

LAND USE TABLE		
LAND USE	ACRES	MAXIMUM SF
COMMERCIAL LOTS	5.39	115,000
RIGHT-OF-WAY	0.55	
DRAINAGE	1.68	N/A
TOTAL AREA	±7.62	

LEGEND

LANDSCAPE BUFFERS

VEGETATIVE BUFFERS

NOT INCLUDED

SITE DATA

OWNER: GLEN LAKES COMMONS, LLC
APPLICANT: GLEN LAKES COMMONS, LLC
PARCEL KEY NO: 340214 & 1353635
SECTION/TOWNSHIP/RANGE: 24/22S/18E
CURRENT ZONING: PDP(GC) W/ C-2 USES
PROPOSED ZONING: AREA = +/- 6.9 ACRES
PROPOSED No. OF COMMERCIAL LOTS = 4

PERIMETER BUILDING SETBACKS:

EAST: 75' FROM US-19
NORTH/SOUTH: 10'
WEST: 25'

INTERNAL BUILDING SETBACKS:

FRONT: 35' (FROM FRONTAGE ROAD)
FRONT: 75' (FROM US-19)
SIDES: 10'
REAR: 25'

MAXIMUM BUILDING HEIGHT:

20' FOR LOT 9 WHEN STRUCTURE IS CLOSER THAN 100' FROM PROPERTY LINE
45' FOR ALL OTHER STRUCTURES

BUFFERS:

A VEGETATIVE BUFFER, ENHANCED TO 80% OPACITY, SHALL BE PROVIDED ALONG THE WESTERN BOUNDARY OF THE SUBJECT SITE. THE REMAINING AREAS SHALL MEET THE MINIMUM BUFFER REQUIREMENTS OF THE COMMERCIAL DESIGN STANDARDS AND THE COMMUNITY APPEARANCE ORDINANCE. A BUFFER LANDSCAPE PLAN SHALL BE PROVIDED AT THE TIME OF SITE DEVELOPMENT.

FEMA FLOODPLAIN:

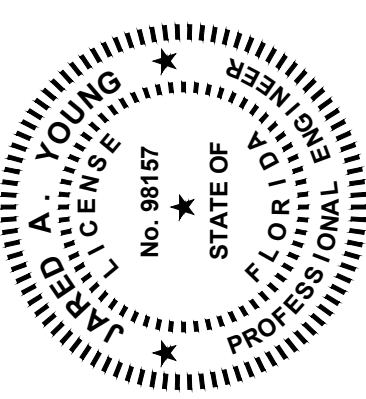
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0166D, EFFECTIVE DATE OF 2/2/2012. ACCORDING TO THE FIRM PANEL, THE PROJECT AREA LIES WITHIN ZONE "X" AN AREA OF MINIMAL FLOODING.

GENERAL NOTES:

1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH THE FINAL ENGINEERING DESIGN.

CONDITIONAL PLAT

GLEN LAKES COMMONS PH2



Coastal
engineering associates, inc.

Engineering
Planning
Surveying
Environmental
Transportation
Construction

986 Candlelight Boulevard - Brooksville - Florida
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

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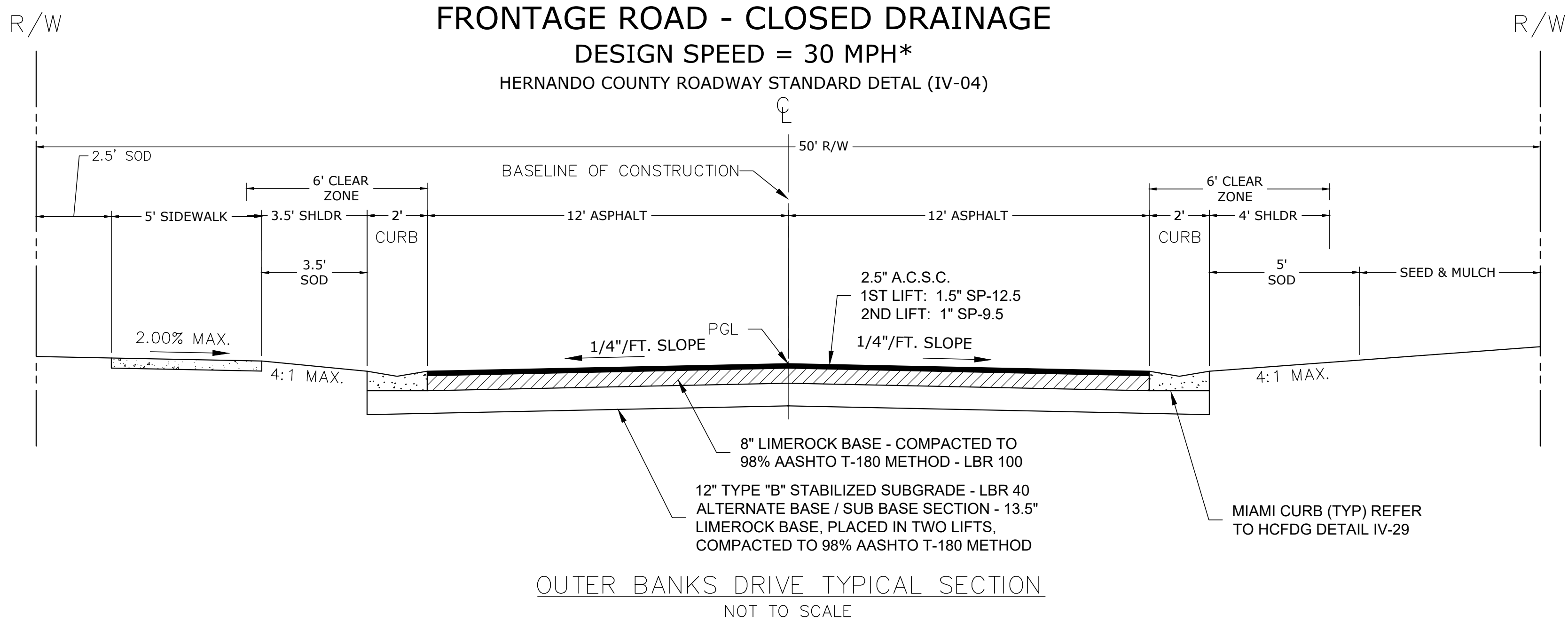
DATE	REV.	BY	REV.	NO.	COMMENTS
06/25/25	JY	1			REVISED PER COUNTY COMMENTS
	#	#	#	#	
	#	#	#	#	
	#	#	#	#	
	#	#	#	#	
	#	#	#	#	
	#	#	#	#	

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET

1

JOB No.: 22054



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DATE

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REV.

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BY

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REV.

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NO.

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REVISION

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SHEET

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REUSE OF DOCUMENT

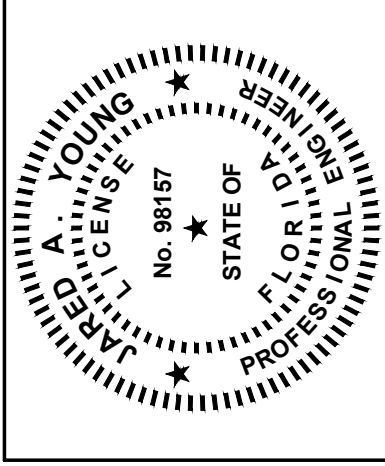
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