

### LEGEND

- COMMERCIAL AREA
- POP(UC)
- RESIDENTIAL MIXED USE
- POP(MF) & POP(SF)
- COMMERCIAL MIXED USE
- POP(CO), POP(MF), & POP(SF)
- POTENTIAL FIRE STATION SITE
- SINGLE FAMILY POP(SF)
- PARK AND/OR AMENITY AREA
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA
- R.O.W., RESERVATION AREA

### LOCATION MAP



### LAND USE TABLE

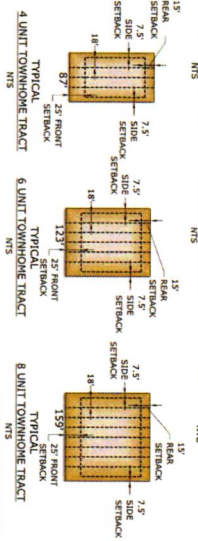
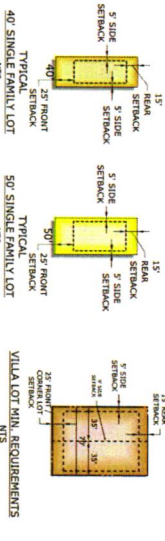
LAND USE	ACRES	UNITS	DENSITY
COMMERCIAL AREA (POP(UC))	20	250,000 SQ. FT.	
COMMERCIAL MIXED USE (POP(CO), POP(MF), POP(SF))	19	320*	100,000 SQ. FT.
SINGLE FAMILY (POP(SF))	72	288*	
RESIDENTIAL MIXED USE (POP(CO), POP(MF), POP(SF))	37	370*	
ROADS	18		
<b>TOTAL:</b>	<b>47-203.99</b>	<b>978</b>	

### NOTES

- \*ALL ACRES AND DENSITIES LISTED IN THIS TABLE ARE BASED ON THE ASSUMPTION THAT THE LAND IS USED FOR THE PURPOSES SET FORTH IN THE ZONING ORDINANCE. THE ACTUAL DENSITY OF EACH LOT WILL BE DETERMINED BY THE TYPE OF DEVELOPMENT.
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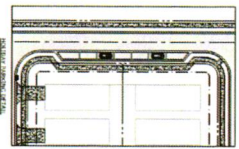
### PHOTOS OF BUFFERS

SEE MAPS FOR ALL OTHER BUFFER REQUIREMENTS. SEE MAPS FOR ALL OTHER BUFFER REQUIREMENTS. SEE MAPS FOR ALL OTHER BUFFER REQUIREMENTS.



LOT TYPE	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK
SINGLE FAMILY / MULTI-FAMILY	40'	N/A	30'
TOWNHOME	30'	20'	15'
RESIDENTIAL LOT	4.00 SF	N/A	1.00 SF
RESIDENTIAL LOT	30'	30'	30'
RESIDENTIAL LOT	65'	45'	75'
RESIDENTIAL LOT			0.75'

\*MULTI-FAMILY MAXIMUM BUILDING AREA RATIO IS A % OF ZONING RESERVATION AREA.



DATE	REV.	BY	REV.	BY
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Coastal  
Engineering Associates, Inc.  
866 Candlelight Boulevard - Brooksville - Florida 34601  
(352) 799-8423 - Fax (352) 799-8456  
E8-00001-12

BLACK JACK RIDGE  
REZONING MASTER PLAN

JACK MELTON PARCELS