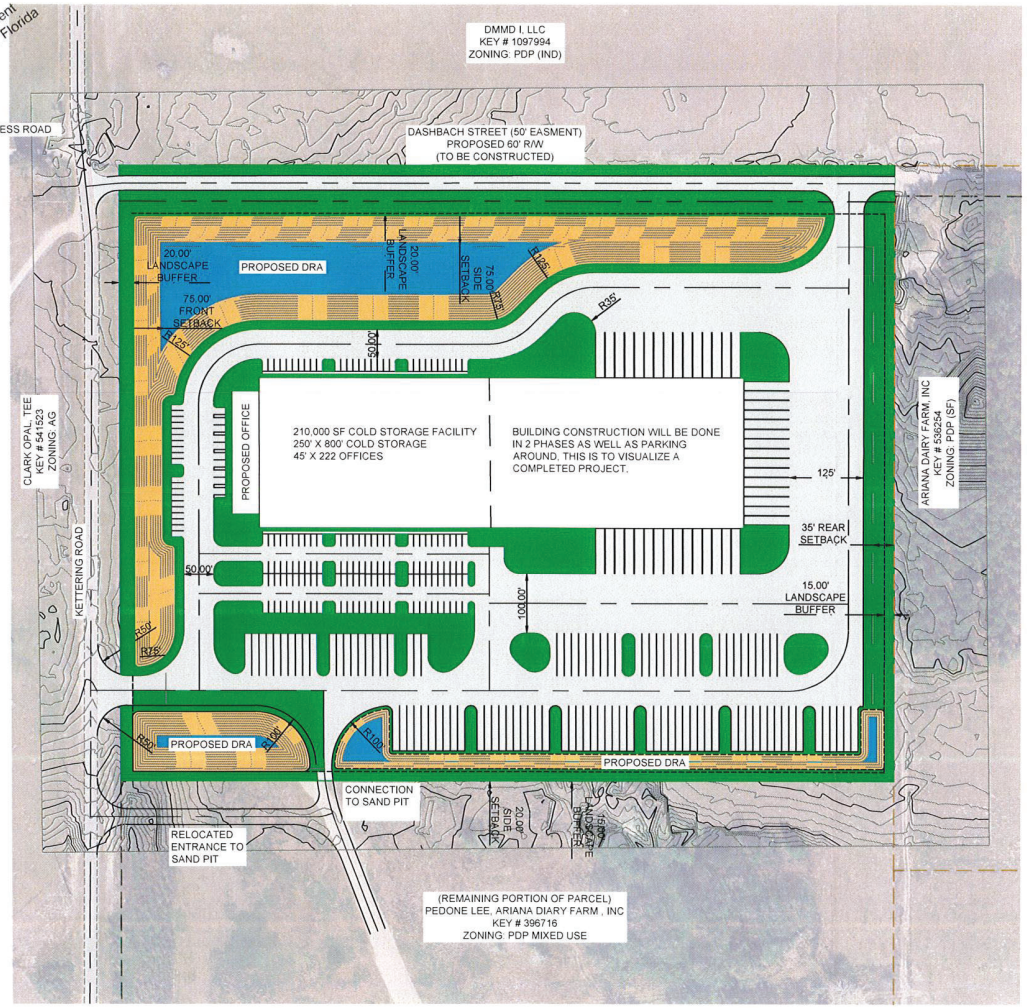
Received
JUN 07 2023
Planning Department
Hernando County, Florida



SCALE: 1" = 200'

1. STATEMENT OF INTENT:
THE OWNER IS DESIROUS OF BUILDING 250' x 800' COLD STORAGE FACILITY WITH FRONT OFFICES TOTAL OF 210,000 SF.

SITE ADDRESS: INTERSECTION OF DASHBACH AND KETTERING ROAD.

SITE TOTAL AREA: 30 ACRES

EXISTING USE: VACANT

2. PROPOSED BUILDING DATA:
210,000 SF COLD STORAGE FACILITY

CURRENT ZONING: PDP (MIXED USE)

REQUESTED ZONING: PDP (IND)

3. PARKING CALCULATIONS
COLD STORAGE 1 PER EMPLOYEE PEAK SHIFT
50 EMPLOYEES PEAK SHIFT X 1 = 50 SPACES REQUIRED
50 SPACES REQUIRED W/ 2 BEING HANDICAP
170 SPACES PROVIDED W/ 10 BEING HANDICAP
86 TRUCK SPACES

4. PERIMETER SETBACKS:

FRONT:	75' (KETTERING ROAD)
SIDES:	35' (NORTH - DASHBACH) & 20' (SOUTH)
REAR:	35' (EAST)

5. ON-SITE AREA CALCULATIONS:

EXISTING PERVIOUS	1,306,800.000 SF	(30 AC)
PROPOSED PERVIOUS:	543,588.000 SF	(13.11 AC)
PROPOSED TIRE SHOP:	210,000.000 SF	(4.82 AC)
PROPOSED IMPERVIOUS:	553,212.000 SF	(12.70 AC)

6. PHASING:

THE PROJECT IS TO BE COMPLETED IN 2 PHASES:

- PHASE I WOULD BE 110,000 SF OF BUILDING WITH ALL INFRASTRUCTURE. ALL OFF-SITE IMPROVEMENTS WILL BE CONSTRUCTED AS WELL.
- PHASE II WOULD BE THE REMAINING BUILDING EXPANSION AND PARKING ONLY.

DATE	BY	DESCRIPTION REVISION HISTORY

PEDONE
SAND MINE
HERNANDO COUNTY FLORIDA
MASTER PLAN

PROCIVIL 360
CIVIL ENGINEERING / RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET, BROOKSVILLE, FL. 34601
PHONE - (352) 593-4255 WWW.PROCIVIL360.COM

LARRY G. BOONE, P.E.
P.E.# 49470
EXAMINED AND APPROVED
DATE:

PM DRAWN BY	FAD
SCALE	NOTED
DATE	6/6/23
SEC	16
TWP	23
RANGE	21
JOB NUMBER	23026
SHEET NO.	1 OF 1