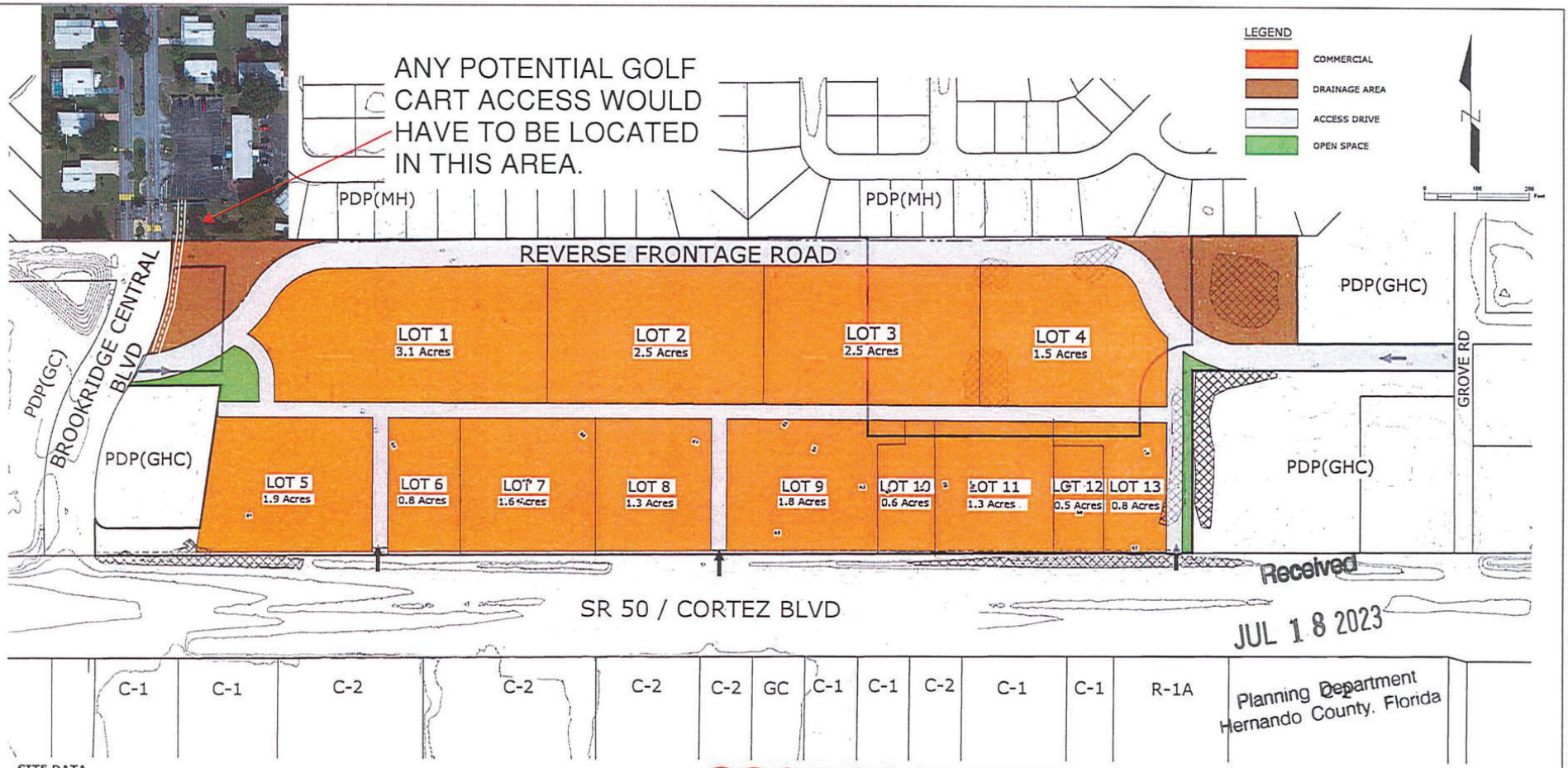

Received
JUL 18 2023
Planning Department
Hernando County, Florida

SITE DATA

Owner/Applicant:
AWN Spring Hill, LLC.
3715 Northside Pkwy NW; Suite 4-515
Atlanta, GA 30327

Parcel Key No. 00419372, 1246618, 00346478

Area: 28.5 - acres

Section/Township/Range: 27/22S/18E

Requested Zoning: PDP (GHC)

Proposed No. of Lots: 11

Perimeter Setbacks:
- North: 100' (loading dock); 75' building
- East: 20'
- West: 20'
- South: 50'

Commercial Lot Setbacks:
- Front: 30'
- Side: 0' with 15' between buildings
- Rear: 25'

FEMA FIRM Community Panels: FEMA Panel 12053C0186D, effective date of February 2, 2012.

Wetlands:

Fire Protection: To be addressed during the Conditional Plat phase.

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 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.
2. Drainage Retention Areas (DRA) are conceptually located. The actual size and location will be determined with final engineering design.
3. 10' cart path access from Brookridge to the commercial campus will be determined in coordination with County Engineer.

1. Front Buffer for commercial lots reduced from 35' to 20'.

2. Around the perimeter of parking lots/pavements: A vegetative buffer at least five (5) feet in width shall abut the perimeter of parking lots/pavements. (Requesting deviation from 5' to 2.5')

3. Requesting deviation from 400 sf landscape island every 10 parking spaces to 166.5 sf.

LOCATION MAP

ZONING MASTER PLAN
H-22-05

PARCEL KEY 419372

Coastal

REUSE OF DOCUMENT

REVISION

SHEET 1

21129