

SITE DATA

OWNER/PERMITTEE: REGISTER FAMILY, LLC
 9863 DOMINGO DRIVE
 BROOKSVILLE, FL 34601
 PH: (352) 597-3333
 EMAIL: jcolombotampabay@rft.com

PARCEL KEY: 470396

PARCEL ADDRESS: 14181 CORTEZ BLVD.
 BROOKSVILLE, FL.

EXISTING ZONING: POP(GHC) WITH SPECIFIC C2 USES
 NORTH - POP(M)
 SOUTH - POP(GC) AND C2
 EAST - POP(GHC)
 WEST - POP(GC) PD(SU) DRA

FEMA FLOOD ZONE: BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE (FIRM), MAP NUMBER 12053C01860 EFFECTIVE DATE 02/02/2012, THE PROPOSED SITE IS WITHIN ZONE X AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

PROPERTY AREA: 12.3 ACRES
 TOTAL PROJECT AREA = 0.32 AC

NO SURFACE WATERS ONSITE.

UTILITIES
 A: WATER AND SEWER: HERNANDO COUNTY UTILITIES DEPARTMENT
 B: ELECTRIC: WITHLACOCHEE RIVER ELECTRIC COOPERATIVE
 C: TELEPHONE: BELLSOUTH

FIRE PROTECTION: HERNANDO COUNTY FIRE RESCUE

SOIL CLASSIFICATION:
 (14) Candler Fine Sand

EXISTING VEGETATION:
 NO PAVED AREA

BUILDING SETBACKS: PROJECT SITE IS ZONED COMMERCIAL
 NORTH PROPERTY LINE: 50'
 EAST PROPERTY LINE: 50'
 WEST PROPERTY LINE: 32'
 SOUTH PROPERTY LINES: 125'

GENERAL PERMITTING REQUIREMENTS:
 ENVIRONMENTAL RESOURCE - EXEMPTION
 HERNANDO COUNTY - BUILDING PERMIT

- 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. EXISTING WATER AND SEWER CONNECTIONS TO REMAIN AND CONTINUE TO BE USED FOR PROPOSED BUILDINGS. NO MODIFICATIONS TO SYSTEM OUTSIDE OF EXISTING BUILDINGS.

Received
 NOV 2 2022
 Planning Department
 Hernando County, Florida

MASTER PLAN
 REGISTER CHEVROLET
 AUTOBODY AND TRANSMISSION
 CLUMP EVALUATION

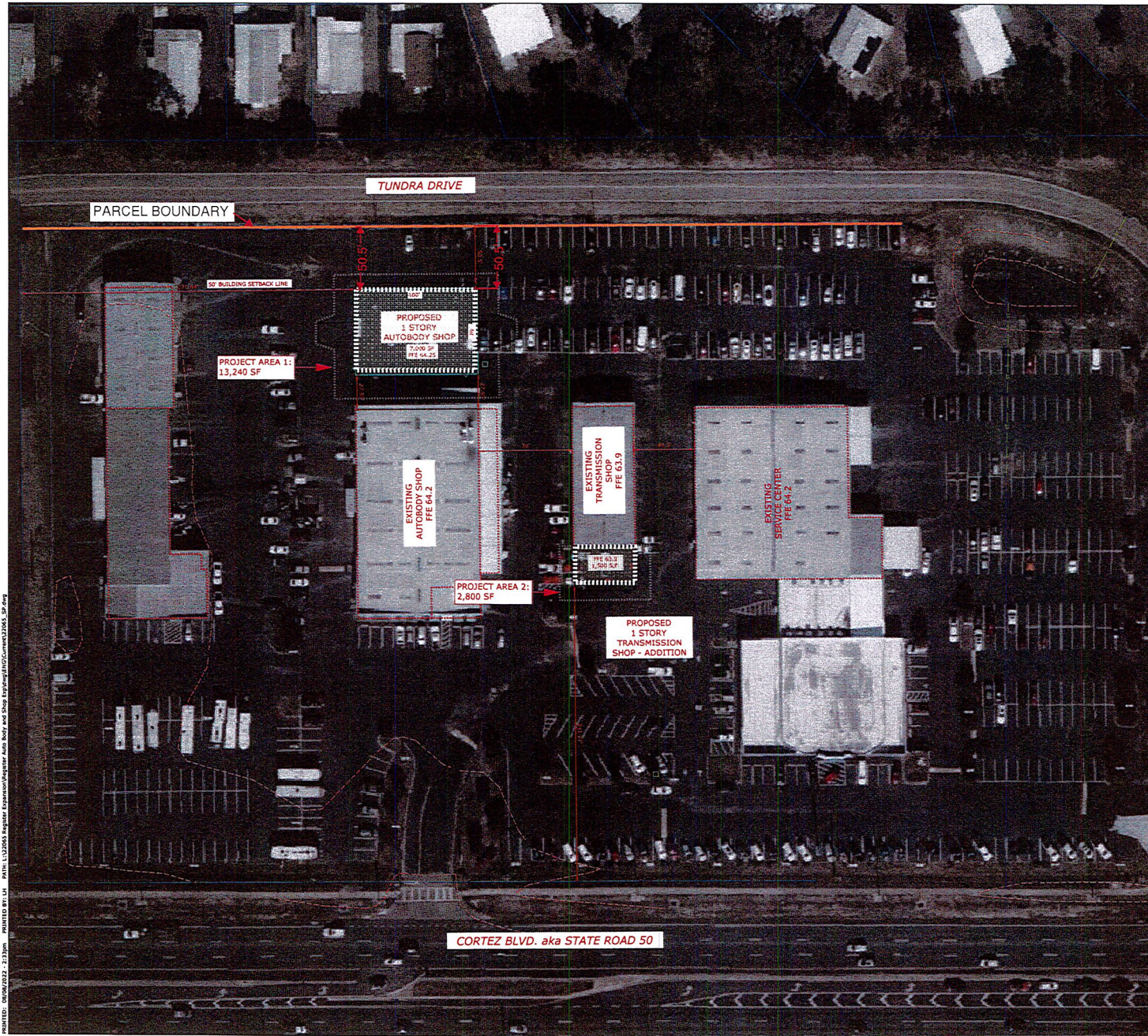
HERNANDO COUNTY
 PLANNING DEPARTMENT
 14181 CORTEZ BLVD.
 BROOKSVILLE, FL 34601
 (352) 597-3333

Coastal
 Engineering & Construction
 986 Cambridge Boulevard - Brooksville, Florida 34601
 (352) 766-8822

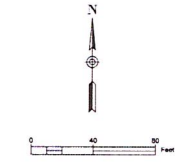
REUSE OF DOCUMENT
 THIS DOCUMENT, COMPRSED OF THE PLANS, SPECIFICATIONS, AND CONTRACT, IS THE PROPERTY OF COASTAL ENGINEERING & CONSTRUCTION, INC. AND SHALL BE USED ONLY FOR THE PROJECT AND SITE IDENTIFIED HEREON. ANY OTHER USE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING & CONSTRUCTION, INC. IS PROHIBITED.

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SITE DATA

OWNER/PERMITTEE: REGISTER FAMILY, LLC
 8863 DOMINGO DRIVE
 BROOKSVILLE, FL 34601
 PH: (352) 597-3333
 EMAIL: jcolem@cotampabay.fl.com

PARCEL KEY: 470396
PARCEL ADDRESS: 14181 CORTEZ BLVD.
 BROOKSVILLE, FL

EXISTING ZONING: PDP(GHC) WITH SPECIFIC C2 USES
 NORTH - PDP(MH)
 SOUTH - PDP(GC) AND C2
 EAST - PDP(GHC)
 WEST - PDP(GC) PDP(SU) DRA

FEMA FLOOD ZONE: BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE (FIRM), MAP NUMBER 12053001860 EFFECTIVE DATE 02/02/2012, THE PROPOSED SITE IS WITHIN ZONE XAND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

PROPERTY AREA: # 12.3 ACRES
TOTAL PROJECT AREA = 0.22 AC
NO SURFACE WATERS ONSITE

UTILITIES
 A: WATER AND SEWER: HERNANDO COUNTY UTILITIES DEPARTMENT
 B: ELECTRIC: WITHLACOOCHIE RIVER ELECTRIC COOPERATIVE
 C: TELEPHONE: BELLSOUTH

FIRE PROTECTION: HERNANDO COUNTY FIRE RESCUE

SOIL CLASSIFICATION:
 (14) CANDLE FINE SAND

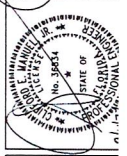
EXISTING VEGETATION:
 VIA SAVED AREA

BUILDING SETBACKS: PROJECT SITE IS ZONED COMMERCIAL
 NORTH PROPERTY LINE: 50'
 EAST PROPERTY LINE: 50'
 WEST PROPERTY LINE: 25'
 SOUTH PROPERTY LINES: 125'

GENERAL PERMITTING REQUIREMENTS:
 ENVIRONMENTAL RESOURCE - EXEMPTION
 HERNANDO COUNTY - BUILDING PERMIT

NOTES:
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MASTER PLAN
REGISTER CHEVROLET
AUTOBODY AND TRANSMISSION
 SUB DIVISIONAL



Coastal
 Engineering & Construction Management, Inc.
 688 Cambridge Road #423 - Brooksville, FL 34609
 (352) 768-9423 - Fax (352) 759-8309
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REUSE OF DOCUMENT
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 DRAWING INVALID UNLESS SIGNED, DATED

DATE	REV.	BY	REV. NO.	PERSON

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 NOV 2 2022
 Planning Department
 Hernando County, Florida