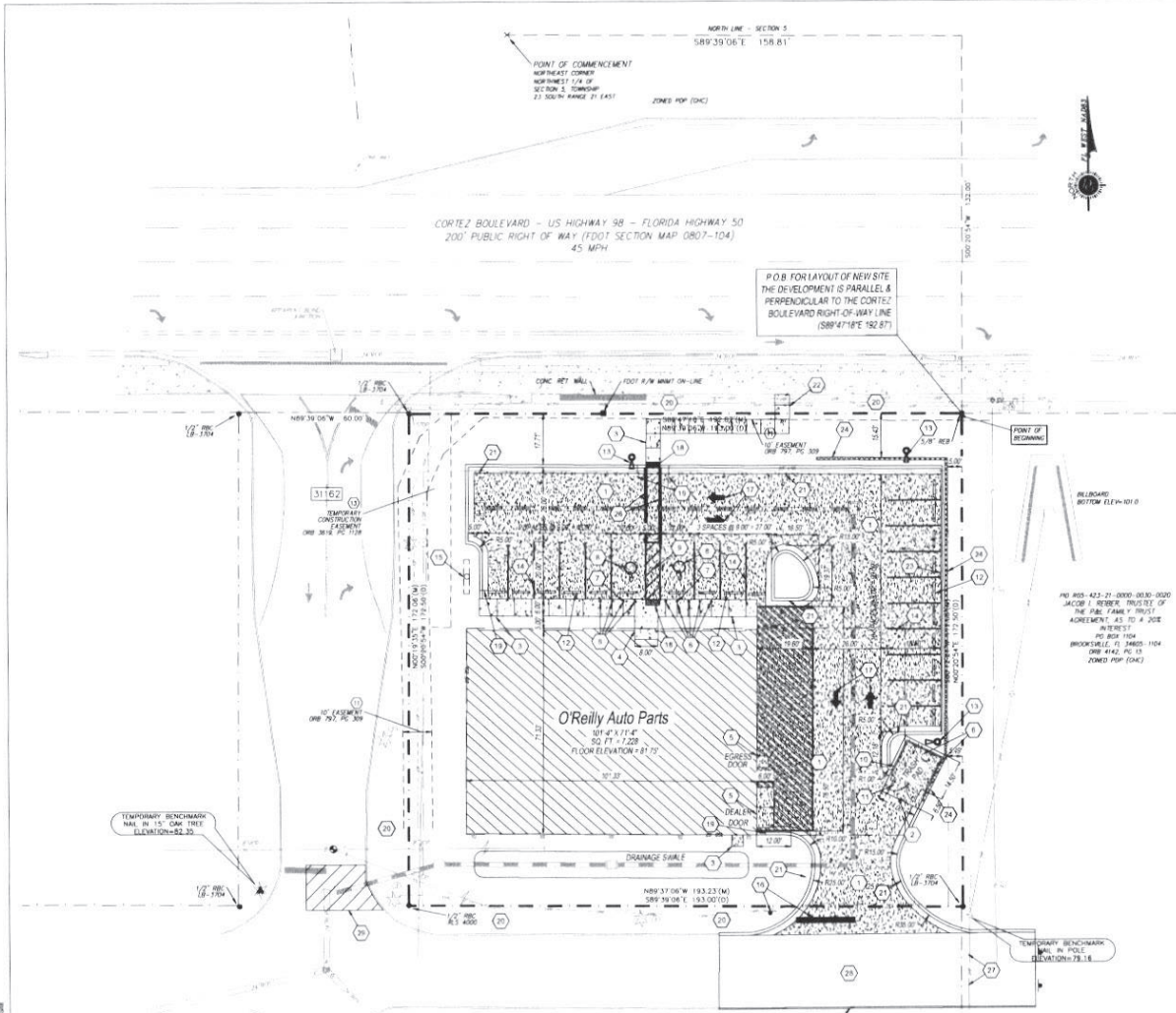


File: 17-02121-01-001.dwg  
 User: jason  
 Date: 5/1/2024 2:52:45 PM  
 Plot: 17-02121-01-001.dwg  
 Title: 17-02121-01-001-01.dwg



**KEY NOTES:**

- CONCRETE PAVING:** REFER TO DETAILS 3 & 6 & 6A.
- CONCRETE DUMPSTER PAD:** REFER TO DETAIL 36A.
- CONCRETE SIDEWALK:** REFER TO DETAILS 5, 8 & 19C.
- REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.
- CONCRETE DOOR LANDING:** REFER TO DETAILS 15C & STRUCTURAL DETAILS. RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED.
- STEEL BOLTING:** REFER TO DETAILS 12C, 17C, PROVIDE (1) AT 1' MAX. SP, (5) AT 1' MAX. FROM DOOR. REFER TO STRUCTURAL PLAN FOR LOCATION.
- HANDICAP PARKING SIGN:** REFER TO DETAIL 40C.
- HANDICAP PARKING SYMBOL:** REFER TO DETAIL 40C.
- HANDICAP ACCESS UNLOADING ZONE:** SLOPE 2% MAX. 14'7" WIDE AND STRIPS ASH COMPLIANT.
- DUMPSTER ENCLOSURE:** PER DETAIL 36B.
- APPROVED ACCESS DRIVE:** REFER TO DETAIL 36C.
- CONCRETE GATE STOP:** TO SET LEVEL WITH PAVING. REFER TO DETAIL 78C.
- PARKING LOT LIGHTING:** REFER TO UTILITIES SITE PLAN PER MEP FOR LOCATION AND TYPE.
- STRIPING:** PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN (THERMOPLASTIC).
- SIGN LOCATION:** SIGN FURNISHED AND INSTALLED BY OWNER. REFER TO SITE STORAGE PLANS FOR DETAILS.
- SLOP SIGN AND PANEL MARKINGS:** PER FOOTING INDEX 17.1-2011 SIGN B-E 1-28 3/4" 24" WIDE WHITE STOP BAR (THERMOPLASTIC).
- DIRECTIONAL ARROWS/STRIPING:** REFER TO DETAIL 36C (THERMOPLASTIC).
- TRUNCATED DORMER:** INSTALL TRUNCATED DORMER PER FOOTING INDEX 132-002.
- ROLL DOWN CURB:** TURNOUTS AND ROLL DOWN CURB WHERE INDICATED. ROLL DOWN AT 1:2.
- RESTORATION:** DISTURBED AREAS OFF SITE AND IN THE HIGHWAY TO BE SAVED IN PER FOOTING SPECIFICATIONS.
- CONCRETE CURB:** REFER TO DETAIL 13C.
- CONCRETE SIDEWALK:** REFER TO DETAIL 5.
- CONCRETE CURB:** REFER TO FOOTING INDEX 132-001.
- RETAINING WALL:** TYPE OF RETAINING WALL BLOCK/RAINING WALL WITH ALUMINUM GUIDELINE. GENERAL PER FOOTING INDEX 513-001. CONTRACTOR TO PROVIDE ENGINEERED SIGNED AND SEALED SHOP DRAWINGS FOR APPROVAL.
- PAVEMENT MARKINGS (LOADING ZONE):** 9" WHITE 45 DEGREE CORNER STRIPING (THERMOPLASTIC).
- PEDESTRIAN SIDEWALK STRIPING:** 12" WHITE PER FOOTING INDEX 717-001 (THERMOPLASTIC).
- END OF ROADWAY SIGN:** INSTALL 2045 R-1 REFLECTIVE MARKER FOR END OF ROADWAY SIGN PER MUTCD STANDARDS.
- HEAVY DUTY ASPHALT PAVEMENT:** REFER TO DETAILS 10C AND 11C.
- POTENTIAL PAVEMENT RESTORATION:** RESTORATION AS NEEDED TO CONNECT TO EXISTING MASTER SEWER/WATER SYSTEM. PER FOOTING SPECIFICATIONS.

**SITE DATA TABLE:**

NO.	DESCRIPTION	AMOUNT	PERCENT
1	SITE ADDRESS	CORTEZ BOULEVARD, BROOKSVILLE, FL	
2	PO NO.	HS-423-21-0000-0030-0022	
3	GROSS SITE AREA	33,271 SF (0.76 AC)	
4	EXISTING ZONING	PLANNED DEVELOPMENT DISTRICT (PDD)	
5	BUILDING SETBACKS REQUIRED:		
	FRONT - 75' (CORTEZ BLVD / STATE ROAD 98 / US HIGHWAY 98)		
	SIDE - 20' (COMMERCIAL)		
	SIDE - 10' (FROM EXISTING DRIVEWAY/PROPERTY LINE)		
	REAR - 35.00' (FROM EXISTING DRIVEWAY/PROPERTY LINE)		
	REAR - 35.00' (FROM EXISTING DRIVEWAY/PROPERTY LINE)		
6	SITE AREA EXISTING:		
	TOTAL IMPERVIOUS AREA	0 SF	0.0%
	PERVIOUS AREA	33,271 SF	100.0%
	POND AREA	0 SF	0.0%
	GROSS SITE AREA	33,271 SF	100.0%
7	SITE AREA PROPOSED:		
	ROOF AREA	7,228 SF	21.7%
	PAVEMENT AREA	14,974 SF	44.9%
	PERVIOUS AREA	11,069 SF	33.3%
	TOTAL AREA	33,271 SF	100.0%
8	FLOOR AREA RATIO	7,228 / 33,271 = 0.217 (21.7%)	
9	PARKING REQUIREMENTS		
	4 STALLS PER 1,000 SF OF GROSS FLOOR AREA	26 SPACES	
	PARKING SPACES REQUIRED	26 SPACES	
	PARKING SPACES PROVIDED	26 SPACES	
	REGULAR PARKING	24 SPACES	
	HANDICAP	2 SPACES	
	TOTAL PARKING SPACES PROVIDED	26 SPACES	
10	FLOOD ZONE:		
	ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 17060C0200 EFFECTIVE DATE: FEBRUARY 2, 2012, THE SUBJECT PROPERTY LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.		
11	THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.		
12	PER GEOTECHNICAL REPORT, SEASONAL HIGH GROUNDWATER IS ESTIMATED AT 1.0 FEET BELOW EXISTING GROUND ELEVATION.		
13	ALL MECHANICAL EQUIPMENT LOCATED ON THE ROOF SHALL BE SCHEDULED IN ACCORDANCE WITH ALL APPLICABLE HERNANDO COUNTY REQUIREMENTS.		
14	BUILDING HEIGHT	18 FT. 0 IN.	

**GENERAL NOTES:**

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY SET-ALL INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- ANY EXISTING SIDEWALK IN DISPAIR TO BE REPAIRED.
- CONTRACTOR TO REPAIR/REPLACE DAMAGED SIDEWALK PER DETAIL 10C.
- SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH HERNANDO COUNTY, FOOT AND O'REILLY CONSTRUCTION SPECIFICATIONS.
- PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, HANDICAPPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION. SHOULD ANY POTENTIAL CONFLICT BE DISCOVERED, GENERAL CONTRACTOR TO CORRECT IT. THE O'REILLY PROPERTY ADMINISTRATION BEFORE PROCEEDING.
- ALL RADI EQUAL 1:77 UNLESS NOTED OTHERWISE.
- DELIVERIES ARE MANAGED BY O'REILLY AND WILL OCCUR AFTER BUSINESS HOURS.
- ALL DISTURBED AREAS IN THE HOW TO BE SODDED.
- TOTAL NUMBER OF EMPLOYEES: 8 (12 EMPLOYEES PER 5000).

**SYMBOLS LEGEND**

REFER TO SURVEY FOR EXISTING CONDITION 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

**TRAFFIC STATEMENT:**

PROPOSED TOTAL TRIPS GENERATED

DESCRIPTION / ITE CODE	UNITS	TOTAL GENERATED TRIPS		
		DAILY	PM PEAK	PM IN / PM OUT
AUTOMOBILE PARTS SALES MK3	7.2 SF	447	43	13
THE O'REILLY AUTO PARTS BROOKSVILLE 43 RETAIL STORE ANTICIPATED TOTAL DAILY TRIPS IS 447 BASED ON THE PROPOSED RETAIL AREA OF 7,228 SF				

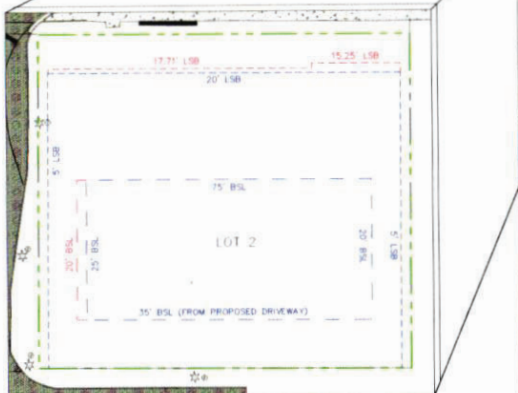
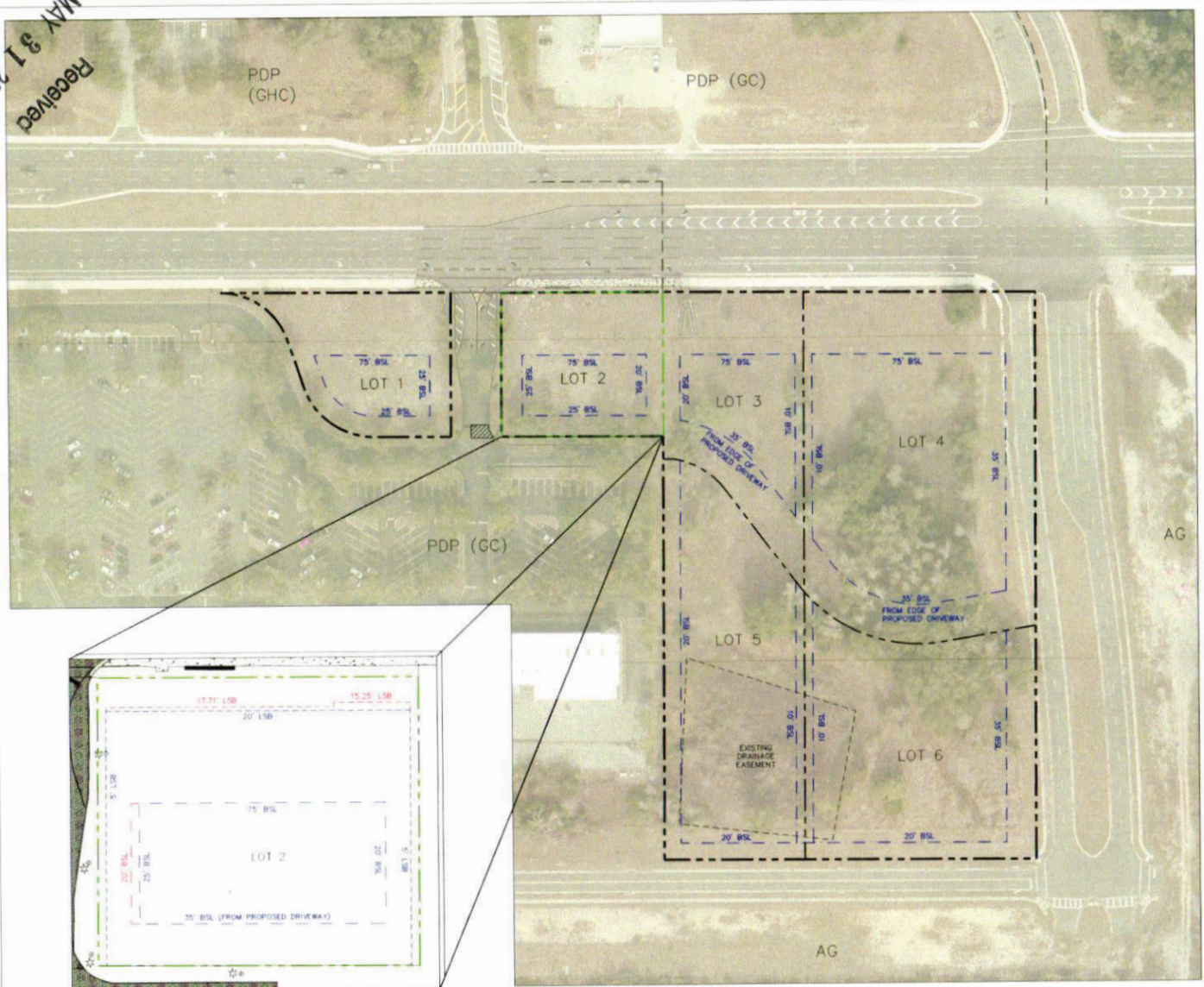


**CRIG A. SCHNEIDER, AIA**  
**ARCHITECT**  
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 Tel: 412.842.2845  
 e-mail: architect@microstarchitect.com  
**PROJECT:**  
**NEW O'REILLY AUTO PARTS STORE**  
**CORTEZ BLVD**  
**BROOKSVILLE, FL #3**  
**SITE DEVELOPMENT PLAN**

**O'Reilly AUTO PARTS**  
 CORPORATE OFFICE  
 2120 W. WYOMING AVE  
 SPRINGFIELD, MISSOURI 65802  
 (417) 862-2674 TELEPHONE

COMM # 4783  
 DATE: 05.13.2024  
 REVISION  
 DATE:

Planning Department  
 Hernando County, Florida  
 Received  
 MAY 31 2024



**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, 1184709, AND 1221504  
 PARCEL AREA = APPROX. 8.28 ACRES +/-  
 LOCATED IN SECTION 9, TOWNSHIP 23 S, RANGE 21 E  
 CURRENT ZONING (FOR LDC):  
 FUTURE LAND USE MAP DESIGNATION: COMMERCIAL & RESIDENTIAL  
 FLOOD INSURANCE RATE MAP (FIRM):  
 COMMUNITY PANEL NO. 120110 0225 B EFFECTIVE APRIL 17, 1994, ZONE "V"  
 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. DRA 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	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 9, TOWNSHIP 23 S, RANGE 21 E  
 CURRENT ZONING (FOR LDC):  
 FUTURE LAND USE MAP DESIGNATION: COMMERCIAL & RESIDENTIAL  
 FLOOD INSURANCE RATE MAP (FIRM):  
 COMMUNITY PANEL NO. 120110 0225 B EFFECTIVE APRIL 17, 1994, ZONE "V"  
 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 = 17.71' & 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



Stantec Consulting Services Inc.  
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 Charlotte, North Carolina 28209  
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 Certificate of Authorization #27014  
 N. Lic. # 410-028076

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

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**O'Reilly AUTO PARTS**  
 CORPORATE OFFICE  
 233 SOUTH PATTERSON AVE  
 (417) 882-2674 TELEPHONE

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LICENSE # 4781  
 DATE: 08.11.2024  
 BY: STEVEN HALL

FILED: 08/11/2024 10:58:12 AM - LARRY JAMES  
 1145040, 1184709, 1221504 - BETH & WENDY CORPORATION  
 THE CLERK OF THE COUNTY OF HERNANDO, FLORIDA

