



**SITE DATA**

PARCEL KEY	01695419
PARCEL #	R29 223 17 2608 0000 0031
FUTURE LAND USE	RESIDENTIAL
PROPOSED FUTURE LAND USE	COMMERCIAL CONSERVATION
CURRENT ZONING	AGRICULTURAL (AG)
PROPOSED ZONING	PLANNED DEVELOPMENT PROJECT- GENERAL COMMERCIAL (PDP-GC) WITH SPECIFIC C2 USE*, (CV) CONSERVATION
FLOOD INFORMATION	FLOOD ZONES AE AND X (PANEL 12053CD284E)

\*SPECIFIC USE TO INCLUDE AUTOMOBILE COLLISION CENTER AND OUTDOOR STORAGE

**NOTES:**

THIS PDP-MF MASTER PLAN IS BASED ON A CONCEPTUAL PLAN THAT IS SUBJECT TO CHANGE PENDING FINAL ENGINEERING DESIGN, PERMITTING, AND REGULATORY AGENCY APPROVALS. WETLANDS SHOWN ON THIS MASTER PLAN HAVE BEEN ESTIMATED IN A DESKTOP EVALUATION AND ARE SUBJECT TO CHANGE PENDING A JURISDICTIONAL DELINEATION. PROJECT ACCESS POINT ALLOWS A TREE-LINED ENTRANCE AND IS CONSISTENT WITH SECTION 10-21(a)(3) LANDSCAPE. OUTDOOR STORAGE AREAS MAY CONTAIN BOTH COVERED AND UN-COVERED SPACES

**DEVELOPMENT INFORMATION**

DESCRIPTION	ACRES	SQUARE FT.
TOTAL SITE AREA	13.6	
ESTIMATED WETLANDS	4.6	
ESTIMATED NET DEVELOPABLE AREA	9.0	
ESTIMATED OPEN SPACE	10%	
ESTIMATED COMMERCIAL SF (PARCEL1)		30,000
ESTIMATED OUTDOOR STORAGE (PARCEL1)	1 AC (MAX)	

**DEVELOPMENT STANDARDS AND SETBACKS**

DESCRIPTION	FEET
FRONT YARD SETBACK/ FRONT BUILDING SETBACK	35'
SIDE YARD SETBACK/ SIDE BUILDING SETBACK	20'
REAR YARD SETBACK/ REAR BUILDING SETBACK	35'
MAXIMUM BUILDING HEIGHT	60'
PERIMETER LANDSCAPE BUFFER (UPLAND AREAS)	15'

**TITLE**  
OSOWAW PARCEL  
MASTER PLAN

**LOCATION**  
HERNANDO COUNTY, FLORIDA

**PREPARED FOR**  
**RV RAYSOR**  
Ventures LLC  
ROAD SERVICE & SERVICE SOLUTIONS / P.O. BOX 234884 / FLORIDA / 34607 / (813) 842-9090

**SITE DATA**  
TOTAL SITE = ± 13.6 AC  
UPLAND = ± 4.6 AC  
WETLAND = ± 9.0 AC

Received  
**JUN 07 2023**  
Planning Department  
Hernando County, Florida

**CONCEPT PLAN DISCLAIMER**  
THIS PLAN IS CONCEPTUAL AND WAS CREATED USING VARIOUS AVAILABLE INFORMATION SOURCES. THE FINAL YIELD AND LOCATION OF DESIGN ELEMENTS SHOWN ON THIS PLAN MAY CHANGE WITH FINAL ENGINEERING AND THROUGHOUT THE APPROVAL PROCESS. FORWARD PLANNING AND DESIGN DOES NOT WARRANT THIS PLAN.

PREPARED BY:  
  
NORTH

**Forward**  
Planning & Design



SCALE:  
DATE: 06/06/23