

**SITE DATA**  
 OWNER/APPLICANT: ONE HERNANDO LLC, c/o CARDINAL POINT MANAGEMENT LLC  
 4883 V. BOY SCOUT BLVD  
 TAMPA, FL 33607  
 PARCEL KEY NO.: 39424  
 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 METERSIDE ROAD: 75'  
 FROM SOUTHERN BOUNDARY: 30'  
 FROM WESTERN BOUNDARY: 30'  
 FROM EASTERN BOUNDARY: 30'  
 LOT BUILDING SETBACKS:  
 FRONT - 75'  
 SIDE - 20/0' (IF BUILDINGS ARE CONNECTED)  
 REAR - 30'  
 BUFFERS: 30' WILDLIFE BUFFER ALONG WITHALACOCHE STATE TRAIL WITH A MINIMUM OF 20' PROVIDED AT 80% OPACITY TO BE REACHED WITHIN 3 YEARS OF PLANTING.

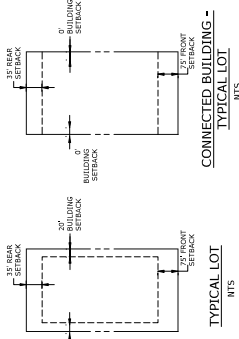
**MAXIMUM SQUARE FOOTAGE: 2,400,000 SQ. FT.**  
**FLOODPLAIN:** THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 17012, ACCORDING TO THE FIRM A LARGE PORTION OF THE PROJECT'S EASTERN BORDER IS LOCATED IN ZONE AE, EL. 61.3' AND A SMALL ZONE AE, EL. 61.3' AND A SMALL ZONE AE, EL. 61.3' ARE LOCATED IN THE PROJECT. THERE IS AN EXISTING DRAINAGE CANAL (DRAINAGE CANAL) ALONG METERSIDE ROAD WITH AN AREA OF FLOOD ZONE AE, EL. 55.8'.

**FIRE:** FIRE MAIN STUB OUTS WILL BE PROVIDED FOR EACH INDUSTRIAL BUILDING FOR EACH LOT BASED ON INDUSTRIAL BUILDING REQUIREMENTS.

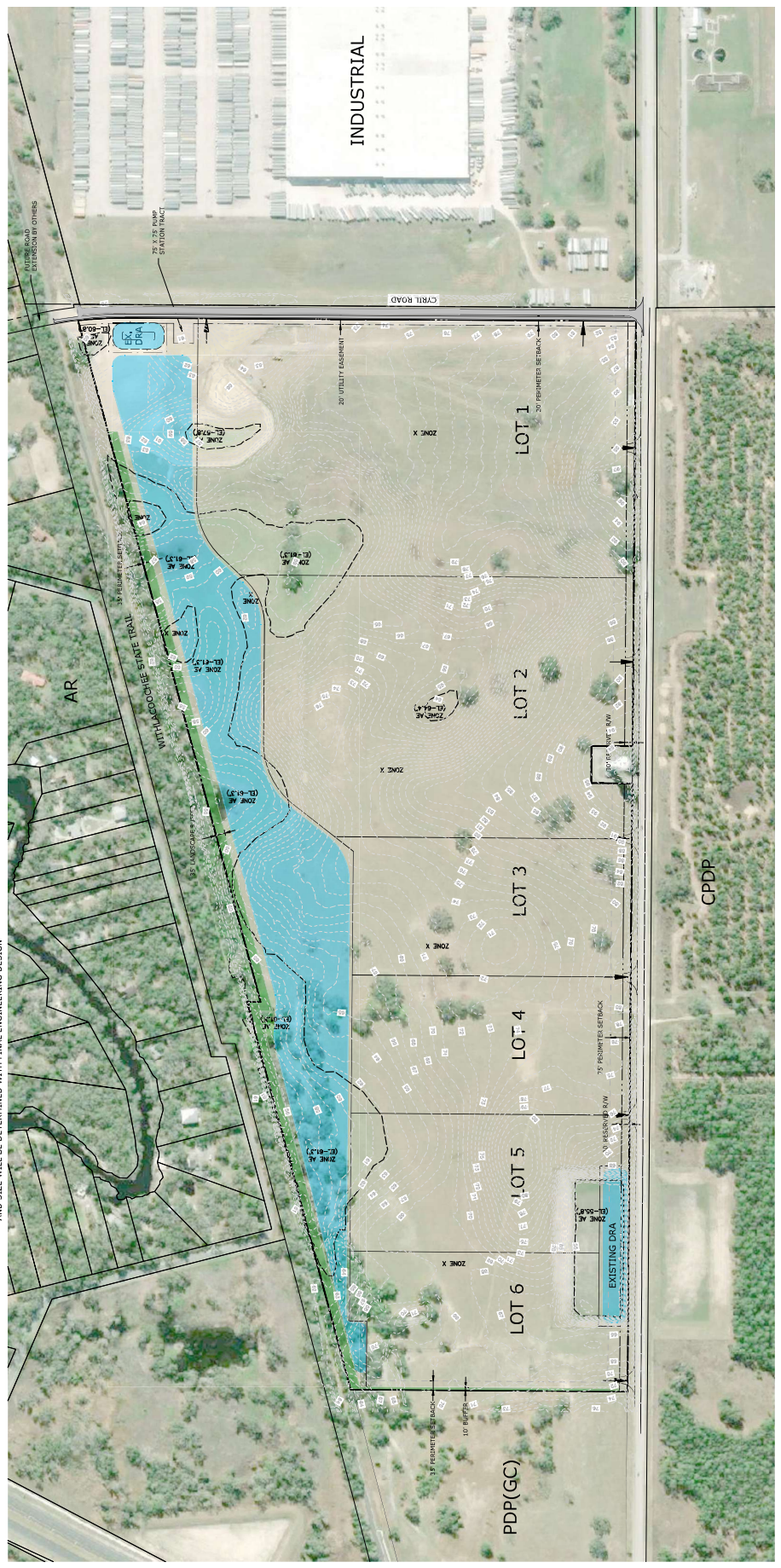
**WETLANDS AND/OR SURFACE WATERS ARE PRESENT**  
 GENERAL NOTES:  
 1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN. ALSO, NOT INTENDED FOR CONSTRUCTION. THE FINAL DESIGN AND CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENT OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.  
 2. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.  
 3. FLOODPLAIN MITIGATION AREAS ARE REQUIRED, 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
<b>TOTAL AREA</b>	<b>±145.05</b>

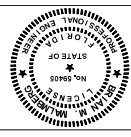


**NOTE: MAXIMUM BUILDING HEIGHT SHALL BE 50'**



**STATEDSIDE LOGISTICS CENTER**

**MASTER PLAN**



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**REVISION**

DATE	KEY	REVISION