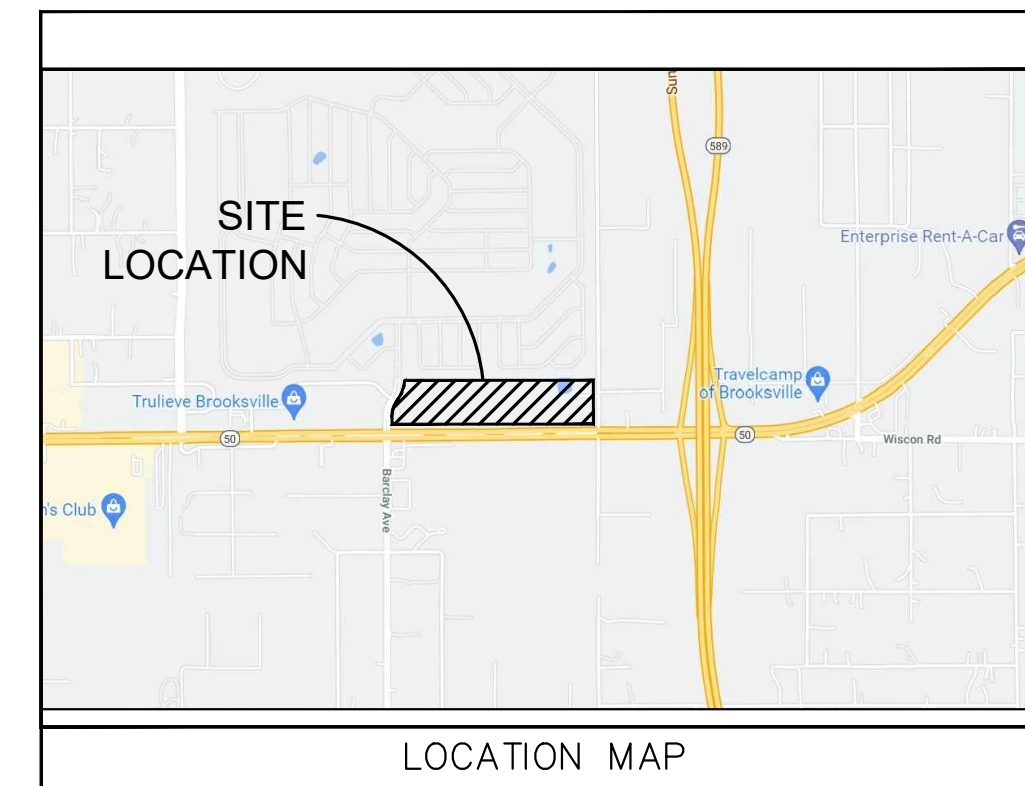


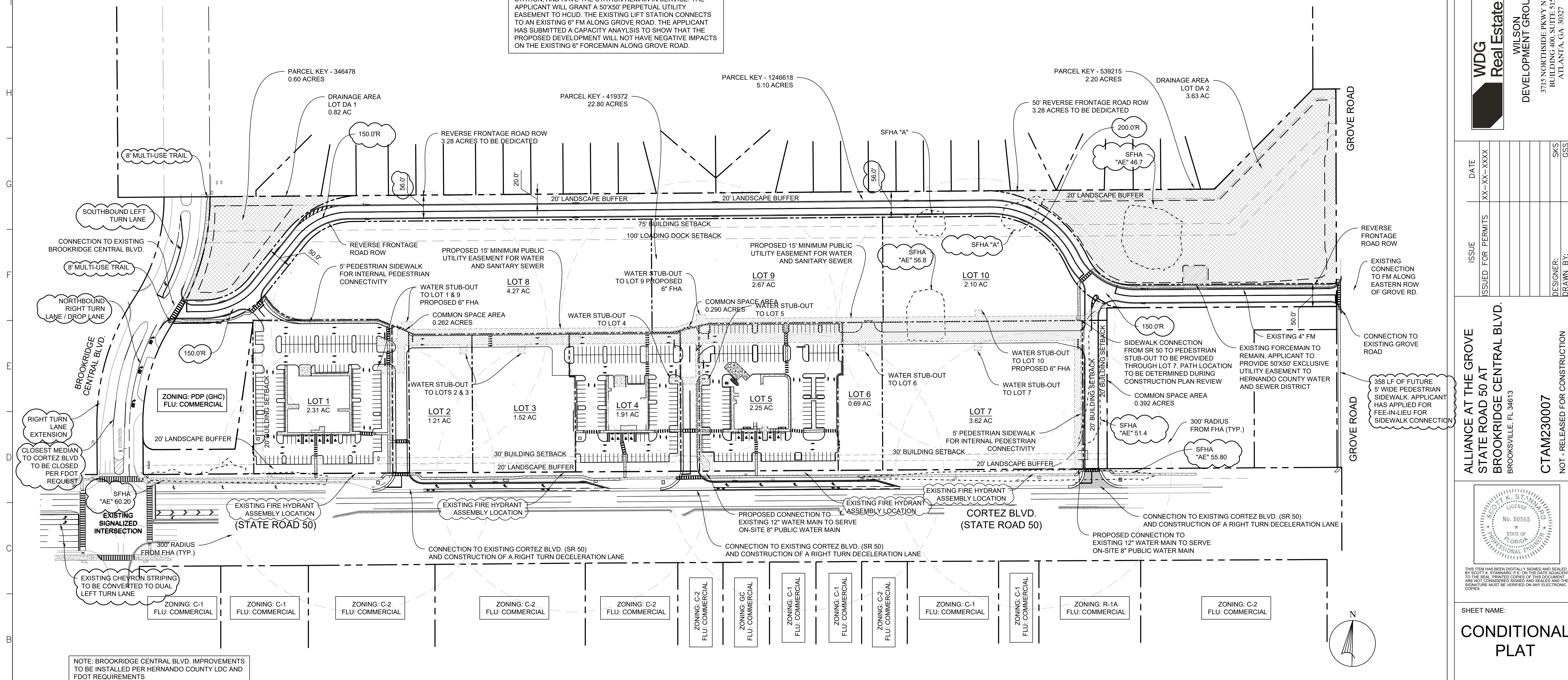
TYPICAL REVERSE FRONTAGE ROAD SECTION
NOT TO SCALE

| | |
|--|---|
| <p>PROJECT DATA</p> <p>KEY NUMBER: 346478; 419372; 1246618; 539215</p> <p>PARCEL NUMBER: R27-422-18-0000-0020-0000; R27-422-18-0000-0150-0000; R27-422-18-0000-0020-0011; R27-422-18-0000-0060-0000</p> <p>OVERALL DEVELOPMENT ACREAGE: 346478 - 0.60 AC 419372 - 22.80 AC 1246618 - 5.10 AC 539215 - 2.20 AC TOTAL PROJECT ACREAGE: +/- 30.70 AC OR 1,335,752 SF</p> <p>TOTAL NUMBER OF PROPOSED LOTS: 11 LOTS (COMMERCIAL)</p> <p>ZONING/FLU: EXISTING/PROPOSED ZONING: PDP(GHC) FLU: COMMERCIAL</p> <p>ZONING/FLU ABUTTING: SEE SHEET BELOW</p> <p>PREVIOUS ZONING AMENDMENTS: 2022-217 (H-22-05)</p> <p>EXISTING USE: VACANT LAND/NO EXISTING STRUCTURES PROPOSED USE: COMMERCIAL</p> | <p>FRONTAGE ROAD REQUIRED/PROVIDED: (50' ROW)</p> <p>NATURAL FEATURES: NO WETLANDS OR OTHER NATURAL FEATURES</p> <p>FLOOD PLAIN: FLOOD PLAIN AE 56.8 & A IMPACTS LOT 11 FLOOD PLAIN AE 51.6 IMPACTS LOT 8 ALL OTHER LOTS IN ZONE X</p> <p>DRAINAGE TREATMENT AND RETENTION: IN ACCORDANCE WITH SWFWMD AND HERNANDO COUNTY LDC</p> <p>SETBACKS: REQUIRED/PROVIDED: FRONT - 30 FT. SIDE (EAST) - 20 FT. SIDE (WEST) - 20 FT. REAR - 75 FT. LOADING DOCK - 100 FT.</p> <p>UTILITY/DRAINAGE EASEMENTS: DRAINAGE EASEMENTS AS SHOWN UTILITY EASEMENTS AS SHOWN</p> |
|--|---|



SANITARY SEWER NOTE: 8" PUBLIC GRAVITY MAIN TO SERVE ALL 10 PROPOSED LOTS. THE 8" GRAVITY MAIN WILL CONNECT TO THE EXISTING SANITARY MANHOLE SOUTH OF THE EXISTING LIFT STATION TOWARDS THE EASTERN PORTION OF THE PROPERTY.

THE APPLICANT INTENDS TO PRESERVE THE EXISTING LIFT STATION, AND HAVE THE STATION REMAIN IN SERVICE. THE APPLICANT WILL GRANT A 50'x50' PERPETUAL UTILITY EASEMENT TO HCUD. THE EXISTING LIFT STATION CONNECTS TO AN EXISTING 6" FM ALONG GROVE ROAD. THE APPLICANT HAS SUBMITTED A CAPACITY ANALYSIS TO SHOW THAT THE PROPOSED DEVELOPMENT WILL NOT HAVE NEGATIVE IMPACTS ON THE EXISTING 6" FORCEMAIN ALONG GROVE ROAD.



NOTE: BROOKRIDGE CENTRAL BLVD. IMPROVEMENTS TO BE INSTALLED PER HERNANDO COUNTY LDC AND FDOT REQUIREMENTS

GMC

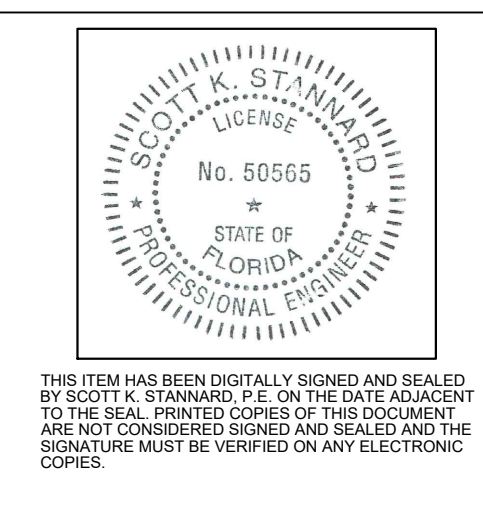
21764 SR 54
Lutz, FL 33549
(P) - 813.885.2032

WDG Real Estate Partners
WILSON
DEVELOPMENT GROUP, LLC
3715 NORTHSIDE PKWY NW
BUILDING 400, SUITE 515
ATLANTA, GA 30527

| DATE | ISSUE | ISSUED FOR PERMITS | SKS | GSS |
|------------|-------|--------------------|-----|-----|
| XX-XX-XXXX | | | | |

ALLIANCE AT THE GROVE
STATE ROAD 50 AT
BROOKRIDGE CENTRAL BLVD.
BROOKSVILLE, FL 34613

CTAM230007
NOT - RELEASED FOR CONSTRUCTION



SHEET NAME:
CONDITIONAL PLAT

SHEET NUMBER:
C-1.0