



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, JR. (KEY 38183)
 APPLICANT: PERMIT INVESTMENT PARTNERSHIP LTD (KEY 201185)
 PARCEL KEY NO: 380527 & 201185
 SECTION/TOWNSHIP/RANGE: 4238/1E
 CURRENT ZONING: CDP (KEY 380527) & CZ (KEY 201185)
 AREA: +/- 14.90 ACRES

PERIMETER BUILDING SETBACKS:

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

BUFFERS:

20' LANDSCAPE BUFFER ADJ. TO U.S. HWY. 41
 20' NATURAL ENHANCED BUFFER - 80% OPEN SPACE
 20' NATURAL ENHANCED BUFFER - 80% OPEN SPACE

FEMA FLOODPLAIN:

THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY 1305030390 EFFECTIVE DATE OF 2/12/2015 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

0
200
400
Feet

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

SHEET 1	REVISION DATE REV. BY REV. NO. _____ _____ _____	REUSE OF DOCUMENT THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGN AS SHOWN IN THIS DOCUMENT IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE, WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.	Coastal Engineering Planning Surveying Environmental Transportation Engineering Associates, Inc. Construction Management 906 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-8423 - Fax (352) 799-8356 FIB-00091142
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REZONING MASTER PLAN

GLEASON