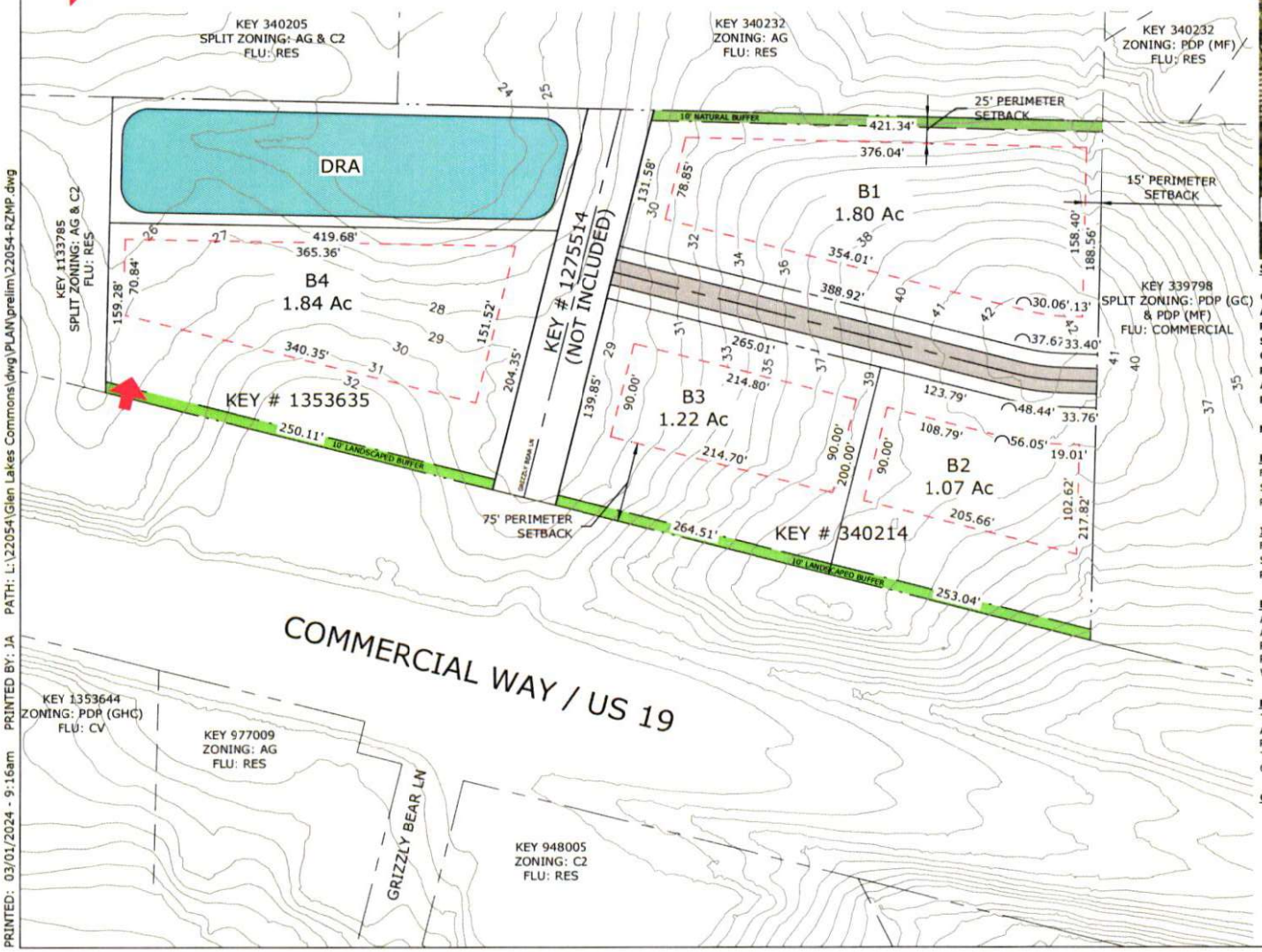
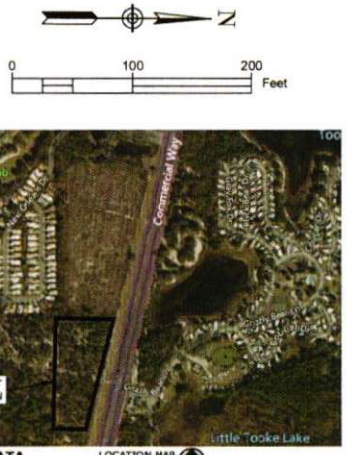
Received
MAR 6 2024
Planning Department
Hernando County, Florida

LEGEND

- DRAINAGE RETENTION AREA (CONCEPTUAL)
- VEGETATIVE BUFFERS
- LANDSCAPE BUFFERS
- ACCESS POINTS

LAND USE TABLE		
LAND USE	ACRES	MAXIMUM SF
COMMERCIAL & ROADS	5.9	115,000
DRAINAGE, BUFFERS, AND OPEN SPACE	1.0	N/A
TOTAL AREA	±6.9	





LOCATION MAP
N.T.S.

SITE DATA

OWNER: GLEN LAKES COMMONS, LLC
APPLICANT: GLEN LAKES COMMONS, LLC
PARCEL KEY NO: 340214 & 1353635
SECTION/TOWNSHIP/RANGE: 24/22S/18E
CURRENT ZONING: AG
PROPOSED ZONING: PDP(GC) W/ C-2 USES
AREA = +/- 6.9 ACRES
PROPOSED No. OF LOTS = 4

MAXIMUM BUILDING HEIGHT= 45'

PERIMETER BUILDING SETBACKS:

FRONT: 75' FROM US-19 (DEVIATION FROM 125')
SIDES: 5'
REAR: 25'

INTERNAL BUILDING SETBACKS:

FRONT: 35'
SIDES: 10'
REAR: 35'

BUFFERS:

A 10' NATURAL VEGETATION BUFFER TRACT WILL BE PROVIDED ALONG THE WESTERN BOUNDARY NORTH OF THE FRONTAGE ROAD. THE BUFFER WILL NOT BE PROVIDED WHERE DRAINAGE RETENTION AREAS WILL BE CONSTRUCTED. ALL OTHER BUFFERS WILL ADHERE TO COUNTY STANDARDS.

FEMA FLOODPLAIN:

THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0166D, EFFECTIVE DATE OF 2/1/2012. ACCORDING TO THE FIRM PANEL, THE PROJECT AREA LIES WITHIN ZONE "X" AN AREA OF MINIMAL FLOODING.

GENERAL NOTES:

1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH THE FINAL ENGINEERING DESIGN.

RUCKER PARCEL
ZONING MASTER PLAN

GLEN LAKES COMMONS

DRAWING SHALL BE VALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

HHH, P.E.
FL. REG. NO. HHH

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DATE	REV. BY/REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
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JOB No. 22054