



**SITE DATA**

DEVELOPER:  
DBSI - ONE HERNANDO CENTER NORTH, LLC  
12426 W EXPLORER DRIVE, SUITE 100  
BOISE, IDAHO 83713

PARCEL KEY NO.: 0394424

PARCEL AREAS = APPROXIMATE 143.1 ACRES+/-  
LOCATED IN SECTION 4, TOWNSHIP 23 S., RANGE 21 E.

CURRENT ZONING: PDP (IND)  
FUTURE LAND USE MAP DESIGNATION: S.R. 50/I-75 PDD

FLOOD INSURANCE RATE MAP (FIRM):  
COMMUNITY PANEL NO. 120110 0225 B EFFECTIVE APRIL 17,  
1984, ZONE "X"

MAX. BUILDING SQUARE FOOTAGE: 3,200,000 SQUARE FEET

MINIMUM PERIMETER SETBACKS ARE AS FOLLOWS:  
FROM KETTERING ROAD: 75' FROM FUTURE ROW LINE  
FROM EAST PROPERTY LINE: 35'  
FROM SOUTH PROPERTY LINE: 20'  
FROM NORTH PROPERTY LINE: 35'

INDUSTRIAL LOTS INTERNAL SETBACKS ARE AS FOLLOWS:  
FRONT = 35'  
SIDE = 20'  
REAR = 35'

- NOTES:**
1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.
  2. DRA FINAL CONFIGURATION, FUNCTION, EASEMENT SIZE AND LOCATIONS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON CONSTRUCTION PLANS AND FINAL PLAT.

LAND USE		
USAGE	ACREAGE	MAX. BLDG. COVERAGE
INDUSTRIAL		
TOTAL	143.1 AC +/-	3,200,000 S.F.

- HERNANDO COUNTY BOARD OF COUNTY COMMISSIONER APPROVED THE PETITIONER'S REQUEST TO REVISE A MASTER PLAN ON PROPERTY ZONED PDP(IND)/PLANNED DEVELOPMENT PROJECT (INDUSTRIAL), AT THEIR MAY 12, 2008 MEETING (FILE NUMBER H0905 ), WITH THE FOLLOWING CONDITIONS:
1. THE PETITIONER MUST OBTAIN ALL PERMITS FROM HERNANDO COUNTY AND OTHER APPLICABLE AGENCIES AND MEET ALL APPLICABLE LAND DEVELOPMENT REGULATIONS, FOR EITHER CONSTRUCTION OR USE OF THE PROPERTY, AND COMPLETE ALL APPLICABLE DEVELOPMENT REVIEW PROCESS.
  2. THE FOLLOWING PREVIOUSLY APPROVED CONDITIONS OF APPROVAL SHALL REMAIN IN FULL FORCE AND EFFECT (FILE H-06-127):
    - ACCESS FROM THE INDUSTRIAL PORTION OF THE PROPERTY ONTO KETTERING ROAD SHALL BE LIMITED TO FOUR ACCESS POINTS. NO DRIVEWAYS SHALL BE PERMITTED ALONG KETTERING ROAD, AND THESE ACCESS POINTS SHALL BE FROM AN INTERNAL ACCESS ROAD SYSTEM ONLY.
    - THE INTERNAL ACCESS ROADWAYS WITHIN THE INDUSTRIAL PORTION OF THE PROPERTY SHALL PROVIDE AN EMERGENCY CONNECTION TO THE EMERGENCY ACCESS FOR RIVER HEIGHTS ESTATES AS DETERMINED BY COUNTY ENGINEER.
    - THE PETITIONER SHALL ENSURE EIGHTY (80) FEET OF RIGHT-OF-WAY FOR THE SITE FRONTAGE FROM THE CENTERLINE OF KETTERING ROAD.
    - ANY DEVELOPMENT BEYOND WHAT THE EXISTING INFRASTRUCTURE CAN ACCOMMODATE WILL REQUIRE THE DEVELOPMENT TO ENTER INTO AN ENFORCEABLE DEVELOPMENT AGREEMENT TO PARTICIPATE AND CONTRIBUTE THEIR PROPORTIONATE SHARE TO FUND NEEDED INFRASTRUCTURE IMPROVEMENTS. THIS WILL OCCUR PRIOR TO THE ISSUANCE OF A CONCURRENCY DETERMINATION.
  3. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
    - KETTERING ROAD: 75' FROM FUTURE ROW LINE
    - NORTH PROJECT BOUNDARY: 35'
    - SOUTH PROJECT BOUNDARY: 20'
    - EAST PROJECT BOUNDARY: 35'
    - INTERNAL ROAD: 35'
  4. FAIR SHARE TRANSPORTATION IMPROVEMENTS TO KETTERING ROAD AND S.R. 50 SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT, APPROVED ON NOVEMBER 18, 2008, PROVIDED THIS AGREEMENT REMAINS IN FULL FORCE AND EFFECT (OFFICIAL RECORD, BOOK 2624, PAGE 1329).

PROPOSED 35' LANDSCAPE BUFFER SHALL BE PROVIDED WITH A MIN. OF 20' AT 80% OPACITY. THE ENTIRE BUFFER SHALL BE COMPLETELY INSTALLED WITHIN 3 YEARS OF CONSTRUCTION DRAWING APPROVAL.

PROPOSED 35' LANDSCAPE BUFFER SHALL BE PROVIDED WITH A MIN. OF 20' AT 80% OPACITY. THE ENTIRE BUFFER SHALL BE COMPLETELY INSTALLED WITHIN 3 YEARS OF CONSTRUCTION DRAWING APPROVAL.

PROPOSED 20' TRACT DEDICATED TO HERNANDO COUNTY FOR USE AS A BUFFER FROM WITHINACOCHEE RIVER FLOODING AND NON VEHICULAR TRAIL USE

MASTER PLAN

DBSI - ONE HERNANDO CENTER NORTH, LLC PARCEL

Engineering  
Planning  
Surveying  
Environmental  
Construction Management

**Coastal**

586 Cayuga Blvd. - Jacksonville, Florida 32201  
(352) 785-5423 - Fax (352) 785-4355  
EIR-0000102

DATE	REV. BY	REV. NO.	REVISION
06/10/08	AKH	1	AS NOTED

SHEET

1

OF 1 SHEET

06126