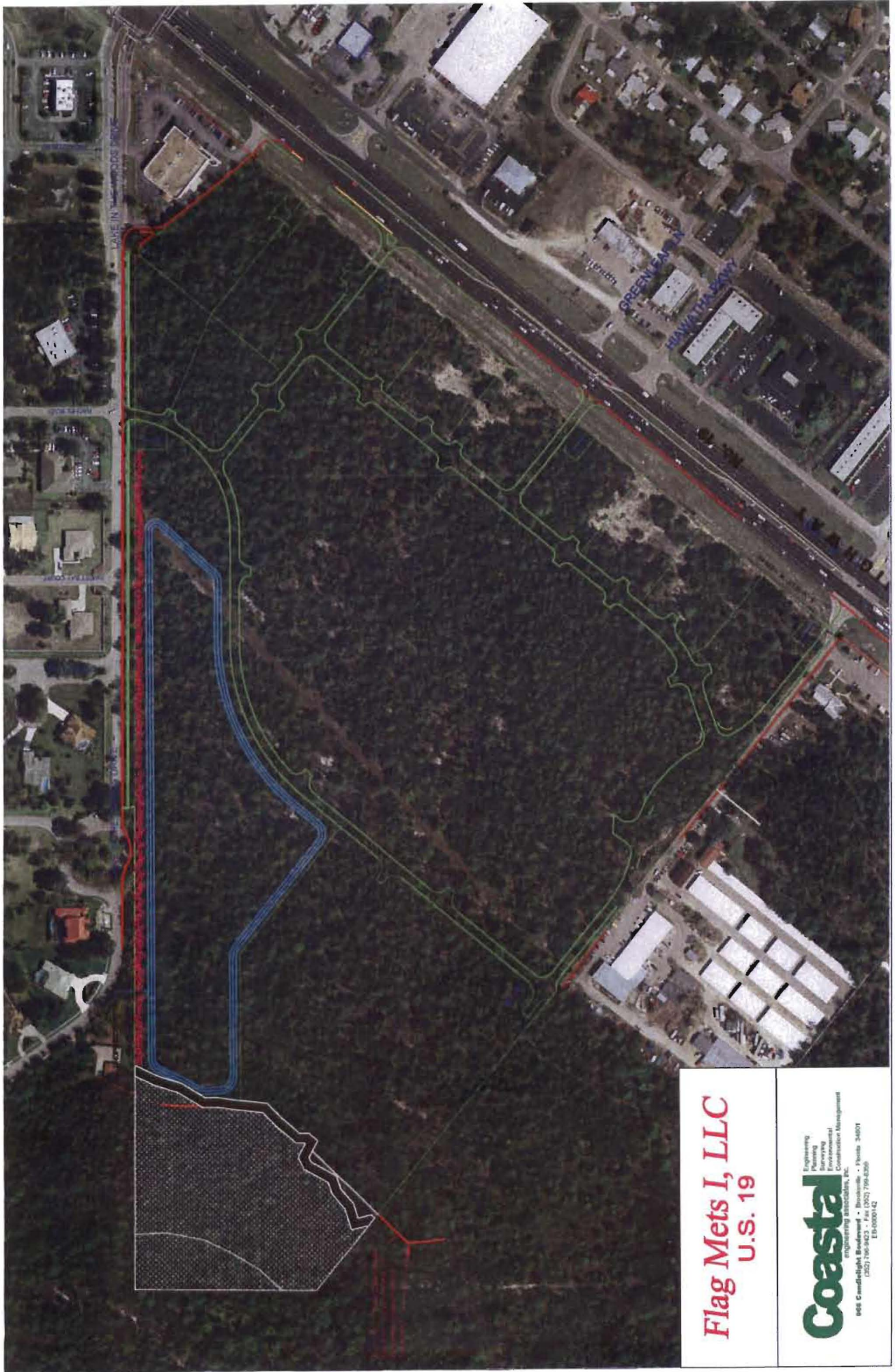
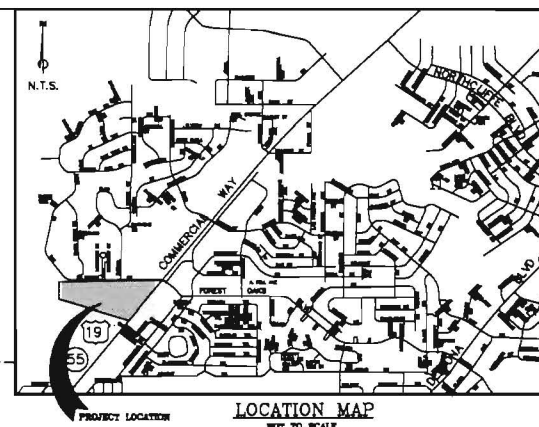
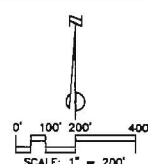
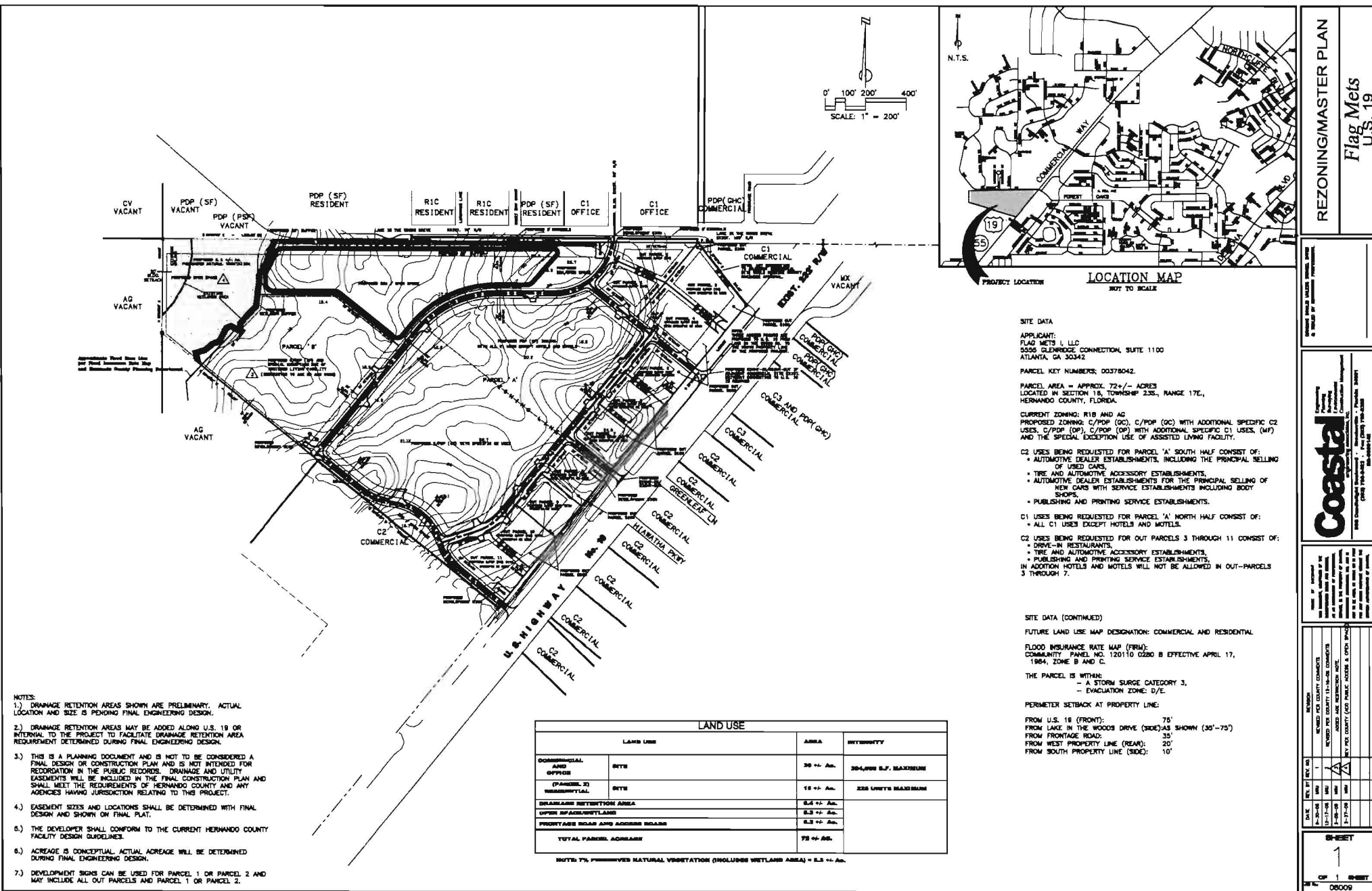




Flag Mets I, LLC
U.S. 19

Coastal
Engineering
Planning
Environmental
Construction Management
engineering@coastalinc.com
805 Candlelight Boulevard • Berkeley, CA 94701
(925) 766-1100 • Fax (925) 799-6200
EPA-9000142

H0812 Submitted at 3/10/09 600 bearing



SITE DATA

APPLICANT:
FLAG METS I, LLC
3030 GLENVIEW CONNECTION, SUITE 1100
ATLANTA, GA 30342

PARCEL KEY NUMBERS: 00378042.

PARCEL AREA = APPROX. 72 +/- ACRES
LOCATED IN SECTION 18, TOWNSHIP 23S., RANGE 17E.,
HERNANDO COUNTY, FLORIDA.

CURRENT ZONING: R1B AND AG

PROPOSED ZONING: C/PDP (OC), C/PDP (OC) WITH ADDITIONAL SPECIFIC C2 USES, C/PDP (OP), C/PDP (OP) WITH ADDITIONAL SPECIFIC C1 USES, (WP) AND THE SPECIAL EXISTING USE OF ASSISTED LIVING FACILITY.

C2 USES BEING REQUESTED FOR PARCEL 'A' SOUTH HALF CONSIST OF:

- AUTOMOTIVE DEALER ESTABLISHMENTS, INCLUDING THE PRINCIPAL SELLING OF USED CARS.
- TIRE AND AUTOMOTIVE ACCESSORY ESTABLISHMENTS.
- AUTOMOTIVE DEALER ESTABLISHMENTS FOR THE PRINCIPAL SELLING OF NEW CARS WITH SERVICE ESTABLISHMENTS INCLUDING BODY SHOPS.
- PUBLISHING AND PRINTING SERVICE ESTABLISHMENTS.

C1 USES BEING REQUESTED FOR PARCEL 'A' NORTH HALF CONSIST OF:

- ALL C1 USES EXCEPT HOTELS AND MOTELS.

C2 USES BEING REQUESTED FOR OUT PARCELS 3 THROUGH 11 CONSIST OF:

- DRIVE-IN RESTAURANTS.
- TIRE AND AUTOMOTIVE ACCESSORY ESTABLISHMENTS.
- PUBLISHING AND PRINTING SERVICE ESTABLISHMENTS.

IN ADDITION HOTELS AND MOTELS WILL NOT BE ALLOWED IN OUT-PARCELS 3 THROUGH 7.

SITE DATA (CONTINUED)

FUTURE LAND USE MAP DESIGNATION: COMMERCIAL AND RESIDENTIAL

FLOOD INSURANCE RATE MAP (FIRM):
COMMUNITY PANEL NO. 120110 0280 B EFFECTIVE APRIL 17,
1984, ZONE B AND C.

THE PARCEL IS WITHIN:

- A STORM SURGE CATEGORY 3.
- EVACUATION ZONE: D/E.

PERIMETER SETBACK AT PROPERTY LINE:

- FROM U.S. 18 (FRONT): 75'
- FROM LAKE IN THE WOODS DRIVE (SIDE) AS SHOWN (30'-75')
- FROM FRONTAGE ROAD: 35'
- FROM WEST PROPERTY LINE (REAR): 20'
- FROM SOUTH PROPERTY LINE (SIDE): 10'

- NOTES:**
1. DRAINAGE RETENTION AREAS SHOWN ARE PRELIMINARY. ACTUAL LOCATION AND SIZE IS PENDING FINAL ENGINEERING DESIGN.
 2. DRAINAGE RETENTION AREAS MAY BE ADDED ALONG U.S. 19 OR INTERNAL TO THE PROJECT TO FACILITATE DRAINAGE RETENTION AREA REQUIREMENT DETERMINED DURING FINAL ENGINEERING DESIGN.
 3. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN AND IS NOT INTENDED FOR RECORDATION IN THE PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLAN AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATING TO THIS PROJECT.
 4. EASEMENT SIZES AND LOCATIONS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON FINAL PLAN.
 5. THE DEVELOPER SHALL CONFORM TO THE CURRENT HERNANDO COUNTY FACILITY DESIGN GUIDELINES.
 6. ACREAGE IS CONCEPTUAL. ACTUAL ACREAGE WILL BE DETERMINED DURING FINAL ENGINEERING DESIGN.
 7. DEVELOPMENT SIGNS CAN BE USED FOR PARCEL 1 OR PARCEL 2 AND MAY INCLUDE ALL OUT PARCELS 1 OR PARCEL 2.

LAND USE			
LAND USE		AREA	PERCENTAGE
COMMERCIAL AND OFFICE	TYPE	30 +/- Ac.	20-40% S.F. MAXIMUM
(PARCEL 2) RESIDENTIAL	TYPE	18 +/- Ac.	20% MAXIMUM
DRAINAGE RETENTION AREA		0.5 +/- Ac.	
UPPER SPACED WETLAND		0.3 +/- Ac.	
FRONTAGE ROAD AND ACCESS ROADS		0.3 +/- Ac.	
TOTAL PARCEL ACREAGE		78 +/- Ac.	

NOTE: 7% PERMANENT NATURAL VEGETATION (INCLUDES WETLAND AREA) = 0.5 +/- Ac.

REZONING/MASTER PLAN
Flag Mets
U.S. 19

SHEET
 1
 OF 1

08009

H0812 submitted at 3/10/09 300 hearing