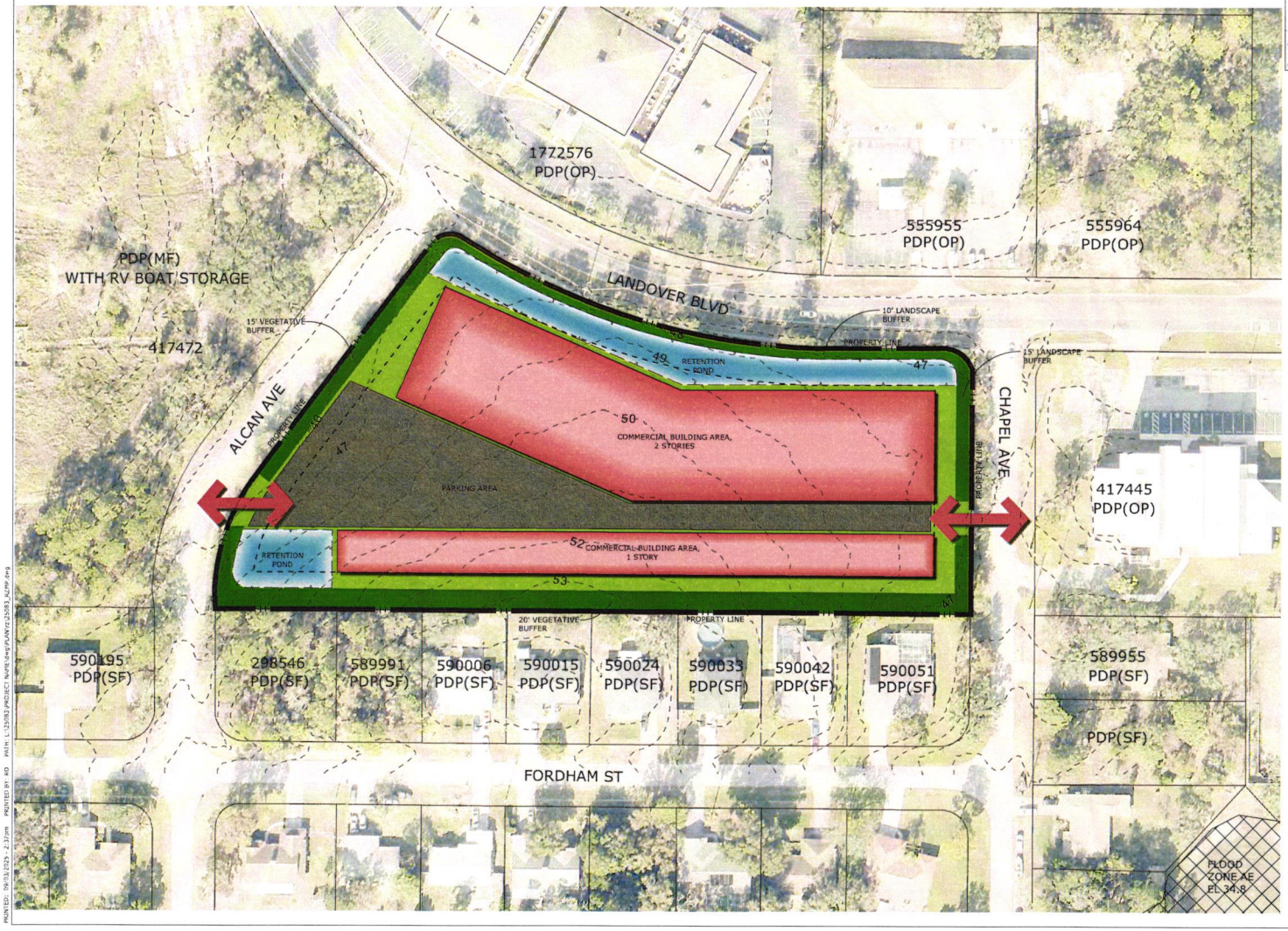
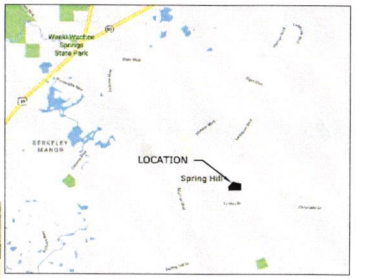
REZONING MASTER PLAN

AFFORDABLE SECURE STORAGE

LAND USE TABLE			
LAND USE	ACRES	COMMERCIAL SQUARE FEET	COMMERCIAL FOOTPRINT AREA
COMMERCIAL BUILDINGS	2.20	135,000	85,000
DRIVEWAY/PARKING	1.00		
DRAINAGE, OPEN SPACE, BUFFER TRACTS	1.00		
TOTAL	±4.2		





LOCATION MAP
N.T.S.

LEGEND

- COMMERCIAL BUILDING AREA
- DRAINAGE AREAS
- OPEN SPACE
- BUFFER TRACTS
- DRIVEWAY & PARKING

SITE DATA
OWNER/APPLICANT:
SOFFRON HOLDINGS, LLC
420 ATLANTIC AVENUE, FLOOR 4
BOSTON, MA 02210

PARCEL KEY NO.: 0417481

SECTION/TOWNSHIP/RANGE: 18/23S/18E

CURRENT ZONING: PDP(GC) WITH C-2 FOR MINI WAREHOUSE AND OUTDOOR STORAGE

PROPOSED ZONING: PDP(GC) WITH C-2 FOR MINI WAREHOUSE

AREA = +/- 4.2 ACRES

PROPOSED USE: MINI-WAREHOUSE/SELF STORAGE

BUILDING SETBACKS:
NORTH 35' (DEVIATION FROM 75', PREVIOUSLY APPROVED)
EAST 20'
WEST 20'
SOUTH 35'

BUFFERS:
LANDOVER BOULEVARD (NORTH) - 10' LANDSCAPE BUFFER
CHAPEL DRIVE (EAST) - 15' LANDSCAPE BUFFER
REAR (SOUTH AD). TO EX. RES.) - 20' VEGETATIVE BUFFER
ALCAN AVENUE (WEST) - 15' VEGETATIVE BUFFER

THE WESTERN AND SOUTHERN BUFFERS SHALL HAVE A MINIMUM HEIGHT OF 5 FEET, A MAXIMUM HEIGHT OF 8', OR AN EVERGREEN HEDGE WITH A MINIMUM HEIGHT OF 5' AT THE TIME OF PLANTING.

FLOOD PLAIN:
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C 0306D EFFECTIVE DATE FEBRUARY 2,2012. THE ENTIRE PARCEL IS WITHIN ZONE X. ZONE X INDICATES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.

FIRE PROTECTION:
FIRE HYDRANTS ARE LOCATED IN THE VICINITY OF THE PROPERTY ON LANDOVER BOULEVARD. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A SUFFICIENT FLOW FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES AND HERNANDO COUNTY.

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 FINAL ENGINEERING DESIGN.

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DATE	REV. BY	REV. NO.	REVISION
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THIS PRINTED TO SCALE. DRAWING SIZE SHALL BE 11" X 17"

SHEET
1

JOB NO. 25083

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