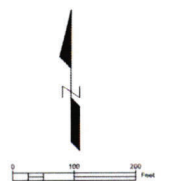
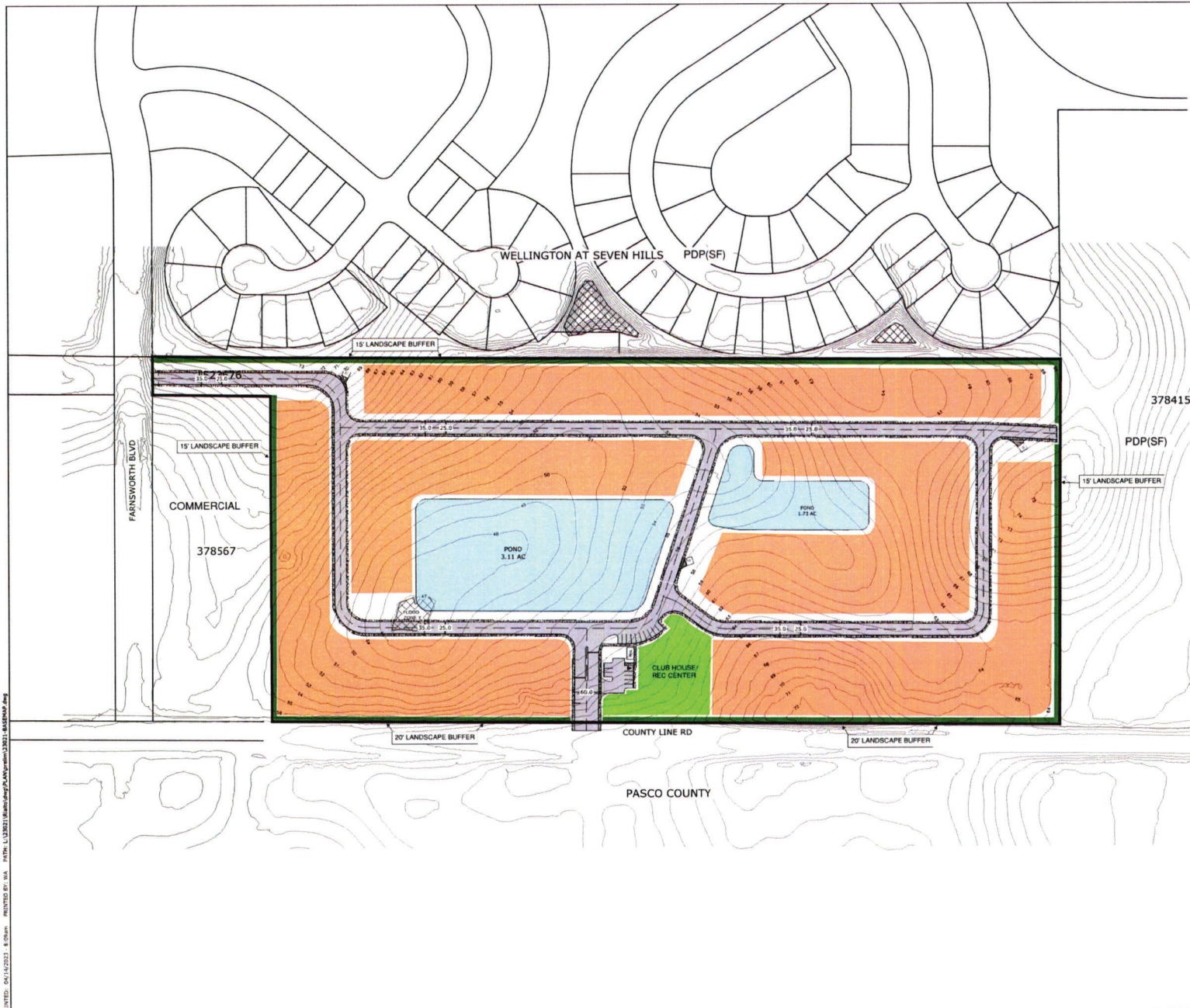
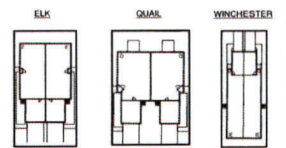


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- MULTIFAMILY RESIDENTIAL AREA
- DRAINAGE RETENTION AREA
- RECREATION CLUB HOUSE AREA
- BUFFER AREA



Site Data
Owner:
 ACCRIM TO OAKTREE INVESTMENTS LLC
 996 SANDY RIDGE RD
 DOYLESTOWN PA 18901-2433

Applicant/Developer:
 DEEB FAMILY HMOES, INC
 9400 RIVER CROSSING BLVD, SUITE 102
 NEW PORT RICHEY, FL 34655

Parcel Key No.: 378576, 837278, 1523676

Section/Township/Range: 32/23/18E

Current Zoning: CPDP
Proposed Zoning: PDP (MF)

Area = +/- 29.32 acres

Proposed No. of Units: 220

Perimeter Building Setbacks:
 •North - 25'
 •South - 35'
 •East - 15'
 •West - 15'

Internal Building Setbacks (there are no lots or residential street ROW's)
 •From access drive - 20'
 •Side - 0' - (10' between buildings)

Buffers: where depicted on the proposed zoning master plan
 •North - (Wellington Subdivision) - 15' with 80% opacity
 •South - (County Line Road) - 20' landscaped
 •West - (Mazourek Property) - 15' landscaped
 •East - (Hearthstone Subdivision) - 15' landscaped

Flood Plain:
 The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053C0317D Effective Date Feb 02,2012.

General notes
 1. 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

ZONING MASTERPLAN
 RIAL TO PARCEL 378576



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DATE	REV	BY/REV	NO	DESCRIPTION