

SITE DATA AND PROJECT DESIGN CRITERIA:

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

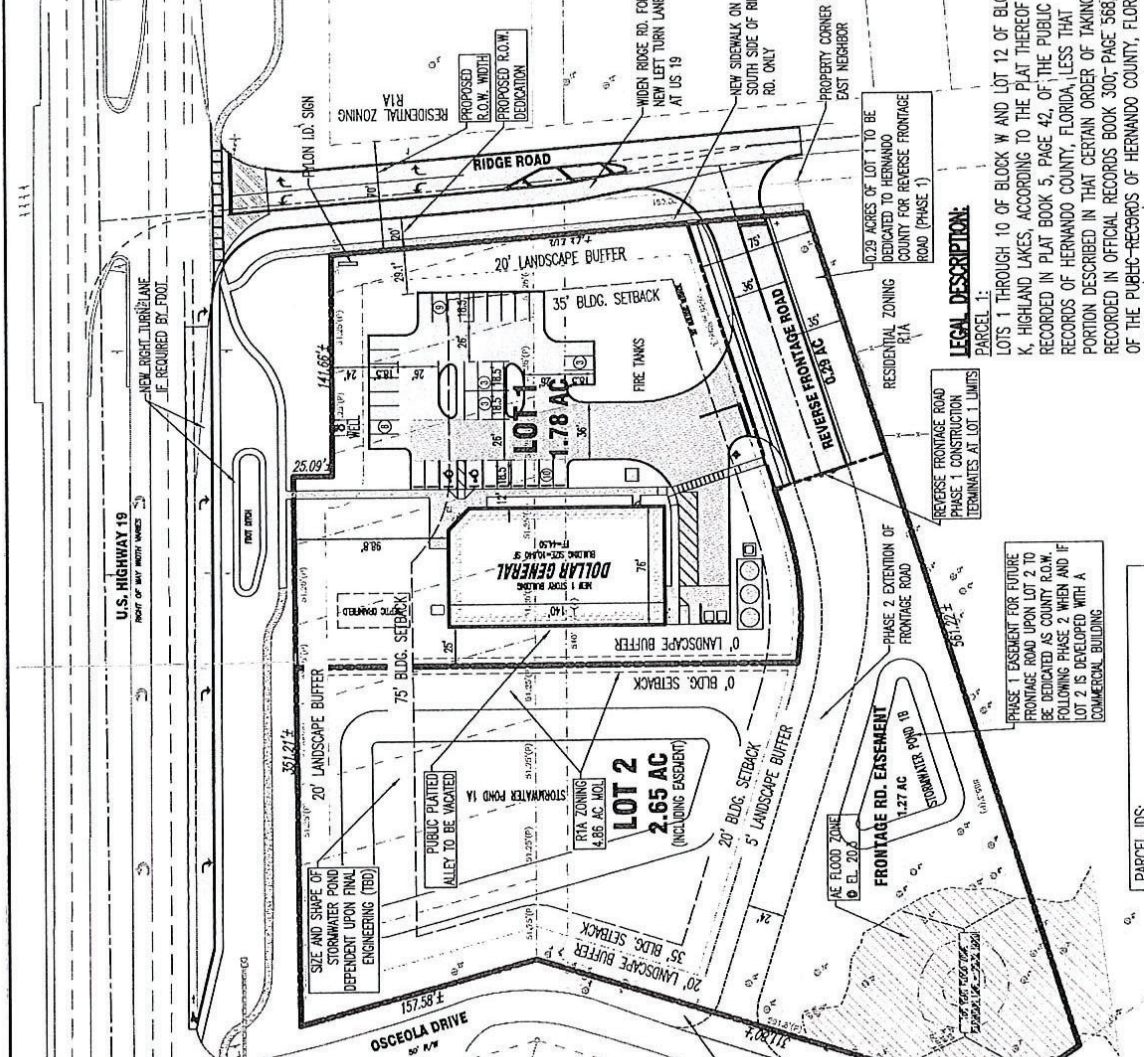
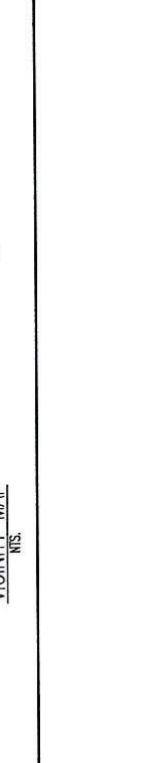
POP PLAN (MIN.)	COMMENTS
LDG REQUIRED	
35 FT	REDUCED DUE TO REQUEST FOR REAR FRONTAGE RD. ROW DEDICATION
75 FT	MEASURED TO LOT 2
25 FT	MEASURED TO FRONTAGE ROAD RIGHT OF WAY
20 FT	
20 FT	MEASURED TO LOT 2
5 FT	MEASURED TO FRONTAGE ROAD RIGHT OF WAY
5 FT	REQUESTING WAIVER FOR PARTIAL FRONTAGE ROAD CONSTRUCTION
50' R.O.W.	REQUESTING PARKING RATE REDUCTION
1 / 250 SF	
1 / 300 SF	

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' (NAVD. 88).

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

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

RECEIVED
JUN 26 2023
Planning Department
Hernando County, Florida



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 3007-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.

<p>TERAMORE DEVELOPMENT, INC. Professional Engineer License # 00022955 14015 W. US HWY 19, SUITE 100 HERNANDO COUNTY, FLORIDA 34424 Phone: 727-445-7000 Fax: 727-445-7001</p>	<p>DOLLAR GENERAL SEC COMMERCIAL WAY AND RIDGE RD. HERNANDO COUNTY, FL</p>	<p>PLANNED DEVELOPMENT PLAN</p>	<p>SHEET TITLE PROJECT TITLE SHEET No. PDP.1</p>
<p>LA CIVIL, Inc. Professional Engineer License # 00022955 14015 W. US HWY 19, SUITE 100 HERNANDO COUNTY, FLORIDA 34424 Phone: 727-445-7000 Fax: 727-445-7001</p>	<p>DATE: 05/02/23 SCALE: AS SHOWN CADD: AS SHOWN</p>	<p>DATE: 05/02/23 SCALE: AS SHOWN CADD: AS SHOWN</p>	<p>DATE: 05/02/23 SCALE: AS SHOWN CADD: AS SHOWN</p>