Received
OCT 4 2023
Planning Department
Hernando County, Florida

SCALE: 1" = 20'

SHOAL LINE BLVD.

SHADED AREA INDICATES LAND TO BE DEEDED TO COUNTY FOR EXTRA R/W. TRANSPORTATION IMPACT FEE CREDITS FROM H.C. ARE EXPECTED AT TIME OF DEED.

THIS DRIVEWAY IS AN ENTRANCE AND EXIT.

AIR /VACUUM STATION/

ICE MACHINE

40.00' 4 SPACES

CONC WALK

ELEVATED CONVENIENCE STORE & OTHER RETAIL 7500 SF FIN FL EL = 12.50

ENCLOSED DUMPSTER

MAINTAIN 5' EX. VEGETATIVE BUFFER

ADJACENT PROPERTY OWNER:SWFWMD
PRESENT ZONING: CONSERVATION

DRAINAGE AREA

PUMP CANOPY NOT OVER BOAT AISLES

TEMPORATY BOAT PARKING

10 SPACES

FLAG POLE

MOUNDED SIGN

OSOWAW BLVD.

RIGHT-IN DRIVEWAY ONLY NO EXT. RADIUS HAS BEEN REDUCED TO DISCOURAGE SUCH.

MAINTAIN 5' EX. VEGETATIVE BUFFER

ADJACENT PROPERTY OWNER: SWFWMD
PRESENT ZONING: CONSERVATION

SITE DESC: KEY NO. 1353190 HERNANDO COUNTY
1.60 Ac.
OR. BOOK 4228, PAGE 1539
OWNER: CLEAR POINT, LLC
10386 PINE ISLAND DR
WEEKI WACHEE, FL 34607-1038

PREV. ZONING CASE: H0922
EX. ZONING: PDP(NC)
REQUIRED PARKING: RETAIL .004 / SF : 7500 SF @0.004 = 30 REQUIRED.
PROVIDED PARKING: FUELING STATIONS = 8, ICE MACHINE = 4,
BOAT/VEHICLE SPACES = 4 , TYPICAL SPACES =20, TOTAL = 36 SPACES.

SANDY'S COUNTRY STORE
ARIPEKA, FL

CONCEPT PLAN

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET BROOKSVILLE, FL 34601 PHONE - (352) 593-4255
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE:

SHEET NO. 1 OF 1

User Name: alang Plot Date: Oct 04, 2023 - 11:56am Drawing Name: W:\PROCIVIL\2023 Projects\PRO23003 - Clear Point, LLC\23003CNC.dwg