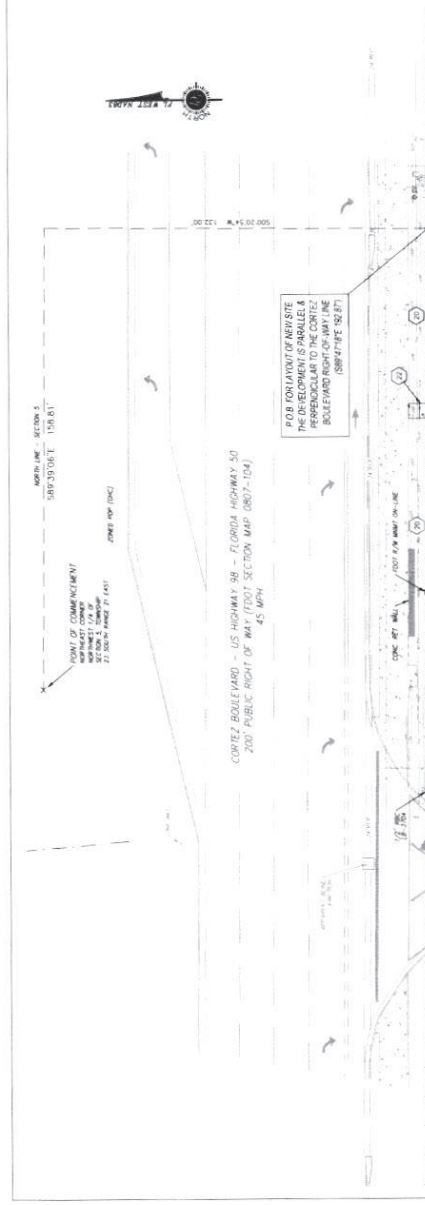


# KEY NOTES:

1. SITE ADDRESS: CORTEZ BOULEVARD BROOKSVILLE, FL
2. P.O.B: 1100 N. STATE ROAD 101 (S. HIGHWAY 58) BROOKSVILLE, FL 34409
3. GRASSY SITE AREA: 31,271 SF (1.7M AC)
4. EXISTING ZONING: PLANNED DEVELOPMENT DISTRICT (PDD)
5. BUILDING FOOTPRINT: 11,000 SF (1.0M AC)
6. CONCRETE DRIVEWAY: 1,000 SF (0.02M AC)
7. CONCRETE SIDEWALKS: 1,000 SF (0.02M AC)
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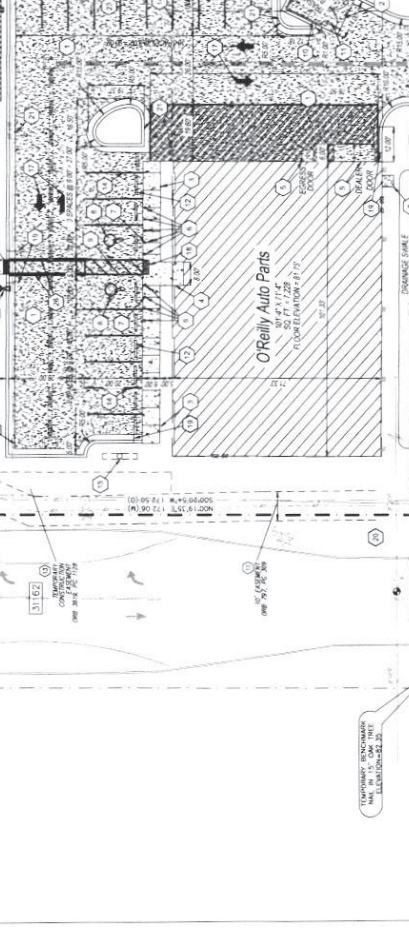


# GENERAL NOTES:

1. THESE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.
2. ALL SITE EMBODIMENTS TO THE GUTTERLINE OF CURB, CONCRETE OR METALLIC EQUIPMENT LOCATED ON THE ROOF SHALL BE SLOTTED IN ACCORDANCE WITH ALL APPLICABLE FRAMED CONSTRUCTION REQUIREMENTS.
3. BUILDING HEIGHT: 10 FT 0 IN.
4. CONTRACTOR TO REPAIR/REPLACE DAMAGED BEYOND PER DETAIL.
5. ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH HENNING COUNTY CODE AND OREILLY CONSTRUCTION SPECIFICATIONS.
6. PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONDUCT LIGHT SURVEY TO VERIFY EXISTING UTILITIES AND TO VERIFY LOCATION AND DEPTH OF ANY POTENTIAL UNDISCOVERED CANALS. CONTRACTOR TO NOTIFY THE PROJECT NUMBER FOR THE SERVICE PROVIDER.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE SERVICE PROVIDER'S SPECIFICATIONS.
8. ALL UTILITIES SHALL BE MAINTAINED AND SHALL COVER AFTER BUSINESS HOURS.
9. ALL DISTURBED AREAS IN THE HOW TO BE SUCCEED.
10. TOTAL NUMBER OF EMPLOYEES: 10 (1) 10 EMPLOYEES PER HOUR (1)

# TRAFFIC STATEMENT:

DESCRIPTION / ITC CODE	UNITS	DAILY	PER HOUR	PER HOUR	TOTAL GENERATED TRIPS
1. AUTOMOBILE TRIPS SALES 442	7.2 ADF	447	43	12	13
TOTAL TRIPS GENERATED: 13					
THE OREILLY AUTO PARTS BROOKSVILLE PROJECT IS AN ALL STORE INTERPRETED TOTAL DAILY TRIPS IS 13 BASED ON THE PROPOSED TRAFFIC VOLUMES OF 13 PER HOUR.					



### SYMBOLS LEGEND

NEW BUILDING CONSTRUCTION

AREA OF CONCRETE

NEW POLE SIGN LOCATION

NEW CONCRETE WHEELSTOP

NEW LIGHT POLE LOCATION

PROPERTY LINE

CENTER LINE

RIGHT-OF-WAY

Stantec

Stantec Consulting Services Inc.  
300 West Paces Boulevard, Suite 500  
Boca Raton, FL 33431  
www.stantec.com  
Tel: 561.997.1234  
Fax: 561.997.1234

PROJECT: NEW OREILLY AUTO PARTS STORE  
BROOKSVILLE, FL #3

DATE: 05.11.2024  
REVISION: 01  
DRAWN: [Name]

### TRAFFIC STATEMENT:

TRAFFIC STATEMENT: 13 TRIPS PER HOUR

DESCRIPTION / ITC CODE UNITS DAILY PER HOUR PER HOUR TOTAL GENERATED TRIPS

1. AUTOMOBILE TRIPS SALES 442 7.2 ADF 447 43 12 13

TOTAL TRIPS GENERATED: 13

THE OREILLY AUTO PARTS BROOKSVILLE PROJECT IS AN ALL STORE INTERPRETED TOTAL DAILY TRIPS IS 13 BASED ON THE PROPOSED TRAFFIC VOLUMES OF 13 PER HOUR.

Craig A. Schneider  
Professional Engineer  
No. 30586  
State of Florida  
Exp. 12/31/2024  
FL LICENSE NO. 5848

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TRAFFIC STATEMENT: 13 TRIPS PER HOUR

DESCRIPTION / ITC CODE UNITS DAILY PER HOUR PER HOUR TOTAL GENERATED TRIPS

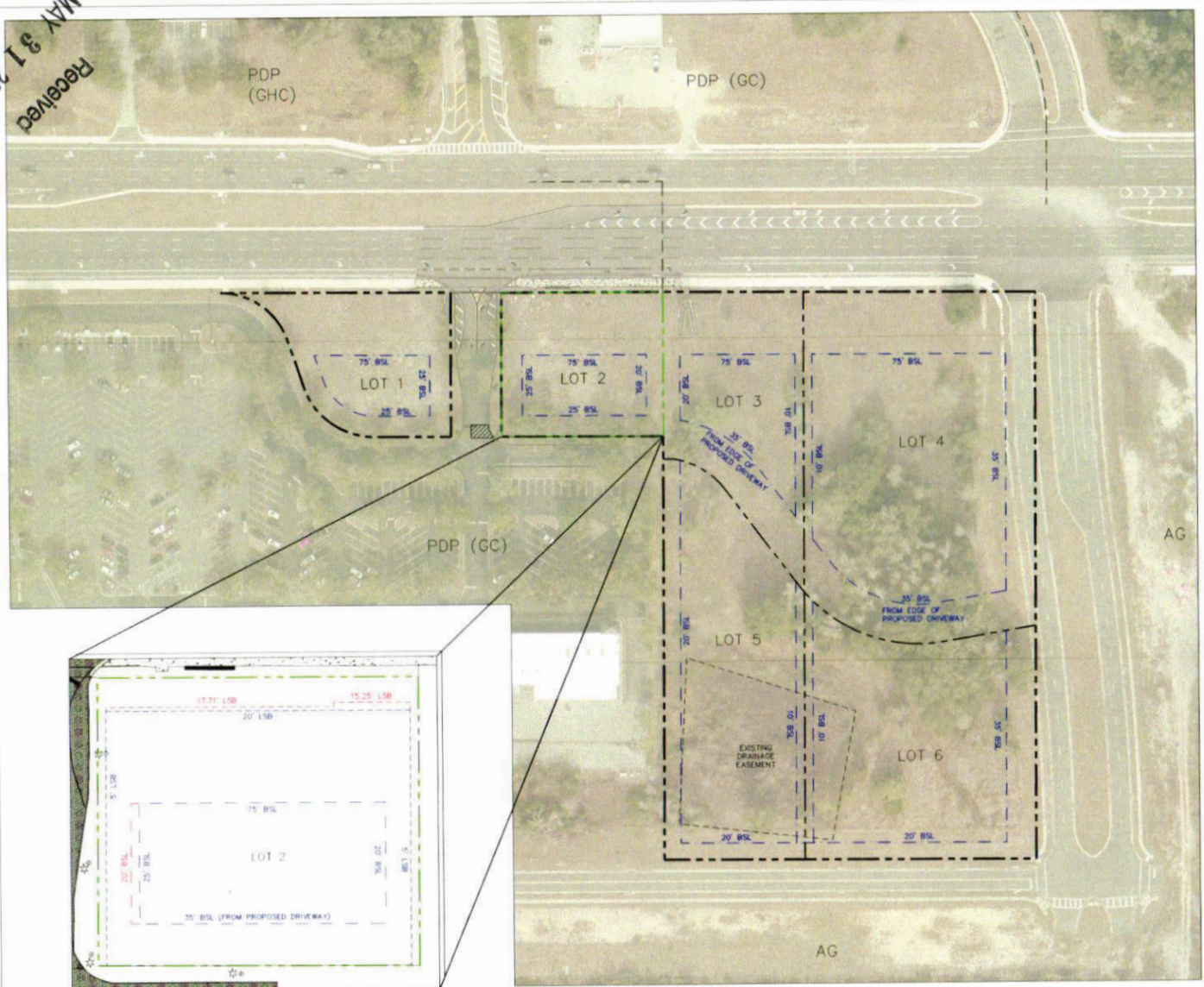
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Received MAY 31 2024  
 Planning Department  
 Hernando County, Florida



PROPOSED LOT 2 SETBACK DEVIATIONS

PREVIOUSLY APPROVED PUD MASTER PLAN (07/13/2007)

**PREVIOUSLY APPROVED PUD MASTER PLAN INFORMATION (07/13/2007)**

**SITE DATA**  
 DEVELOPER: BETH & WENDY CORPORATION  
 P.O. BOX 75127  
 TAMPA, FL 33675-0127  
 PARCEL KEY NOS.: 1145040-1584709 AND 1227504  
 PARCEL AREA = APPROX. 8.28 ACRES +/-  
 LOCATED IN SECTION 5, TOWNSHIP 23 S, RANGE 21 E  
 CURRENT ZONING: PUD (GC)  
 FUTURE LAND USE MAP DESIGNATION: COMMERCIAL & RESIDENTIAL  
 FLOOD INSURANCE RATE MAP (FIRM): COMMUNITY PANEL NO. 120110-0225-B EFFECTIVE APRIL 17, 1994, ZONE "X"  
 NUMBER OF LOTS: 6  
 SETBACKS ARE AS FOLLOWS:  
 FROM STATE ROAD 70 = 75'  
 FROM FUTURE COLLECTOR ROAD = 35'  
 FROM PROPOSED DRIVEWAY = 35'  
 FROM PROJECT BOUNDARY = AS SHOWN

**NOTES:**  
 1. 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.  
 2. DETAILED FINAL CONFIGURATION, FUNCTION, EASEMENT SIZE AND LOCATIONS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON CONSTRUCTION PLANS AND FINAL PLAT.

LAND USE		
USAGE	ACREAGE	BLDG. S.F.
LOT 1	0.73 AC +/-	6,570 SF
LOT 2	0.76 AC +/-	6,840 SF
LOT 3	0.85 AC +/-	7,650 SF
LOT 4	2.12 AC +/-	19,080 SF
LOT 5	1.71 AC +/-	15,390 SF
LOT 6	1.85 AC +/-	16,650 SF
DRIVEWAY (COLLECTOR ROAD)	0.26 AC +/-	-
<b>TOTAL</b>	<b>8.28 AC +/-</b>	<b>72,180 SF</b>

**SITE DATA AND PROPOSED DEVIATIONS FROM PREVIOUSLY APPROVED REQUIREMENTS FOR LOT 2 ONLY**

PARCEL KEY NO.: 114504  
 PARCEL AREA = APPROX. 0.76 ACRES +/-  
 LOCATED IN SECTION 5, TOWNSHIP 23 S, RANGE 21 E  
 CURRENT ZONING: PUD (GC)  
 FUTURE LAND USE MAP DESIGNATION: COMMERCIAL & RESIDENTIAL  
 FLOOD INSURANCE RATE MAP (FIRM): COMMUNITY PANEL NO. 120110-0225-B EFFECTIVE APRIL 17, 1994, ZONE "X"  
 LOT NUMBER: 2  
 SETBACKS:  
 FROM WESTERN PROPERTY = 20' (DEVIATION FROM 25')  
 PARKING:  
 REQUIRED PARKING: 4 SPACES / 1,000 SF BLDG = 47,228 = 29 SPACES  
 PROPOSED PARKING DEVIATION = 20 SPACES (18 STANDARD, 2 ADA)  
 LANDSCAPING:  
 NORTHERN LANDSCAPE BUFFER = 17'11" & 15'43" AT RETAINING WALL (DEVIATION FROM 20')

**NOTES:**  
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- LEGEND:**
- PROPERTY LINE
  - - - LOT 2 PROPERTY LINE
  - - - - EXISTING LANDSCAPE BUFFER
  - - - - PROPOSED LANDSCAPE BUFFER
  - - - - EXISTING BUILDING SETBACK
  - - - - PROPOSED BUILDING SETBACK



**CRAIG A. SCHNEIDER, AIA**  
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 1734 EAST WASHINGTON, SUITE 417  
 SPRINGFIELD, MISSOURI 65704  
 TEL: 417.862.8538  
 FAX: 417.862.3243  
 E-MAIL: ARCHITECT@CRAIGASCHNEIDER.COM

**PROJECT:** NEW O'REILLY AUTO PARTS STORE  
 CORTEZ BLVD  
 BROOKSVILLE, FL #3  
**MASTER PLAN DEVIATION**

**O'Reilly AUTO PARTS**  
 CORPORATE OFFICE  
 235 SOUTH PATTERSON AVENUE  
 (417) 852-2674 TELEPHONE

LOANS # 4281  
 DATE: 08.14.2024  
 BY: STEVEN HALL

P:\05\1712\1712-15-10-17-248 - Layouts - master  
 The "L" (Landscape) layer is locked. If you need to edit the landscape, please contact the designer.

