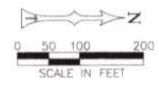


Received
 FEB 7 2024
 Planning Department
 Hernando County, Florida



NOTES

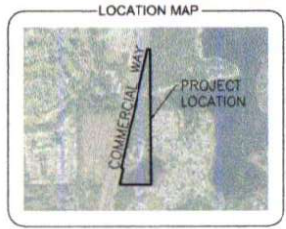
OWNER/APPLICANT: AMPROP GENERAL INVESTMENTS GL LLC
 PARCEL KEY NO.: 48844 & 13488
 AREA: 418.82 AC
 SECTION/TOWNSHIP/RANGE: 18, 21, 17
 CURRENT ZONING: POP (202) & 40
 PROPOSED ZONING: POP (202) WITH C-1-E USES
 PROPOSED NO. OF LOTS: 8
 PERIMETER BUILDING SETBACKS:
 WEST: 30'
 EAST: 30'
 SOUTH/NORTH: 30'
 BUFFERS:
 WEST: 30'
 EAST: 10'
 SOUTH: 10'
 FEDERAL BUILDING SETBACKS:
 MAXIMUM BUILDING HEIGHT: 30'
 FEMA FIRM COMMUNITY PANELS:
 FROM FIRM COMMUNITY PANEL: 13053D (18) D, EFFECTIVE DATE OF FEBRUARY 1, 2012. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE (ZONE AE IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD WITH 3000 CUMULATIVE DETERMINED).
 WETLANDS:
 FINE PROTECTION:
 FINE SAND STONE SOILS WILL BE PROVIDED FOR EACH LOT. FINE FLOOD REQUIREMENTS WILL BE DEVELOPED BY FINAL ENGINEERING FOR EACH LOT BASED ON FEDERAL BUILDING REQUIREMENTS.
 GENERAL NOTES:
 1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN. ALSO, THE ARCHITECT FOR REGISTRATION IN PUBLIC RECORDS, CONTRACTS AND UTILITY AGREEMENT WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF NEIGHBORHOOD DESIGN AND ARCHITECTURE COMMITTEE REVIEW OF THIS PROJECT.
 2. DRAINAGE DETENTION BASINS SHALL BE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED BY FINAL ENGINEERING DESIGN.

NO ACTION



LAND USE TABLE

LAND USE	ACRES	LOTS	DENSITY
COMMERCIAL LOTS	12.32	6	536,862 SF
ROAD RIGHT-OF-WAY	1.20		
DRAINAGE LOT	2.31	1	
CONSERVATION LOT	2.99	1	
TOTAL	18.82	8	



REVISIONS

NO.	DATE	DESCRIPTION

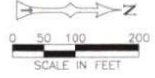
NATIVE
 engineering,plc
 P.O. BOX 2005
 LAKE WORTH, FL 33468
 (813) 536-2538

GLEN LAKES DEVELOPMENT
 FOR
AMPROP GENERAL INVESTMENTS GL LLC
 11201 N. MCKINLEY DR., TAMPA, FL 33299

PD PLAN

SHEET NUMBER
PD
 S-T-R
 11-22-17

Received
 FEB 7 2024
 Planning Department
 Hernando County, Florida



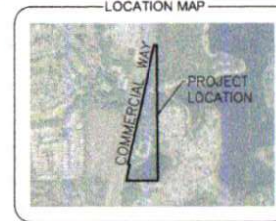
NOTES

OWNER/APPLICANT: AMPROP GENERAL INVESTMENTS GL LLC
 PARCEL KEY NO.: 88344 & 138358
 AREA: 4.8842 AC
 SECTION/TOWNSHIP/RANGE: 13, 22, 17
 CURRENT ZONING: PDP (GC) & AE
 PROPOSED ZONING: PDP (GC) WITH C-2 USES
 PROPOSED NO. OF LOTS: 8
 FRONTIER BUILDING SETBACKS:
 WEST: 75'
 EAST: 30'
 SOUTH/NORTH: 20'
 BUFFERS:
 WEST: 30'
 EAST: 10'
 SOUTH: 10'
 INTERNAL BUILDING SETBACKS:
 MINIMUM BUILDING HEIGHT: 8'
 FROM FIRE COMMUNITY PARCELS:
 FROM FIRE COMMUNITY PARCEL 138358: 0' TO 8' SETBACK; SETBACK OF 0' TO 8' FROM 2, 2012. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE. ZONE AE IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH 500 YEAR FLOOD ELEVATION DETERMINED.
 WETLANDS:
 FIRE SAFETY: FIRE MAIN STAIR CASES WILL BE PROVIDED FOR EACH LOT. THE FIRE REQUIREMENTS WILL BE EVALUATED BY FINAL ENGINEERING FOR EACH LOT BASED ON INDUSTRIAL BUILDING REQUIREMENTS.
 GENERAL NOTES:
 1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN. IT IS NOT INTENDED FOR RECORDING IN PUBLIC RECORDS. DRAINAGE AND UTILITY EXISTENCE WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENT OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
 2. DRAINAGE SECTIONS AND/OR ARE CONCEPTUALLY LAYED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.
 REVISION:



LAND USE TABLE

LAND USE	ACRES	LOTS	DENSITY
COMMERCIAL LOTS	12.22	8	536,800 SF
ROAD RIGHT-OF-WAY	1.20		
DRAINAGE LOT	2.31	1	
CONSERVATION LOT	2.89	1	
TOTAL:	18.62	8	



REVISIONS
 NO. DATE DESCRIPTION
 NATIVE engineering, LLC
 11201 N. MCKINLEY DR. TAMPA, FL 33299
 (813) 536-3338
 GLEN LAKES DEVELOPMENT
 FOR
 AMPROP GENERAL INVESTMENTS GL LLC
 11201 N. MCKINLEY DR. TAMPA, FL 33299
 PD PLAN
 SHEET NUMBER
 PD
 S.T.R
 13-22-17