

SITE DATA
OWNER/APPLICANT:
 ONE HERNANDO LLC, c/o CARDINAL POINT MANAGEMENT LLC
 4488 W. BOY SCOUT BLVD
 SUITE 250
 TAMPA, FL 33607

PARCEL KEY NO.: 394424

SECTION/TOWNSHIP/RANGE: S 04, T 23S, R 21E

AREA = +/- 145.05 ACRES

CURRENT ZONING: PDP (IND)

PERIMETER BUILDING SETBACKS (INCLUSIVE OF VEGETATIVE BUFFERS):

FROM KETTERING ROAD: 75'
 FROM NORTHERN BOUNDARY: 35'
 FROM SOUTHERN BOUNDARY: 20'
 FROM EASTERN BOUNDARY: 35'

LOT BUILDING SETBACKS:

FRONT - 75'
 SIDE - 20'/0' (IF BUILDINGS ARE CONNECTED)
 REAR - 35'

BUFFERS: 35' LANDSCAPE BUFFER ALONG WITHLACOOCHEE STATE TRAIL WITH A MINIMUM OF 20' PROVIDED AT 80% OPACTIV TO BE REACHED WITHIN 3 YEARS OF PLANTING.

MAXIMUM SQUARE FOOTAGE: 2,400,000 SQ FT

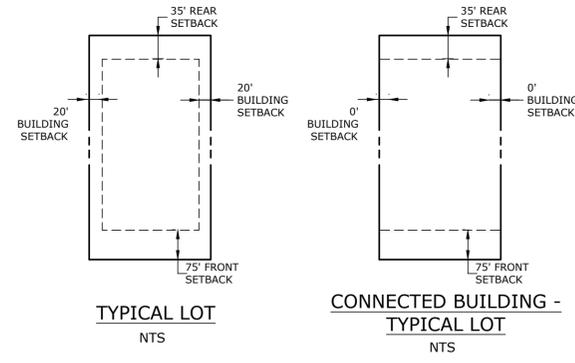
FLOODPLAIN: THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0238D & 1205C0239D, EFFECTIVE 02/02/2012. ACCORDING TO THE FIRM A LARGE PORTION THE PROJECTS EASTERN BORDER IS LOCATED IN ZONE AE, EL 61.3' AND A SMALL ZONE AE, EL 61.4' IS LOCATED CENTRALLY IN THE PROJECT. THERE IS AN EXISTING DRA AT THE PROJECTS NORTH END, ALONG KETTERING ROAD WITH AN AREA OF FLOOD ZONE AE, EL 55.8'

FIRE: FIRE MAIN STUB OUTS WILL BE PROVIDED FOR EACH INDUSTRIAL LOT. FIRE FLOW REQUIREMENTS WILL BE EVALUATED ON FINAL ENGINEERING FOR EACH LOT BASED ON INDUSTRIAL BUILDING REQUIREMENTS.

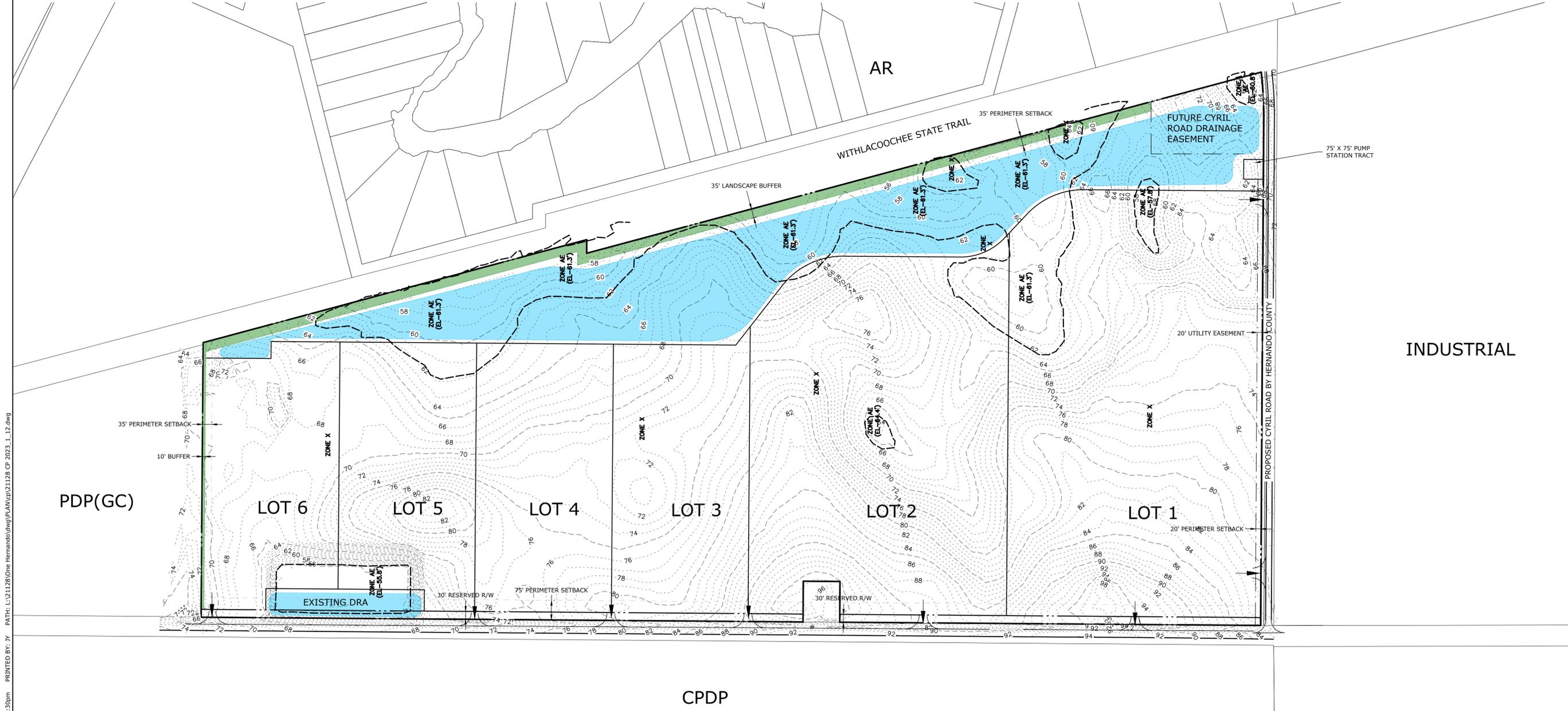
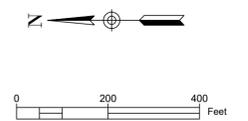
WETLANDS AND/OR SURFACE WATERS ARE PRESENT

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 EASEMENT WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENT OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DRAINAGE RETENTION AREAS (DRA) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.
3. FLOODPLAIN MITIGATION AREAS ARE RERQUIRED, AND THE LOCATION AND SIZE WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN



LAND USE TABLE	
LAND USE	ACRES
INDUSTRIAL	112.88
BUFFERS	3.28
DRAINAGE	26.2
R/W RESERVATION & PUMP STATION	2.83
TOTAL AREA	±145.05



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CONDITIONAL PLAT
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SHEET
1
 21128