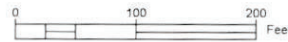


Received

OCT 15 2021

Planning Department
Hernando County, Florida



LAND USE TABLE			
LAND USE	ACRES	DWELLING UNITS	DENSITY
COMMERCIAL BUILDINGS	0.98	2-4	45,000 TSF
DRIVEWAY/PARKING	1.54	55	x
DRAINAGE, OPEN SPACE, BUFFER TRACTS	1.68	x	x
TOTAL	±4.2	x	x

LEGEND

- COMMERCIAL BUILDINGS
- 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.: 00417481

Section/Township/Range: 18/23S/18E

Current Zoning: PDP (OP)
Proposed Zoning: PDP (GC) with a C-2 use (mini-warehousing)

Area = +/- 4.2 acres

Proposed Use: Mini-Warehouse/Self Storage Building Setbacks:

North 50'
East 35'
West 35'
South 35'

Buffers:

The buffer tracts indicated on this plan will consist of natural vegetation where possible, enhanced to 80% opacity where needed. Where site grading requires the removal of natural vegetation, a vegetative buffer will be landscaped within the buffer tract consisting of vegetation and opacity consistent with county standards.

Flood Plain:

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053C 03060 Effective Date February 2, 2012. The entire parcel is within Zone X. Zone X indicates areas outside the 0.2% annual chance floodplain.

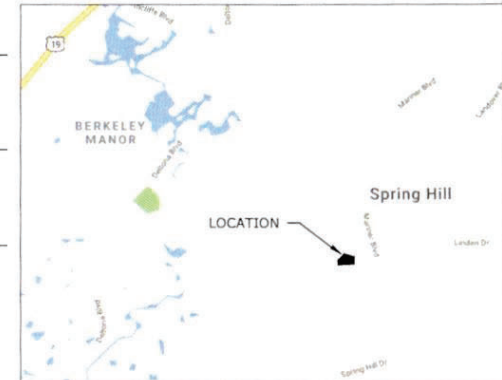
No wetlands and/or surface waters are present.

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

- 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.
- Drainage retention area(s) are conceptually located, the actual size and location will be determined with final engineering design.



LOCATION MAP
N.T.S.

REZONING MASTER PLAN

SOFFRON HOLDINGS, LLC
Governor's Boulevard Residential



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