



- LEGEND**
- FEMA 100 YR. FLOODPLAIN
 - APPROXIMATE WETLAND LOCATION
 - EXISTING CONTOUR LINE
 - PARCEL BOUNDARY
 - BUFFERS
 - COMMERCIAL - SELF STORAGE
 - COMMERCIAL - FLEX BUILDINGS
 - WETLAND PROTECTION, DRAINAGE, AND FLOODPLAIN COMPENSATION
 - ACCESS POINT
- SITE DATA**

OWNER: GLEASON ROBERT C. GLEASON JANE T D (KEY 380527)
TH FAMILY INVESTMENT PARTNERSHIP LTD (KEY 201105)

APPLICANT: RICK BLOUNT & COMPANY INC.

PARCEL KEY NO: 380527, & 201105

SECTION/TOWNSHIP/RANGE: 4/235/19E

CURRENT ZONING: CPDP (KEY 380527) & C2 (KEY 201105)

AREA = +/- 14.90 ACRES

PERIMETER BUILDING SETBACKS:

NORTH:	20'
EAST:	35'
WEST (ADJ. TO U.S. HWY. 41):	75'
WEST (REMAINING BOUNDARY):	35'
SOUTH:	20'

BUFFERS:

WEST:	20' LANDSCAPE BUFFER ADJ. TO U.S. HWY. 41
EAST:	20' NATURAL ENHANCED BUFFER - 80% OPAQUE
SOUTH:	20' NATURAL ENHANCED BUFFER - 80% OPAQUE

FEMA FLOODPLAIN:
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C01930, EFFECTIVE DATE OF 2/1/2012, ACCORDING TO THE FIRM PANEL, THE PROJECT AREA CONTAINS AN AREA IN ZONE "A"

FLOOR AREA:

SELF STORAGE	- 120,000 S.F.
FLEX SPACE	- 120,000 S.F.

BUILDING HEIGHT:

SELF STORAGE	- 3 STORIES/45'
FLEX SPACE	- 1 STORY

LAND USE TABLE

LAND USE	ACRES
COMMERCIAL - SELF STORAGE	2.50
COMMERCIAL - FLEX BUILDINGS	8.00
WETLAND PROTECTION, DRAINAGE, FLOODPLAIN COMPENSATION & BUFFERS	4.40
TOTAL:	+/- 14.90

REZONING MASTER PLAN

GLEASON

Coastal Engineering Associates, Inc.
966 Cambridge Boulevard • Brookville, Florida 34001
(813) 763-0200
Firm No. 12-0009142

DATE	KEY	BY	NO.	REVISION

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