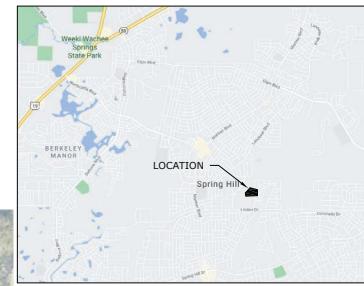
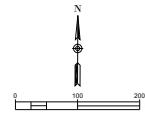


LAND USE TABLE			
LAND USE	ACRES	COMMERCIAL SQUARE FEET	COMMERCIAL FOOTPRINT AREA
COMMERCIAL BUILDINGS	2.20	135,000	85,000
DRIVEWAY/PARKING	1.00		
DRAINAGE, OPEN SPACE, BUFFER TRACTS	1.00		
TOTAL	±4.2		



LOCATION MAP  
N.T.S.

### LEGEND

-  COMMERCIAL BUILDING AREA
-  DRAINAGE AREAS
-  OPEN SPACE
-  BUFFER TRACTS
-  DRIVEWAY & PARKING

SITE DATA  
OWNER/APPLICANT:  
SOFFRON HOLDINGS, LLC  
420 ATLANTIC AVENUE, FLOOR 4  
BOSTON, MA 02210

PARCEL KEY NO.: 0041748

CURRENT ZONING: PDP(GC) WITH C-2 FOR MINI WAREHOUSE  
AND OUTDOOR STORAGE

AREA = +/- 4.3 ACRES

PROPOSED USE: MINI-WAREHOUSE/SELF STORAGE  
  
BUILDING SETBACKS (INCLUSIVE OF BUFFERS):  
NORTH 35' (DEVIATION FROM 75', PREVIOUSLY APPROVED)  
EAST 20'  
WEST 20'

BUFFERS (SEE PAGE 2 LANDSCAPE BUFFER SECTIONS):  
LANDOVER BOULEVARD (NORTH) - 10' LANDSCAPE BUFFER  
CHAPEL DRIVE (EAST) - 15' LANDSCAPE BUFFER  
REAR (SOUTH ADJ. TO EX. RES.) - 20' VEGETATIVE BUFFER

- \* THE SOUTHERN BUFFER SHALL PROVIDE PERMANENT SCREENING FROM NEIGHBORING PROPERTIES. A WALL, FENCE, AND/OR APPROVED ENCLOSURES CAN BE INSTALLED TO PROVIDE SCREENING AS LONG AS THE WALL, FENCE, AND/OR APPROVED ENCLOSURES HAVE A MINIMUM HEIGHT OF FIVE (5) FEET AT THE TIME OF PLANTING (8' FEET). IF THE WALL, FENCE, AND/OR APPROVED ENCLOSURES WILL BE INSTALLED ON THE INSIDE EDGE OF THE 20' PRESERVED VEGETATIVE BUFFER, IF A WALL, FENCE, AND/OR APPROVED ENCLOSURE IS NOT BEING PROVIDED, THE APPROVED EQUIVALENT WILL HAVE A MINIMUM HEIGHT OF FIVE (5) FEET AT THE TIME OF PLANTING. WILL BE REQUIRED AND THE EVERGREEN HEDGE OR APPROVED EQUIVALENT WILL BE REQUIRED TO MEET 80% OPACITY STANDARDS.

FLOOD PLAIN:  
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C 0306G EFFECTIVE DATE FEBRUARY 2, 2012. THE ENTIRE PARCEL IS WITHIN ZONE X. ZONE X INDICATES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.

**FIRE PROTECTION:**  
FIRE HYDRANTS ARE LOCATED IN THE VICINITY OF THE PROPERTY ON LANDOVER BOULEVARD. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A SUFFICIENT FLOW FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES AND HERNANDO COUNTY.

**GENERAL NOTES**

1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO NOT INTENDED FOR RECORDING OR RECORDING REQUIREMENTS, INCLUDING ANY 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. DOWNSLOPING PROPERTY AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

DECOMPOSITION OF AN

REUSE OF DC

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