

SITE DATA

OWNER/APPLICANT:
 GLEN LAKES COMMONS
 13904 NORTH BOULEVARD
 TAMPA, FL 33613

PARCEL KEY NO. 00339798

AREA: APPROX. 21.37 ACRES

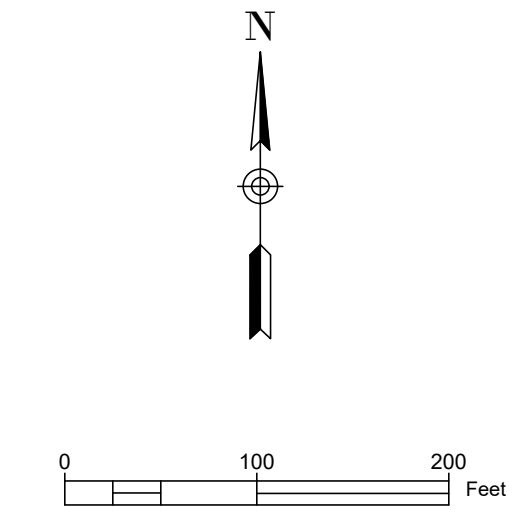
SECTION/TOWNSHIP/RANGE: 13/22S/17E

CURRENT ZONING: PDP (GHC) WITH C-2 USES

PROPOSED NO. OF LOTS: 8 MAXIMUM

LEGEND

- DRA
- SITE SIGN
- DIRECTORY SIGN



PERIMETER BUILDING SETBACKS:
 EAST - 75' (US 19/COMMERCIAL WAY) (DEVIATION FROM 125')
 NORTH/SOUTH - 20'
 WEST - 45' (LOT 2 - 100')

BUFFERS: 30' NATURAL VEGETATION WHERE SHOWN ON THE REZONING MASTER PLAN.

INTERNAL BUILDING SETBACKS:
 FRONT - 35'
 SIDE - 10'
 REAR - 15'

FEMA FIRM COMMUNITY PANELS: FEMA PANEL 12053C 0158D, EFFECTIVE DATE OF FEBRUARY 2, 2012. ONE VERY SMALL AREA OF ZONE AE IS LOCATED ON THE PROPERTY. ZONE AE IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.

WETLANDS: NO WETLANDS ARE LOCATED ON THE PROPERTY.

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

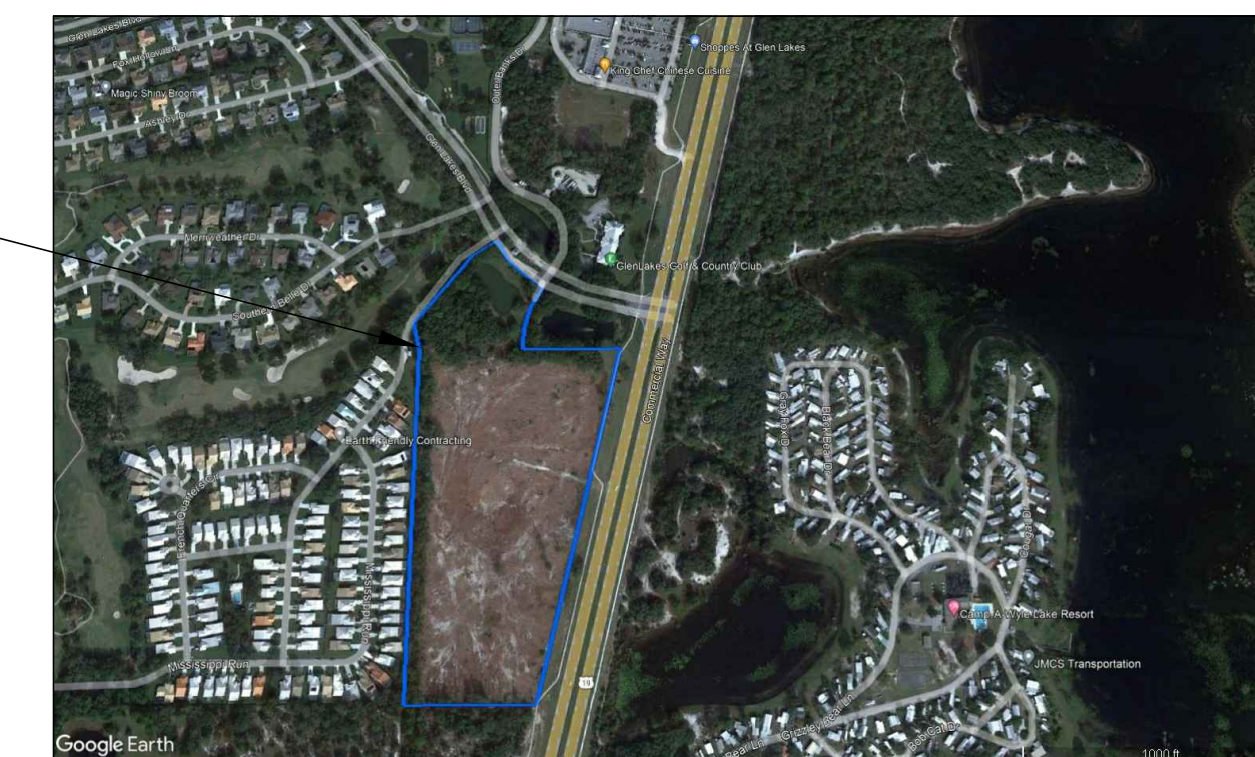
GENERAL NOTES:

- 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.
- DRAINAGE RETENTION AREAS (DRA) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.
- HOTELS LOCATED WITHIN 100' OF RESIDENTIAL PROPERTY LINE WILL ADHERE TO THE RESIDENTIAL PROTECTION STANDARDS.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	012°08'54.74"	500.00	106.02'	105.82'	S06°45'41.47"W
C2	007°23'09.90"	500.00	64.46'	64.41'	S09°08'33.89"W
C3	005°37'50.43"	400.00	39.31'	39.29'	S02°38'03.72"W

LAND USE TABLE				
LAND USE	ACRES	LOTS	DENSITY	UNITS
COMMERCIAL LOTS	11.56	7	180,000 SF	
CONGREGATE CARE FACILITY	3.40	1		210
ROAD RIGHT-OF-WAY	1.95			
PRESERVED VEGETATION	0.98			
DRAINAGE	3.50			
TOTAL	21.4	8	180,000 SF	210

PROJECT LOCATION



PRINTED: 09/22/2022 - 3:37pm
 PRINTED BY: JY
 PATH: L:\21093\Glen Lakes Commons\dwg\PLAN\cp\21093_CP_REV1.dwg

CONDITIONAL PLAT
 GLEN LAKES COMMONS

REUSE OF DOCUMENT
 THIS DOCUMENT IS COMPOSED OF THE
 INDIVIDUAL SERVICES OF THE
 PROFESSIONAL ENGINEER, SURVEYOR,
 ENVIRONMENTAL ENGINEER, TRANSPORTATION
 ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE
 USED, IN WHOLE OR IN PART FOR
 ANY OTHER PROJECT WITHOUT THE
 WRITTEN AUTHORIZATION OF COASTAL
 ENGINEERING ASSOCIATES, INC.
 DRAWING INVALID UNLESS SIGNED, DATED
 & SEALED BY REGISTERED PROFESSIONAL

Engineering
 Surveying
 Environmental
 Transportation
Coastal
 engineering associates, inc.
 966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

REVISION
 DATE
 REV. BY/REV. NO.

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"