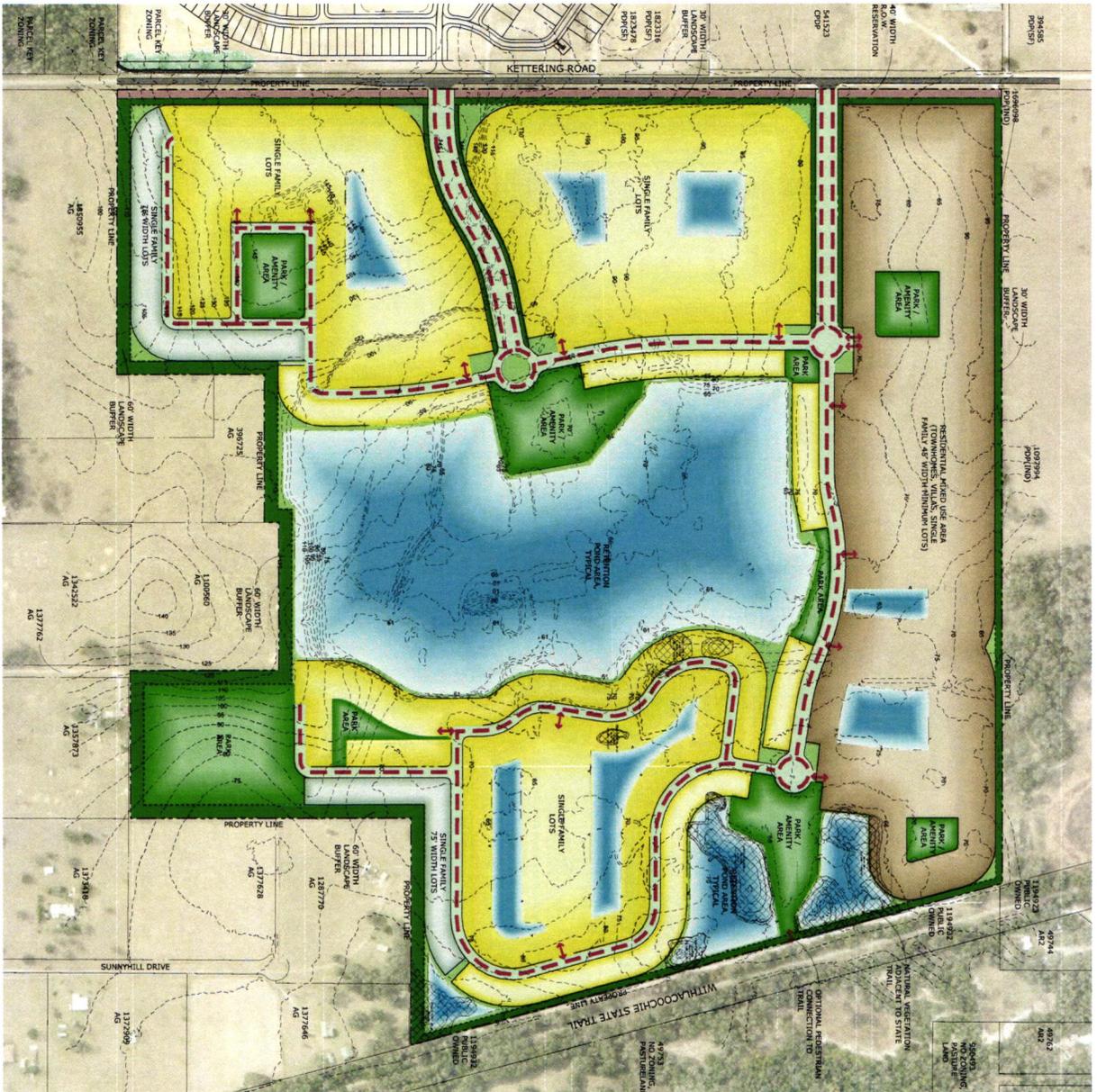


Classified Referencing H-25-20



LEGEND

- RESIDENTIAL MIXED USE AREA
- SINGLE FAMILY DETACHED LOTS (MIN. 55' WIDE LOTS)
- SINGLE FAMILY DETACHED 75' LOTS
- PARK AND/OR AMENITY AREA
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- R.O.W. RESERVATION AREA

LAND USE TABLE

LAND USE	ACRES	UNITS	DENSITY
RESIDENTIAL MIXED USE	56	3142*	56
SINGLE FAMILY	138	612*	4.4
TOTAL	194	3754	

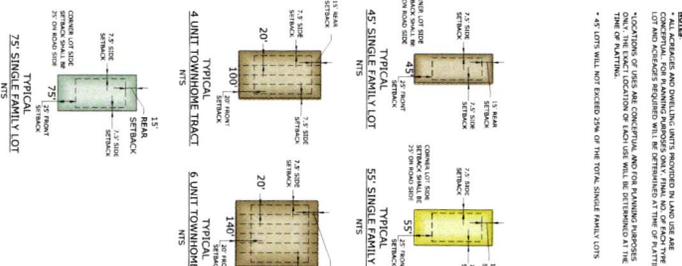
PERMITTED SETBACKS

MINIMUM SETBACKS:

- FRONT: 10'
- REAR: 10'
- SIDE: 5'
- STREET: 10'

MAXIMUM SETBACKS:

- FRONT: 10'
- REAR: 10'
- SIDE: 5'
- STREET: 10'



SITE DATA

OWNER: LEE K. RICHIE, LEE FIELD FIDONE
 TRUSTEE: ADAM CLARY VAN INC
 PARCEL REF NO: 129115, 52524, 42600, 47294
 SECTION: 7, TOWNSHIP: 4, RANGE: 18
 CURRENT ZONING: R-249
 PROPOSED ZONING: R-249
 PROJECT AREA: 8.3142 AC.
 BUILDING INFORMATION: 12 SINGLE FAMILY UNITS, 3142 RESIDENTIAL MIXED USE UNITS

Coastal Engineering
 995 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-8423 - Fax (352) 796-8359
 EB-0000142

REVISION OF DOCUMENT

DATE	REV.	BY	REV. NO.	REVISION
	1			
	2			
	3			
	4			
	5			
	6			
	7			
	8			

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DRAWING SHALL BE REVISION DATED & SIGNED BY PROJECT ARCHITECT/ENGINEER

REZONING MASTER PLAN

ARIANA ESTATES