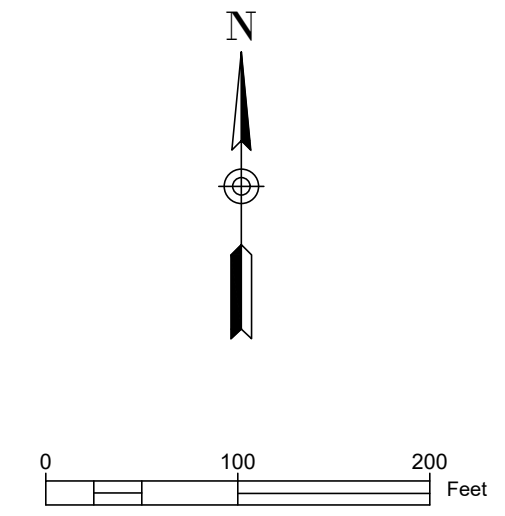
**CURRENT ZONING:** PDP (GHC) WITH C-2 USES

**PROPOSED NO. OF LOTS:** 8 MAXIMUM

**PERIMETER BUILDING SETBACKS:**  
 EAST - 75' (US 19/COMMERCIAL WAY) (DEVIATION FROM 125')  
 NORTH/SOUTH - 20'  
 WEST - 45'

**LEGEND**

- DRA
- SITE SIGN
- DIRECTORY SIGN



**BUFFERS:** 30' NATURAL VEGETATION WHERE SHOWN ON THE REZONING MASTER PLAN.

**INTERNAL BUILDING SETBACKS:**  
 FRONT - 35'  
 SIDE - 10'  
 REAR - 15'

**FEMA FIRM COMMUNITY PANELS:** FEMA PANEL 12053C 0158D, EFFECTIVE DATE OF FEBRUARY 2, 2012. ONE VERY SMALL AREA OF ZONE AE IS LOCATED ON THE PROPERTY. ZONE AE IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.

**WETLANDS:** NO WETLANDS ARE LOCATED ON THE PROPERTY.

**FIRE PROTECTION:** FIRE MAIN STUB OUTS WILL BE PROVIDED FOR EACH LOT. FIRE FLOW REQUIREMENTS WILL BE EVALUATED ON FINAL ENGINEERING FOR EACH LOT BASED ON INDUSTRIAL BUILDING REQUIREMENTS.

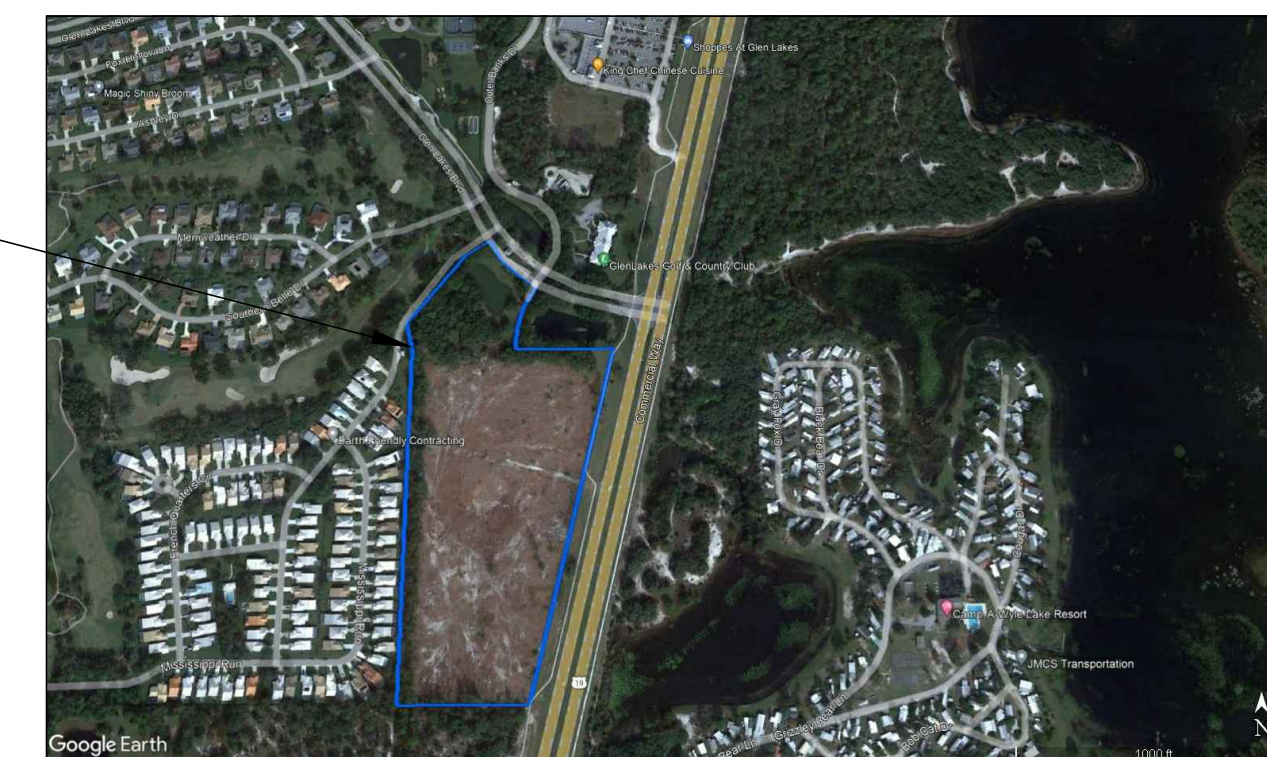
**GENERAL NOTES:**

- THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN. ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENT WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENT OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
- DRAINAGE RETENTION AREAS (DRA) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.
- MAX BUILDING HEIGHT IS 53'. 45' TO EAVES AND GUTTERS AND 53' TOTAL BUILDING HEIGHT. BUILDINGS WILL REMAIN A MAXIMUM OF 4 STORIES.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	012°08'54.74"	500.00	106.02'	105.82'	S06°45'41.47"W
C2	007°23'09.90"	500.00	64.46'	64.41'	S09°08'33.89"W
C3	005°37'50.43"	400.00	39.31'	39.29'	S02°38'03.72"W

LAND USE TABLE				
LAND USE	ACRES	LOTS	DENSITY	UNITS
COMMERCIAL LOTS	11.56	7	180,000 SF	
CONGREGATE CARE FACILITY	3.40	1		210
ROAD RIGHT-OF-WAY	1.95			
PRESERVED VEGETATION	0.98			
DRAINAGE	3.50			
<b>TOTAL</b>	<b>21.4</b>	<b>8</b>	<b>180,000 SF</b>	<b>210</b>

PROJECT LOCATION



PRINTED: 09/22/2022 - 3:37pm

PATH: L:\21093\Glen Lakes Commons\dwg\PLAN\cp\21093\_CP\_REV1.dwg

CONDITIONAL PLAT

GLEN LAKES COMMONS

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

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DATE	REV. BY/REV. NO.	REVISION

SHEET  
**1**  
 JOB No.: 21093