

**SITE DATA AND PROJECT DESIGN CRITERIA:**

| EXISTING           | PROPOSED                 | COMMENTS   |
|--------------------|--------------------------|--|
| ZONING<br>LAND USE | POP(GC)<br>COMMERCIAL    | SEE REZONING APPLICATION<br>SEE LAND USE AMENDMENT APPLICATION |
| SITE AREA          | 4.86 AC MOL<br>10,640 SF | (211,856 SF)   |
| BLDG. AREA         | 0 SF                     | (0.25 MAX)   |
| F.A.R.             | 0                        | (44,000 SF PROPOSED)   |
| I.S.R.             | 0                        |  |

| POP PLAN (MIN.) | COMMENTS  |
|-----------------|---|
| LDG REQUIRED    |   |
| 35 FT           | REDUCED DUE TO REQUEST FOR REAR FRONTAGE RD. ROW DEDICATION |
| 75 FT           | MEASURED TO LOT 2   |
| 25 FT           | MEASURED TO FRONTAGE ROAD RIGHT OF WAY                      |
| 20 FT           |   |
| 20 FT           |   |
| 20 FT           |   |
| 5 FT            |   |
| 5 FT            |   |
| 5 FT            |   |
| 50' R.O.W.      |   |
| PARKING:        | 1 / 250 SF  |
|                 | 1 / 300 SF  |

**FLOOD ZONE NOTE:**  
THE PARCEL APPEARS TO FALL WITHIN FLOOD ZONE "AE & X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP 12053C, COMMUNITY PANEL NUMBER 0162 E, MAP REVISED 01/15/2021. ZONE AE HAS A BASE FLOOD ELEVATION OF 20.3' (NAVD. 88).

**NATURAL FEATURES AND WETLANDS NOTE:**  
ALL WETLANDS AND PROTECTED SPECIES HABITATS SHALL BE DEDICATED DURING SITE PLAN APPROVAL.

**PLATING NOTE:**  
PROPOSED LOT LINES, EASEMENTS, ALLEY VACATION AND R.O.W. SHOWN TO BE DEDICATED SHALL BE SUBJECT TO FINAL PLAT AND ENGINEERING DESIGN.

NO SIDEWALK REQUIRED  
OSCEOLA DR. LINTIL  
LOT 2 IS DEVELOPED WITH  
A COMMERCIAL BUILDING

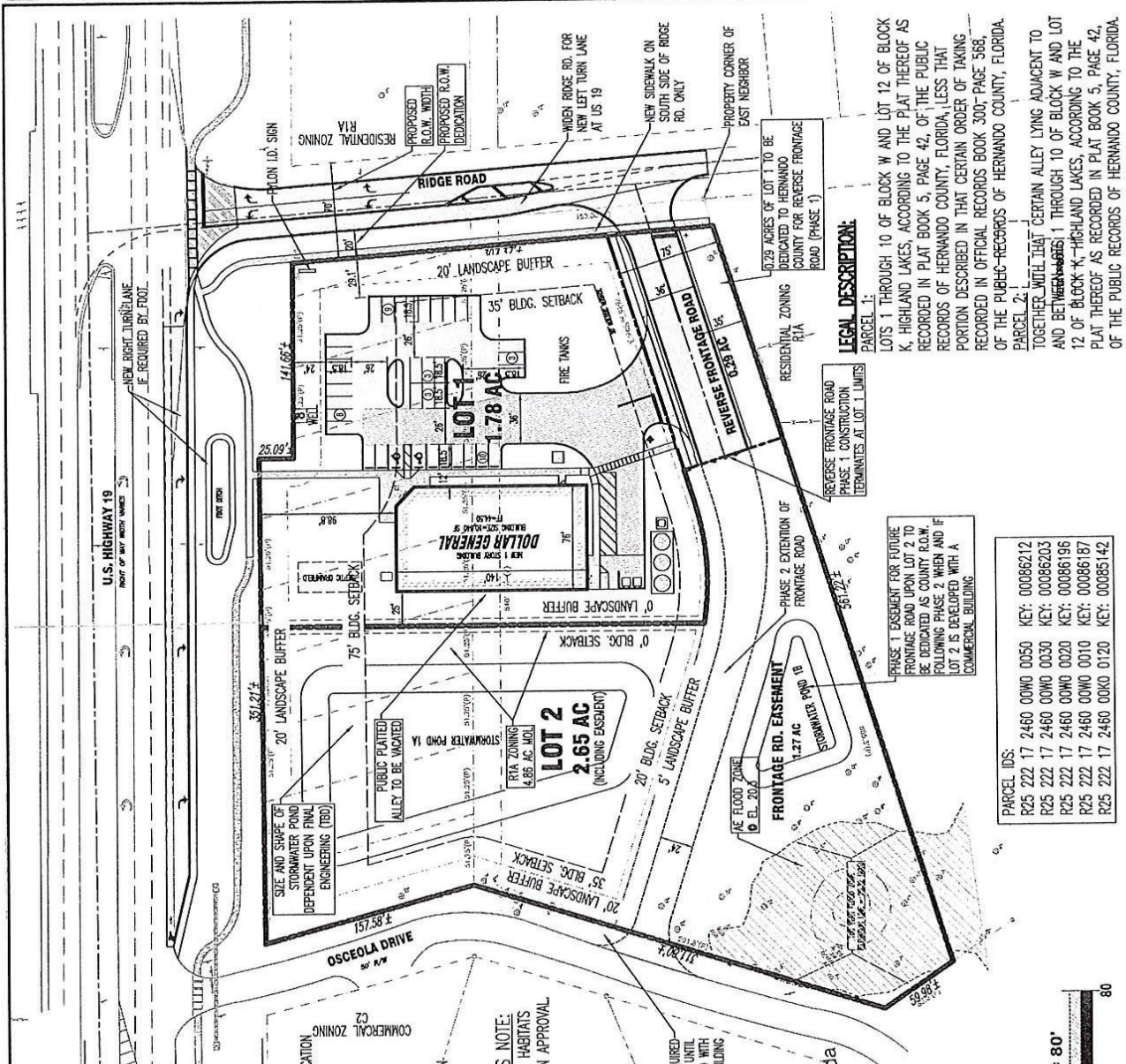
**JUN 26 2023**

Planning Department  
Hernando County, Florida

PROJECT LOCATION



VICINITY MAP  
N.S.



**LEGAL DESCRIPTION:**

PARCEL 1:  
LOTS 1 THROUGH 10 OF BLOCK W AND LOT 12 OF BLOCK K, HIGHLAND LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 42, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS THAT PORTION DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3007-PAGE 568, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

PARCEL 2:  
TOGETHER WITH THAT CERTAIN ALLEY LYING ADJACENT TO AND BETWEEN LOTS 1 THROUGH 10 OF BLOCK W AND LOT 12 OF BLOCK K, HIGHLAND LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 42, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

| PARCEL IDS:               | KEY:          |
|---------------------------|---------------|
| R25 222 17 2460 00W0 0050 | KEY: 00086212 |
| R25 222 17 2460 00W0 0030 | KEY: 00086203 |
| R25 222 17 2460 00W0 0020 | KEY: 00086196 |
| R25 222 17 2460 00W0 0010 | KEY: 00086187 |
| R25 222 17 2460 00K0 0120 | KEY: 00085142 |

|   |  |
|---|--|
| <p><b>PLANNED DEVELOPMENT PLAN</b></p> <p>SEC COMMERCIAL WAY AND RIDGE RD.<br/>HERNANDO COUNTY, FL</p> <p><b>DOLLAR GENERAL</b></p>                       | <p>PROJECT TITLE</p> <p>SHEET TITLE</p> <p><b>PDP.1</b></p>        |
| <p><b>TERMORE DEVELOPMENT, INC.</b></p> <p>LA CIVIL, Inc.<br/>Engineering, Drafting, Surveying &amp; Construction<br/>2721-445-7000<br/>2721-445-7000</p> | <p>DATE: 05/02/23</p> <p>SCALE: AS SHOWN</p> <p>CADD: AS SHOWN</p> |