

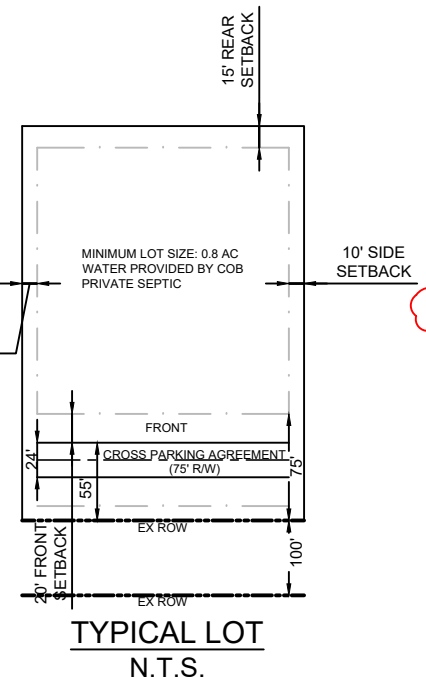
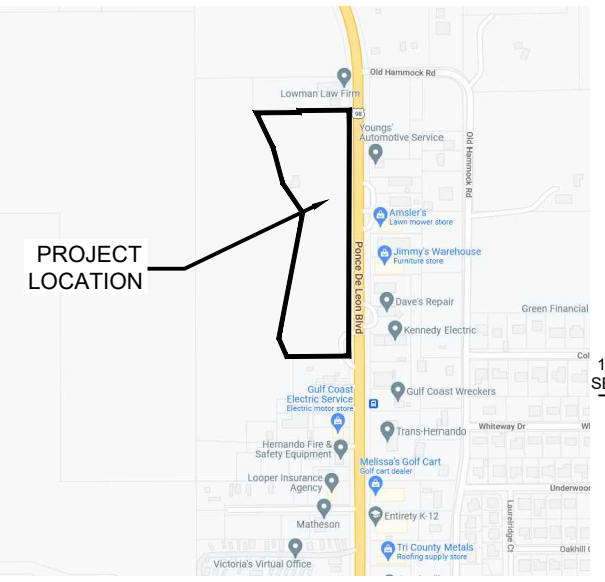
SCALE: 1" = 100' 11 x 17
SCALE: 1" = 50' 24 x 36

- SITE DATA:**
- APPLICANT: MIKE SCOTT, 27059 OSAGE ST., BROOKSVILLE, FL 34601
 - PARCEL SIZE: 378,101 SF/8.68 ACRES
 - PARCEL KEY NO. 351470
 - LOCATED IN SECTION 15, TOWNSHIP 22S, RANGE 19E, HERNANDO COUNTY, FLORIDA
 - CURRENT ZONING: PDP (GC) H-22-32
 - PROPOSED ZONING: PDP (GC) H-22-32
 - LAND USE: COMMERCIAL
 - FLOOD INSURANCE RATE MAP (FIRM): COMMUNITY PANEL: 12053C-0176D, EFFECTIVE DATE: 02/02/2012, ZONE "X"
 - MINIMUM LOT SIZE IS 0.8 AC
 - THE MINIMUM INTERNAL SETBACKS ARE AS FOLLOWS:
FRONT: 20'
SIDE: 10'
REAR: 15'
 - PERIMETER PROJECTS SETBACKS = 20'

PROPOSED DENSITY THIS PLAN
TOTAL UNITS = 7
DENSITY = UNITS / ACREAGE
7/8.68 = 0.81 D.U./AC.

SITE BREAKDOWN:
378,101 S.F./8.68 ACRES
SEPTIC TANK ON EVERY 21500 SF
378,101 S.F./8.68 ACRES / 21,500 SF = 17.6 SEPTIC TANKS
17 SEPTIC TANKS/LOTS ALLOWED
7 SEPTIC TANKS/LOTS PROPOSED

PARK LAND CALCULATION
7 LOTS ARE LESS THAN 50 DWELLINGS, THEREFORE PARK LAND IS NOT REQUIRED. HOWEVER WE ARE PROVIDING SUFFICIENT OPEN SPACE FOR COMBINED RETENTION AND OTHER OPEN SPACE ACTIVITIES.



- BCC ACTION:**
On August 9, 2022, the Board of County Commissioners voted 4-0 to adopt Resolution 2022-151 approving the petitioner's request for a rezoning from C-2(Highway Commercial) and AG(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for Outdoor Storage with Deviations, and the following unmodified performance conditions:
- The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
 - A comprehensive wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
 - The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
 - The petitioner shall be required to provide a jurisdictional wetland line on future plans if wetlands are present. Should any wetlands qualify as a Class I wetland the wetlands shall be preserved (not altered) and a minimum 25-foot buffer shall be retained around the wetland(s).
 - The petitioner shall contact the City of Brooksville to connect to water and sewer.
 - The required frontage road is waived for the subject property; the County Engineer has reviewed and has approved the requested waiver.
 - A FDOT (Florida Department of Transportation) driveway access permit or modification permit is required for the existing driveway access.
 - Hernando County and the applicant shall determine appropriate language to be included on the plat for the reservation of 30 feet of additional right of way for US-98.
 - The driveway/driveways, parking and layout must meet the Land Development Regulations and Facility Design Guidelines.
 - This site contains small areas of floodplain along the west property line and in the southeast corner. Specific floodplain construction permitting is required if these areas if developed.
 - Minimum Building Setbacks:
Front: 75' (Deviation from 125')
Side: 20'
Rear: 35'
Internal Lot Setback:
Side: 10' (Deviation from 20')
Rear: 15' against 20' western drainage easement
 - Buffers:
South: Minimum County LDR requirements
North: 5' buffer with 6' high fence
West: 20' western easement with 6' high fence on the project side.
Drainage Retention shall also be fenced.
East: 10' landscape buffer between US Hwy 98 and the proposed 50' cross access easement
 - Security lighting shall be shielded from the neighboring properties in accordance with the requirements of the land development regulations.
 - The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

- NOTES:**
- THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS
 - DRA FINAL CONFIGURATION AND FUNCTION SHALL BE DETERMINED WITH FINAL DESIGN PERMITTING; IT SHALL BE SHOWN ON FINAL PLAT.
 - ANY AND ALL EASEMENTS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON FINAL PLAT.
 - STREET LIGHTING MUST NOT CONFLICT WITH ANY PROPOSED UTILITIES ON SITE.
- PROJECT NOTES:**
- POA TO BE FORMED BY DEVELOPER. POA SHALL BE RESPONSIBLE FOR MAINTENANCE OF SITE IMPROVEMENTS.
 - ALL LOTS REQUIRED TO OBTAIN SEPTIC PERMIT FROM ENVIRONMENTAL HEALTH AT TIME OF BUILDING PERMIT APPLICATION.
 - ALL LOTS REQUIRED TO CONTACT CITY OF BROOKSVILLE FOR WATER CONNECTION.
 - ALL LOTS HAVE BEEN PRE-ENGINEERED FOR MAXIMUM IMPERVIOUS AREA AT 85%.
 - TRACT A IS DRAINAGE RETENTION AREAS, TO BE DEDICATED TO POA.
 - TRACT B IS CROSS PARKING AGREEMENT, TO BE DEDICATED TO POA.

DIGITAL/ELECTRONIC SIGNATURE NOTE:
LARRY G. BOONE, PE, STATE OF FLORIDA, PROFESSIONAL ENGINEER NO. 46470
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LARRY G. BOONE, ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED AS SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LARRY G. BOONE, P.E.
FL PE 49470
EXAMINED AND APPROVED
DATE:

PRO CIVIL 360

CIVIL ENGINEERING / RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES

12 SOUTH MAIN STREET, BROOKSVILLE, FL
34601 PHONE - (852) 593-4255
WWW.PROCIVIL360.COM

SCOTT & SONS
PROPOSED SUBDIVISION
HERNANDO COUNTY FLORIDA
CONDITIONAL PLAT

NO.	DATE	DESCRIPTION	BY
1	02/23/2024	ISSUE PERMIT	AKG
2	07/23/2024	CONDITIONAL PLAT REVISIONS PER CITY IN	AKG
3	07/22/2024	REV FOR ZONING	AKG
4	07/22/2024	REVISION HISTORY	AKG

PMDRAWN BY:	AKG
SCALE:	1"=100'
DATE:	5/29/24
SEC:	15
TWP:	22 S
RANGE:	19 E
JOB NUMBER:	22014
SHEET NO.	1 OF 1