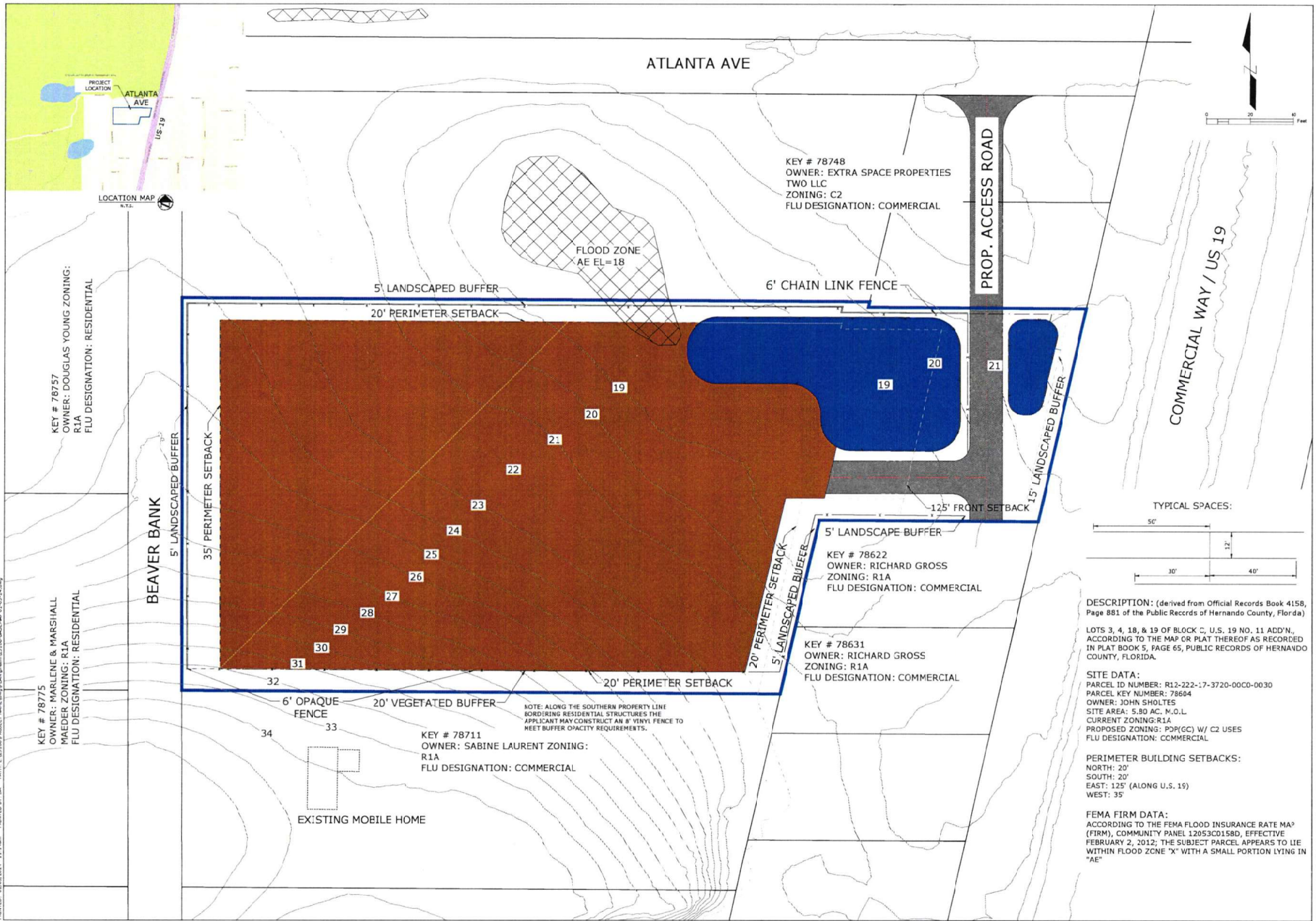


PRINTED: 03/03/2024 - 11:14am DRAWN BY: DA. BATH - L:\3108\PROJECT\Name\dwg\plan\23108-60000.dwg PLOT DATE: 03/03/2024



KEY # 78757
OWNER: DOUGLAS YOUNG
ZONING: R1A
FLU DESIGNATION: RESIDENTIAL

KEY # 78775
OWNER: MARLENE & MARSHALL
MAEDER
ZONING: R1A
FLU DESIGNATION: RESIDENTIAL

KEY # 78711
OWNER: SABINE LAURENT
ZONING: R1A
FLU DESIGNATION: COMMERCIAL

KEY # 78748
OWNER: EXTRA SPACE PROPERTIES
TWO LLC
ZONING: C2
FLU DESIGNATION: COMMERCIAL

KEY # 78622
OWNER: RICHARD GROSS
ZONING: R1A
FLU DESIGNATION: COMMERCIAL

KEY # 78631
OWNER: RICHARD GROSS
ZONING: R1A
FLU DESIGNATION: COMMERCIAL

NOTE: ALONG THE SOUTHERN PROPERTY LINE BORDERING RESIDENTIAL STRUCTURES THE APPLICANT MAY CONSTRUCT AN 8" VINYL FENCE TO MEET BUFFER OPACITY REQUIREMENTS.

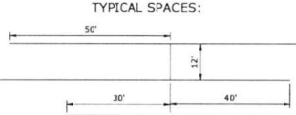
DESCRIPTION: (derived from Official Records Book 415B, Page 881 of the Public Records of Hernando County, Florida)

LOTS 3, 4, 18, & 19 OF BLOCK C, U.S. 19 NO. 11 ADD'N, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 65, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SITE DATA:
PARCEL ID NUMBER: R12-222-17-3720-00C0-0030
PARCEL KEY NUMBER: 78604
OWNER: JOHN SHOLTES
SITE AREA: 5.80 AC. M.O.L.
CURRENT ZONING: R1A
PROPOSED ZONING: POP(C) W/ C2 USES
FLU DESIGNATION: COMMERCIAL

PERIMETER BUILDING SETBACKS:
NORTH: 20'
SOUTH: 20'
EAST: 125' (ALONG U.S. 19)
WEST: 35'

FEMA FIRM DATA:
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL 12053C0158D, EFFECTIVE FEBRUARY 2, 2012, THE SUBJECT PARCEL APPEARS TO LIE WITHIN FLOOD ZONE "X" WITH A SMALL PORTION LYING IN "AE"



ZONING MASTER PLAN
SELF STORAGE FLORIDA



REUSE OF DOCUMENT
I, THE UNDERSIGNED, CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND THAT I AM THE AUTHOR OF THE ORIGINAL DESIGN AND CONSTRUCTION OF THIS PROJECT. I AM NOT PROVIDING ANY OTHER SERVICES TO THIS PROJECT AND I AM NOT PROVIDING ANY OTHER SERVICES TO THIS PROJECT.

DATE	REV. BY	REV. NO.	REVISION

SHEET
1
23108