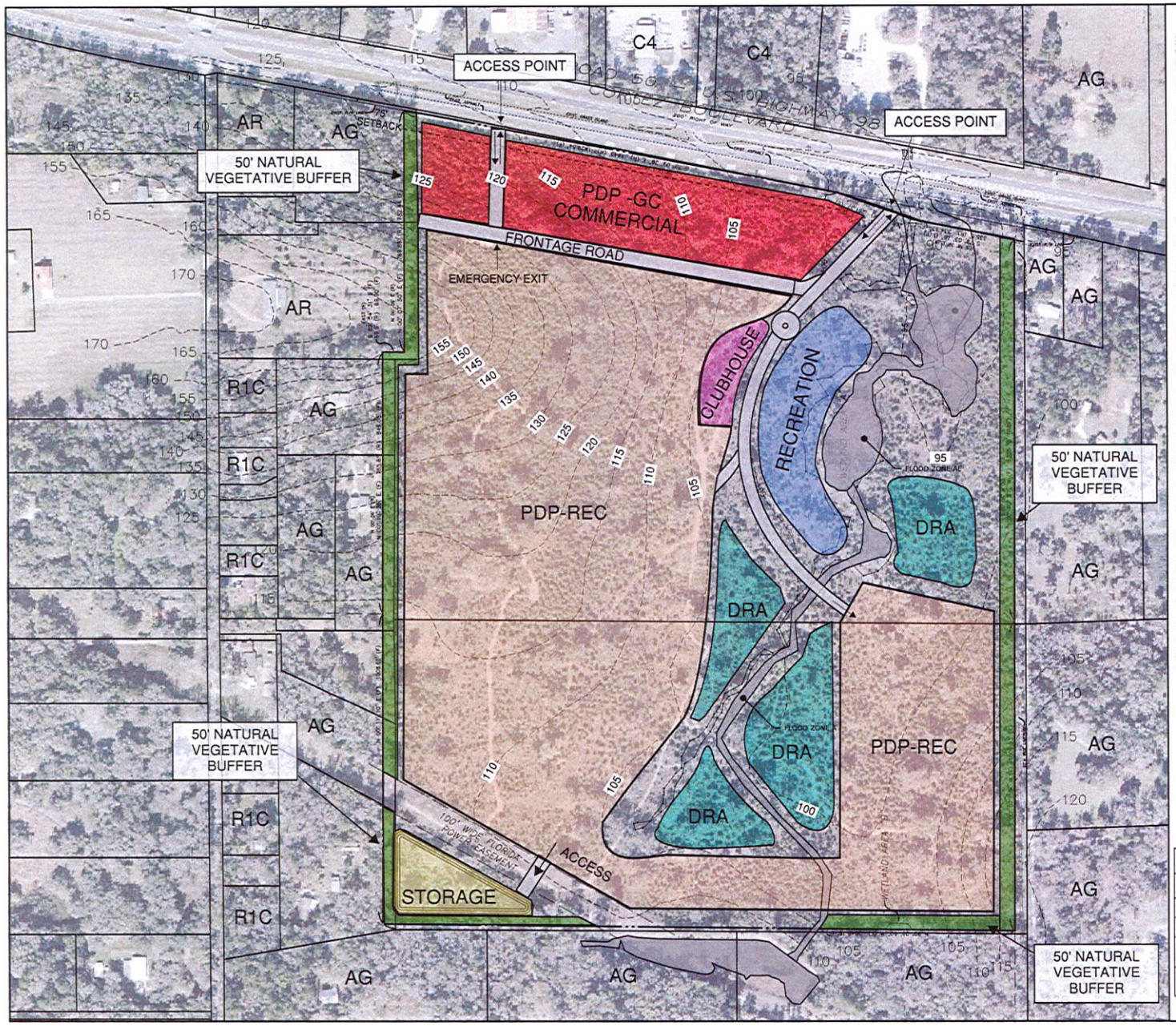

Site Data
Owner/Applicant:
Gary L. Blackwell Trust Agreement
PO Box 1085
New Port Richey, FL 34656

Parcel Key No.: 362271, 66593

Section/Township/Range: 25/22/19

Current Zoning: CPDP WITH PDP(SF) & PDP(GC)
Proposed Zoning: CPDP WITH PDP(GC), PDP(REC) & PDP(SF) WITH RMH-1

Area = +/- 114.60 acres

RV Resort Sites

Standard Width: Forty (40) feet min.
Standard Depth: Seventy (70) feet min.

*Standard Site will have a 20x60 Concrete slab

Pull-Through Site Width: Thirty-five (35) feet min.
Pull-Through Site Depth: Eighty (80) feet min.

Perimeter Building Setbacks:

- North – 75'
- South – 65'
- East – 65'
- West – 65'

Commercial Parcel Building Setbacks:

- Front - 75' (deviation from 125')
- Side - 10'
- Rear (from frontage road) - 25'

Buffers:
The perimeter buffers 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.

General notes
1.This is a planning document and is not to be considered a final design or construction plan; also, not intended for record in public records.

Received

JUL 07 2023

Planning Department
Hernando County, Florida

LAND USE TABLE			
Land Use	Acres	Max SF	Density
Commercial	9	375,000	
RV Resort/Roads	52		520
Drainage, Open Space, Buffer Tracts	53.6		
Total Area	+/- 114.6		Approx. 5 units/acre

REZONING MASTER PLAN

RATHMAN

Coastal Engineering Consultants, Inc.
Engineering
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966 Candlelight Boulevard - Brooksville - Florida 34601
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EB-0000142

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DATE	REV. SHEET NO.	REVISION

SHEET
1