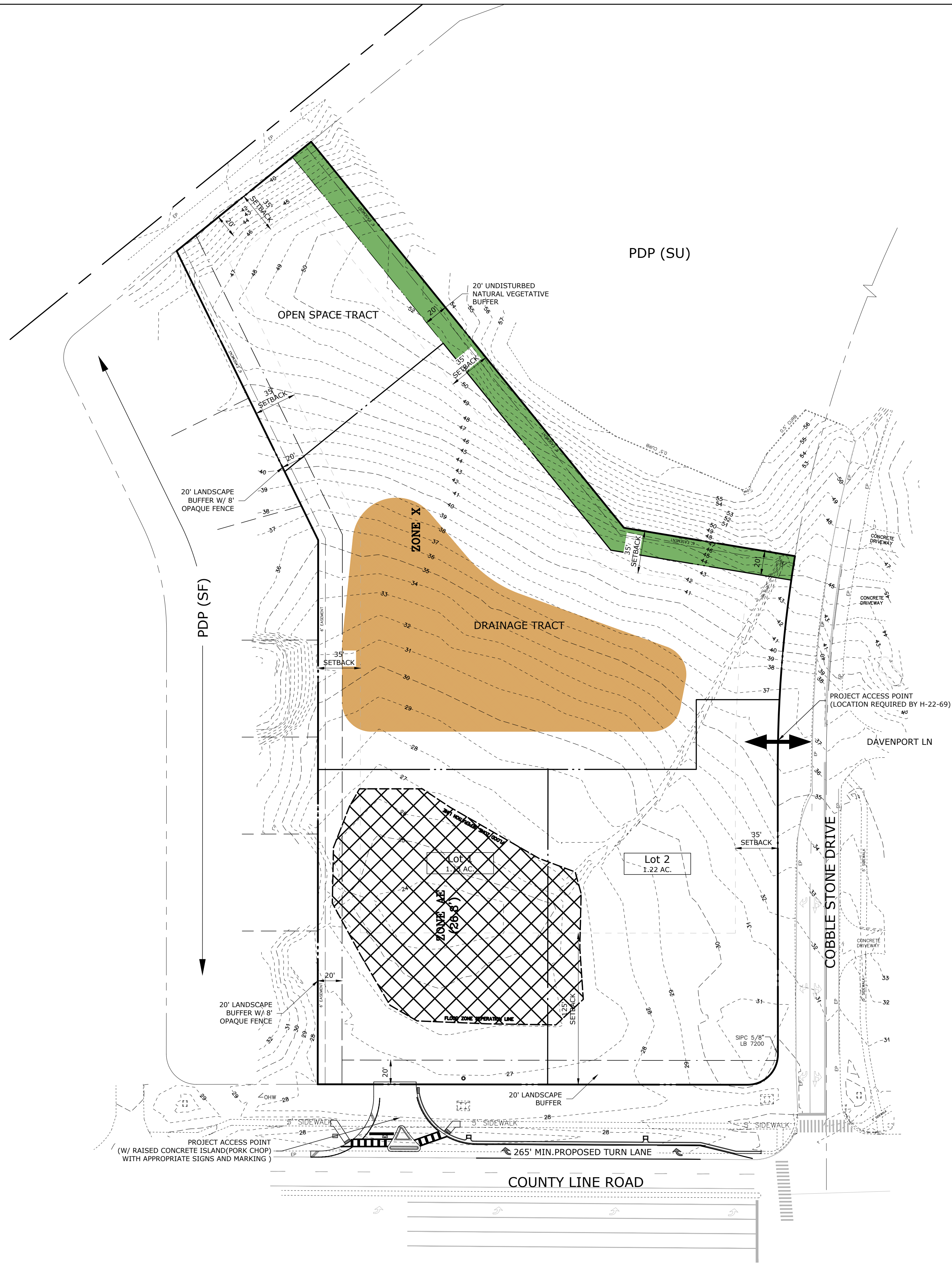


PRINTED: 11/01/2023 - 11:01:am PRINTED BY: JY PATH: L:\22038\Cobblestone Drive Retail.dwg\PLM\cp\22038-CP.dwg



SITE DATA

OWNER/APPLICANT:
235 COBBLESTONE DRIVE LLC
500 S FLORIDA AVE STE 700
LAKELAND, FL 33801

PARCEL KEY NO: 412262

SECTION/TOWNSHIP/RANGE: 32/23S/17E

CURRENT ZONING: PDP NC WITH SPECIFIC C-1 USES

AREA: +/- 5.34 ACRES

PROPOSED NO. OF TRACTS: 4

MINIMUM BUILDING SETBACKS:

- FROM COUNTY LINE ROAD 125'
- FROM CLEARWATER DRIVE 35'
- FROM COBBLESTONE DRIVE 35'
- FROM WEST BOUNDARY LINE 35'
- BETWEEN BUILDINGS 15'

MAXIMUM BUILDING HEIGHT

- WITHIN 100' OF EASTERN AND WESTERN PROPERTY LINES: 20'
- ALL OTHER AREAS: 65'

BUFFERS: THE FOLLOWING BUFFERS SHALL BE PROVIDED: A 20' UNDISTURBED NATURAL VEGETATIVE BUFFER ALONG THE NORTH, A 20' LANDSCAPE BUFFER WITH AN 8' HIGH OPAQUE FENCE ALONG THE WEST, 20' ALONG COUNTY LINE ROAD AND THE REMAINING MUST MEET MINIMUM COUNTY LDR'S.

FEMA FLOOD ZONE: BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE (FIRM), MAP NUMBER 12011012053C 0311-D EFFECTIVE DATE 02/02/12; THE PROPOSED SITE IS WITHIN ZONE X AND AE(26.3).

FIRE PROTECTION: A FIRE HYDRANT IS PROPOSED ON COUNTY LINE ROAD ADJACENT TO THE PROPOSED COMMERCIAL DEVELOPMENT. ADDITIONAL FIRE PROTECTION REQUIREMENTS WILL BE EVALUATED ON A LOT-BY-LOT BASIS WITH THE DEVELOPMENT AND ENGINEERING OF EACH INDIVIDUAL LOT.

WETLANDS: NO JURISDICTIONAL WETLANDS OR OTHER SURFACE WATERS ARE LOCATED ON THE PROPOSED PROJECT SITE.

THE RESIDENTIAL PROTECTION STANDARDS SHALL APPLY TO THIS PROJECT:

- THERE SHALL BE NO BUILDINGS CONTAINING ALCOHOLIC BEVERAGE DISPENSATION ESTABLISHMENTS CONVENIENCE STORES, OR AUTOMOTIVE AND TRUCK REPAIR ESTABLISHMENTS LOCATED WITHIN 100' OF ANY SINGLE-FAMILY RESIDENTIAL DISTRICT PROPERTY LINE.
- NO COMMERCIAL ACTIVITIES WHICH INCLUDE CUSTOMER ENTRANCES, DRIVE-UP WINDOWS, ORDERING BOXES, OR LOADING/UNLOADING AREAS SHALL BE ALLOWED TO OPERATE BETWEEN THE HOURS OF 12 MIDNIGHT AND 7:00 A.M. WITHIN 100' OF ANY SINGLE-FAMILY RESIDENTIAL DISTRICT PROPERTY LINE.
- NO BUILDING WITHIN 100' OF ANY SINGLE-FAMILY RESIDENTIAL DISTRICT PROPERTY LINE SHALL BE MORE THAN 20' IN HEIGHT.
- AIR CONDITIONING AND/OR OTHER OPERATIONAL EQUIPMENT MUST BE ORIENTED AWAY FROM SINGLE FAMILY RESIDENTIALLY ZONED PROPERTY, OR SCREENED TO MINIMIZE NOISE IMPACTS AND REDUCE VISUAL INCOMPATIBILITY TO THE SINGLE FAMILY RESIDENTIALLY ZONED PROPERTY. SCREENING MAY INCLUDE LANDSCAPE PLANTINGS, BERMS, FENCES OR WALLS.

GENERAL NOTES:

1. 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.
2. DRAINAGE RETENTION AREAS (DRA) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.
3. SIGNAGE SHALL BE LIMITED TO GROUND MOUNTED MONUMENT TYPE SIGNS WHERE THE BOTTOM EDGE OF THE SIGN IS NO GREATER THAN TEN (10) FEET ABOVE GRADE.

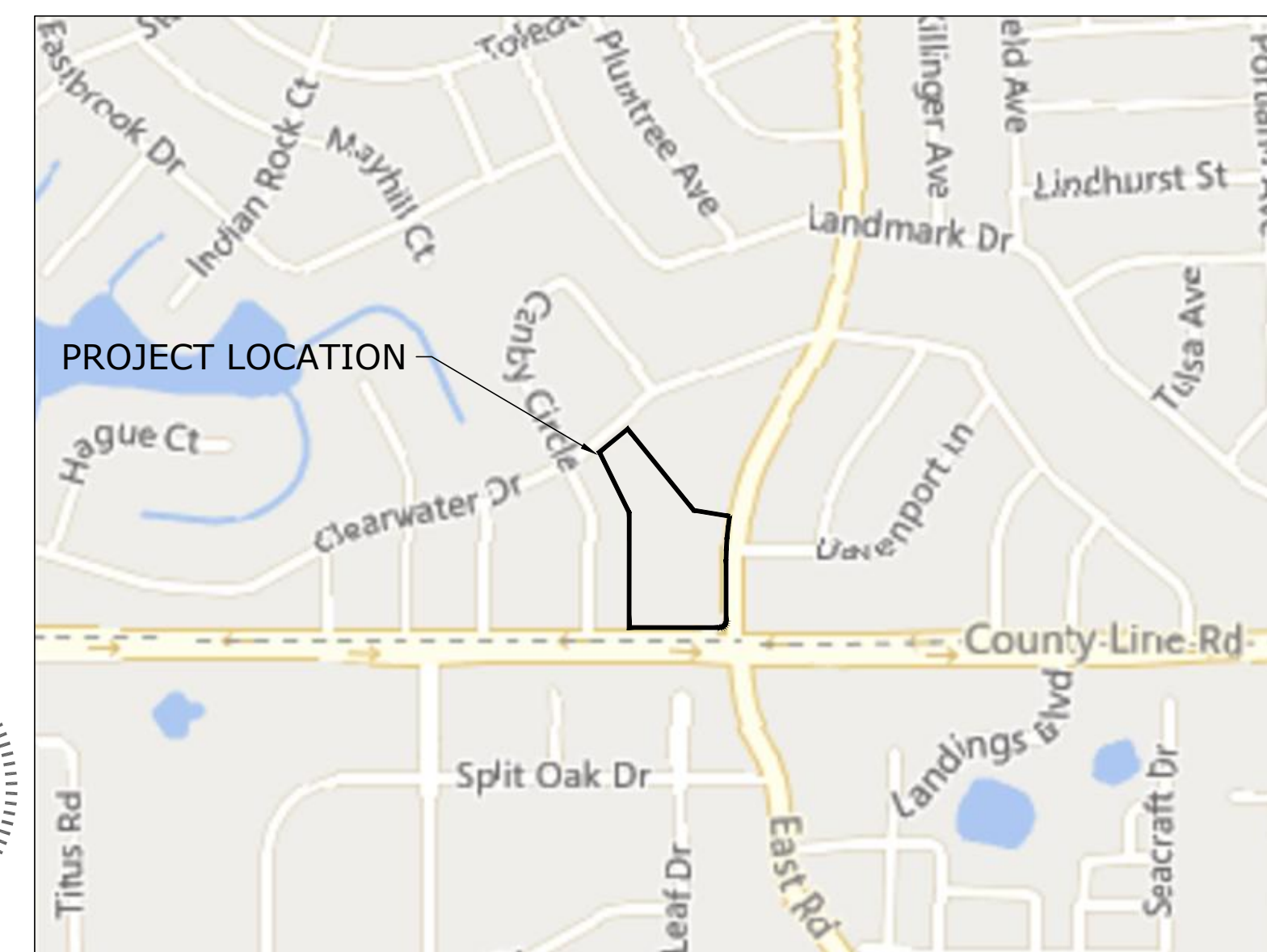
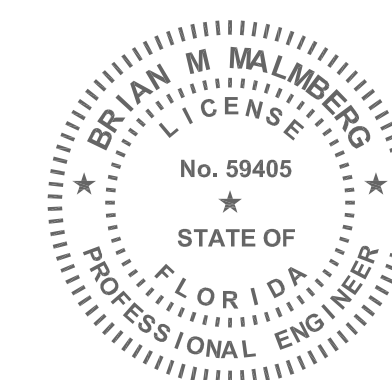
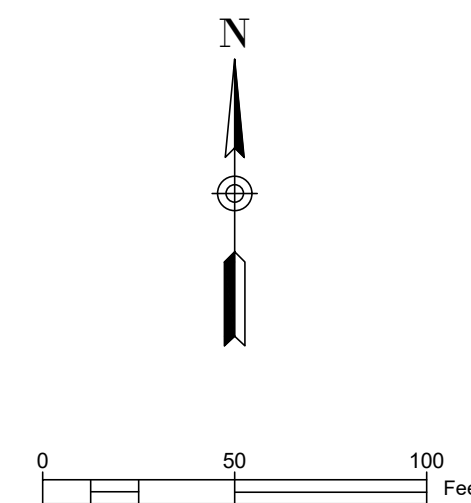
| LAND USE TABLE | | | |
|------------------|-------------|----------|------------------|
| LAND USE | ACRES | TRACTS | DENSITY |
| COMMERCIAL LOTS | 2.35 | 2 | 15,000 SF |
| DRAINAGE TRACT | 2.07 | 1 | |
| OPEN SPACE TRACT | 0.92 | 1 | |
| TOTAL | 5.34 | 4 | 15,000 SF |

PRESERVED VEGETATION

COMMERCIAL PRESERVED VEGETATION REQUIRED 5%: 5.34 AC X .05 = 0.27 AC
PRESERVED VEGETATION PROVIDED = 0.27 AC

LEGEND

- DRAINAGE AREA
- FLOOD ZONE
- PRESERVED VEGETATION



CONDITIONAL PLAT
COBBLESTONE

REUSE OF DOCUMENT
THIS DOCUMENT COMPRISED OF THE
INDEPENDENT DESIGN OF
AS AN INSTRUMENT OF
PROFESSIONAL SERVICE, THE
ASSOCIATES, INC. AND IS NOT TO BE
USED, IN WHOLE OR IN PART FOR
ANY OTHER PROJECT WITHOUT THE
WRITTEN AUTHORIZATION OF COASTAL
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DRAWING INVALID UNLESS SIGNED, DATED
& SEALED BY REGISTERED PROFESSIONAL

Coastal
Engineering
Surveying
Environmental
Transportation
Communication Management
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 |
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WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"
SHEET
1
JOB No.: 22038