

SITE DATA AND PROJECT DESIGN CRITERIA:

	EXISTING	PROPOSED	COMMENTS
ZONING	R1A	PDP(GC)	SEE REZONING APPLICATION
LAND USE	RESIDENTIAL	COMMERCIAL	SEE LAND USE AMENDMENT APPLICATION
SITE AREA	4.86 AC MOL	4.86 AC MOL	(211,856 SF)
BLDG. AREA	0 SF	10,640 SF	
F.A.R.	0	0.05	(0.25 MAX)
I.S.R.	0	0.21	(44,000 SF PROPOSED)

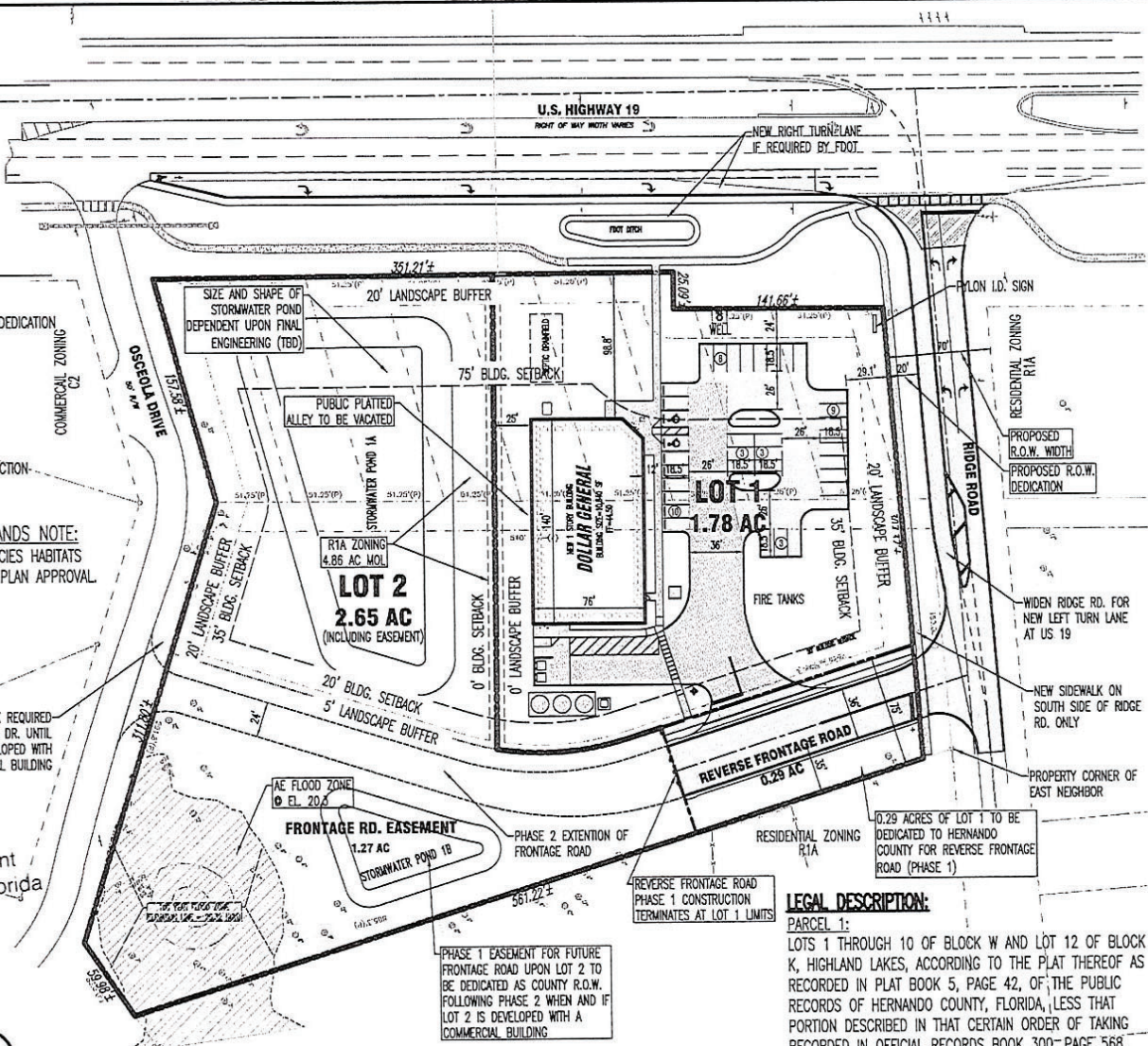
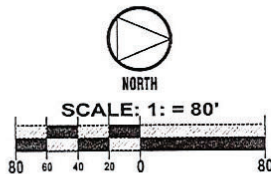
	LDC REQUIRED	PDP PLAN (MIN.) PROVIDED	COMMENTS
SETBACKS:			
N	35 FT	35 FT	
W	125 FT	75 FT	REDUCED DUE TO REQUEST FOR REAR FRONTAGE RD. ROW DEDICATION MEASURED TO LOT 2
S	0 FT	25 FT	MEASURED TO LOT 2
E	35 FT	20 FT	MEASURED TO FRONTAGE ROAD RIGHT OF WAY
BUFFERS:			
N	20 FT	20 FT	
W	20 FT	20 FT	
S	5 FT	5 FT	MEASURED TO LOT 2
E	5 FT	5 FT	MEASURED TO FRONTAGE ROAD RIGHT OF WAY
FRONTAGE:	50' R.O.W.	0' R.O.W.	REQUESTING WAIVER FOR PARTIAL FRONTAGE ROAD CONSTRUCTION
PARKING:	1 / 250 SF	1 / 300 SF	REQUESTING PARKING RATE REDUCTION

FLOOD ZONE NOTE:
THE PARCEL APPEARS TO FALL WITHIN FLOOD ZONE "AE & X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP 12053C, COMMUNITY PANEL NUMBER 0162 E, MAP REVISED 01/15/2021. ZONE AE HAS A BASE FLOOD ELEVATION OF 20.3' (N.A.V.D. 88).

NATURAL FEATURES AND WETLANDS NOTE:
ALL WETLANDS AND PROTECTED SPECIES HABITATS SHALL BE DELINEATED DURING SITE PLAN APPROVAL.

PLATTING NOTE:
PROPOSED LOT LINES, EASMENTS, ALLEY VACATION AND R.O.W. SHOWN TO BE DEDICATED SHALL BE SUBJECT TO FINAL PLAT AND ENGINEERING DESIGN.

Received
JUN 26 2023
Planning Department
Hernando County, Florida



PARCEL IDS:

R25 222 17 2460 00W0 0050	KEY: 00086212
R25 222 17 2460 00W0 0030	KEY: 00086203
R25 222 17 2460 00W0 0020	KEY: 00086196
R25 222 17 2460 00W0 0010	KEY: 00086187
R25 222 17 2460 00K0 0120	KEY: 00085142

LEGAL DESCRIPTION:
PARCEL 1:
LOTS 1 THROUGH 10 OF BLOCK W AND LOT 12 OF BLOCK K, HIGHLAND LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 42, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS THAT PORTION DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 300, PAGE 568, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
PARCEL 2:
TOGETHER WITH THAT CERTAIN ALLEY LYING ADJACENT TO AND BETWEEN LOTS 1 THROUGH 10 OF BLOCK W AND LOT 12 OF BLOCK K, HIGHLAND LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 42, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Project No.	AS SHOWN	Date	05/07/23
Scale	ASF	Scale	ASF
Designer	AVF	Engineer	SAL
Checker	AVF	Engineer	SAL
Reviewer	AVF	Engineer	SAL

Professional Engineer No. 50003
STATE OF FLORIDA
Professional Seal No. 11, No. Exp.

TERAMORE DEVELOPMENT, INC.
LA Civil, Inc.
Engineering Business License # 0002995
Clearwater, Florida 33755-1649
Phone: 727-446-9000

DOLLAR GENERAL
SEC COMMERCIAL WAY AND RIDGE RD.
HERNANDO COUNTY, FL

PLANNED DEVELOPMENT PLAN

PROJECT TITLE
SHEET TITLE

SHEET No.
PDP.1