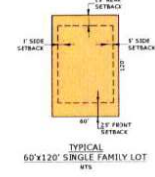
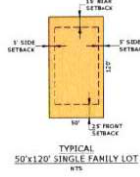


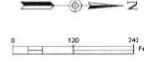
**LAND USE TABLE**

LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY RESIDENTIAL & ROADS	46	220	
RECREATION	3	2.70 AC. REQUIRED	
DRAINAGE, WETLANDS, AND OPEN SPACE	24.57		
NATURAL BUFFER	6	7%, 5.67 AC. REQUIRED	
<b>TOTAL AREA</b>	<b>±79.57</b>	<b>220</b>	<b>APPROX. 2.76 UNITS/ACRE</b>

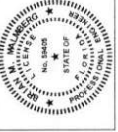


**LEGEND**

- DRAINAGE AREA
- RECREATION AREA
- UPLAND BUFFER AROUND WETLANDS
- WETLANDS
- CONCEPTUAL STREET NETWORK
- R/W RESERVATION
- VEGETATIVE BUFFER
- 100 YEAR FLOODPLAIN



REZONING MASTER PLAN  
 POWELL ROAD SUBDIVISION



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DATE	REV	BY	CHK	NO

SHEET  
1  
 JOB NO. 23052

**SITE DATA**

OWNER: POWELL ROAD PARTNERS, LLC  
 APPLICANT: KB HOMES TAMPA DIVISION  
 PARCEL KEY NO.: 380910  
 SECTION/TOWNSHIP/RANGE: 07/23/18  
 CURRENT ZONING: PO19(S) AND PO19(H)  
 PROPOSED ZONING: PO19(S)  
 AREA = ±7.757  
 PROPOSED NO. OF LOTS: 210

**PERMITTED SETBACKS**

NORTH: 30'  
 SOUTH: 40' (FROM FUTURE ROW-DEVIATION FROM 75'  
 EAST: 40'  
 WEST: 30'

**INTERNAL BUILDING SETBACKS**

FRONT: 35'  
 SIDE: 5' (DEVIATION FROM 10')  
 REAR: 15' (DEVIATION FROM 30')

**LOT SIZE**

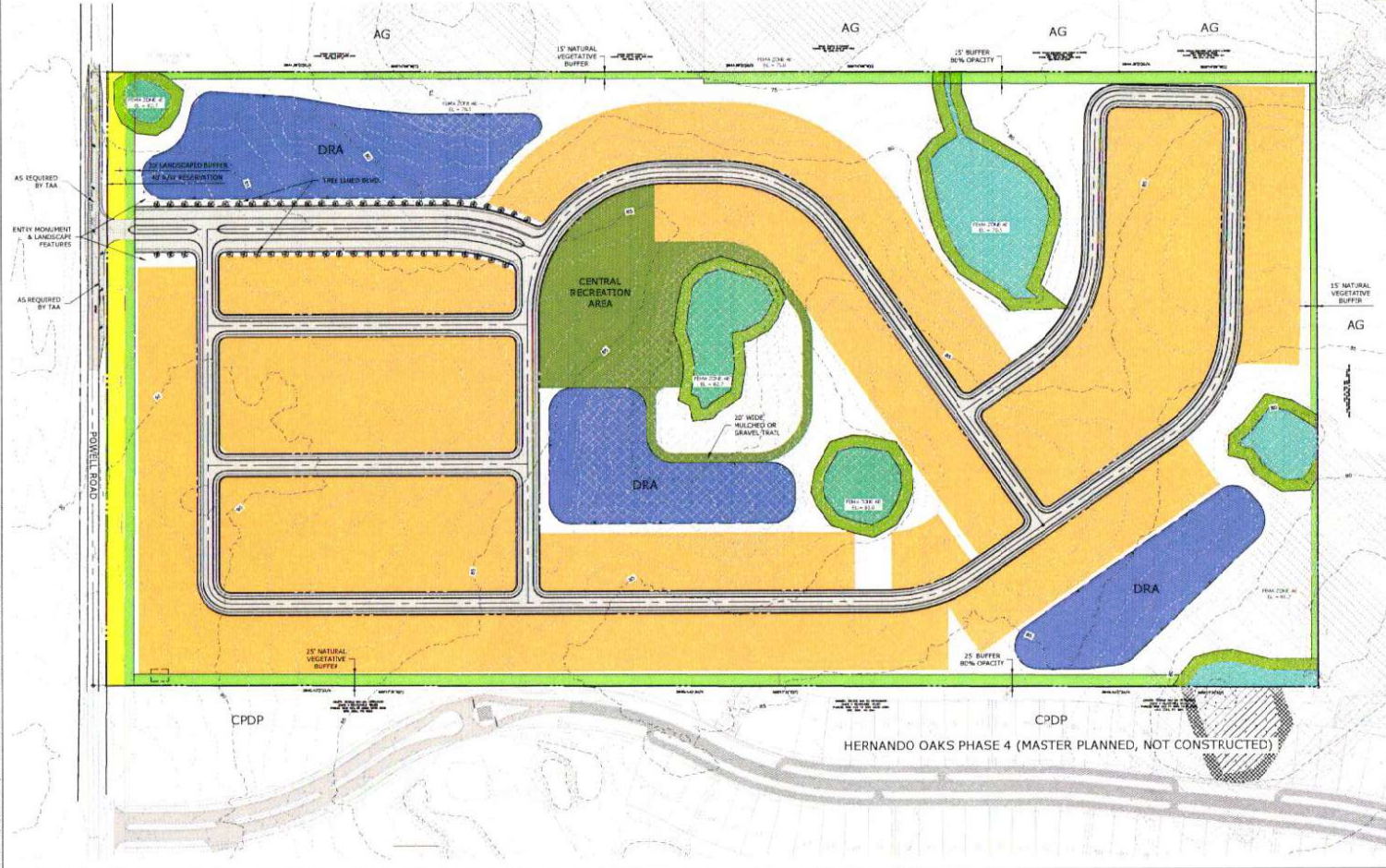
MIN LOT WIDTH - 50' (AT BUILDING SETBACK LINE)  
 MIN LOT DEPTH - 130'  
 MIN LOT SF - 6,000 SF  
 MAXIMUM BUILDING HEIGHT - 33'

**BUFFERS**

NORTH - 15' NATURAL VEGETATION  
 SOUTH (POWELL ROAD) - 30' LANDSCAPED  
 EAST - (HERNANDO OAKS) - 25' (80% OPACITY WHERE ADJACENT TO PLANNED HERNANDO OAKS LOTS  
 WEST - (ADJACENT TO RURAL RESIDENTIAL LOTS) - 25' WITH 80% OPACITY (ADJACENT TO VACANT PARCELS) - 15' NATURAL VEGETATION

**PARK SITE**

TOTAL ACREAGE WILL MEET COUNTY STANDARDS AND BE SIZED/LOCATED AT THE TIME OF CONCEPTUAL PLAN.



**Received**  
**FEB 7 2024**

Planning Department  
 Hernando County, Florida