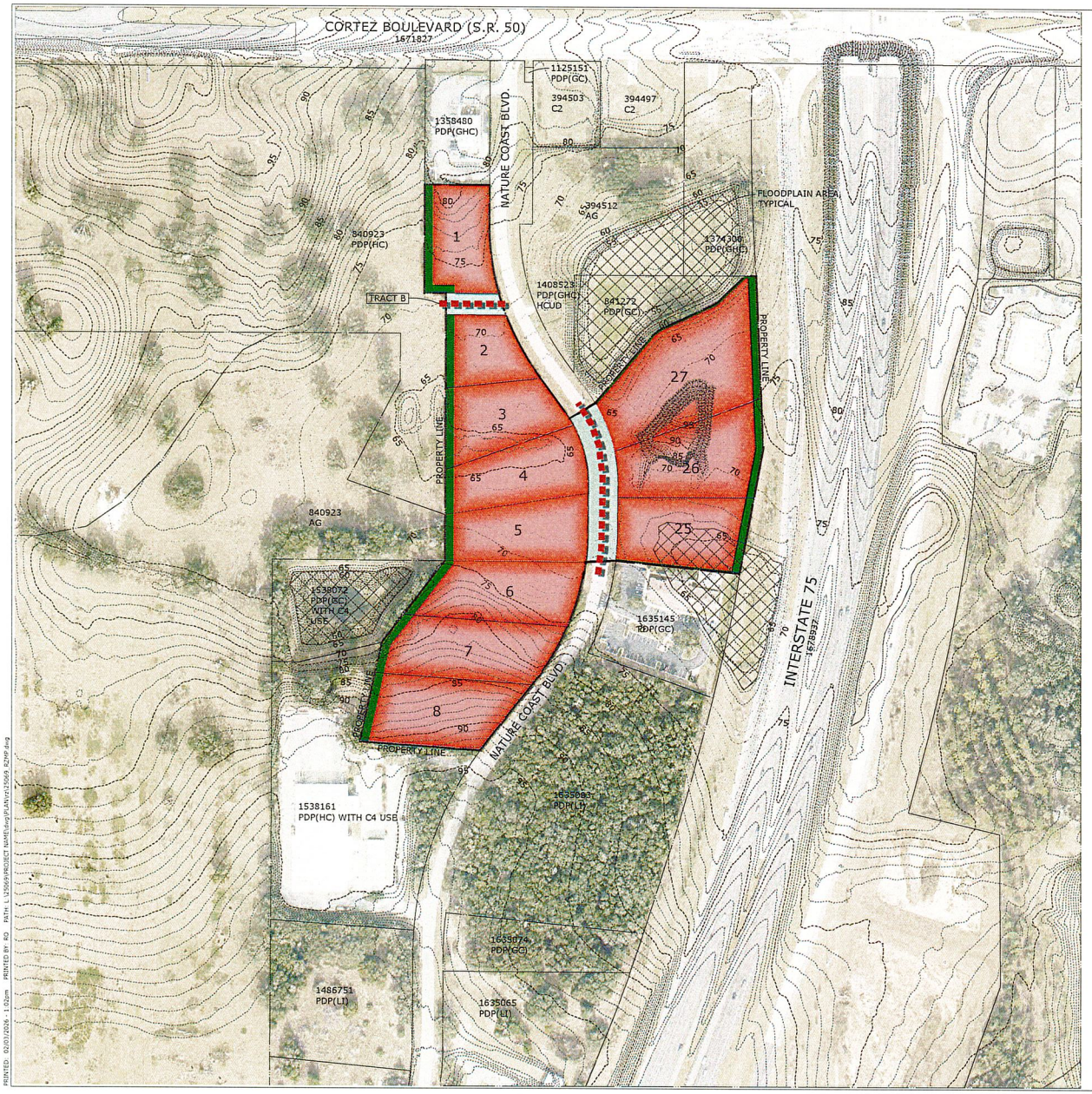
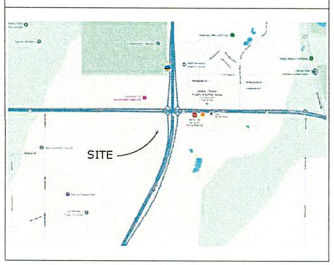


LOCATION MAP



LEGEND

- COMMERCIAL AREA PDP (HHC)
- VEGETATIVE BUFFERS
- R.O.W. AREA

SITE DATA

OWNER: HERNANDO INVESTMENTS INC.
PARCEL KEY NO.: 1538081, 1538090, 1538107, 1538116, 1538125, 1538134, 1538143, 1538152, 1635154, 1635163, 1635172, 1538063

SECTION / TOWNSHIP / RANGE: 06/23S/21E
CURRENT ZONING: PDP(GC) & PDP(GC) WITH C4 USES
PROPOSED ZONING: PDP(HHC) WITH ADDITIONAL SPECIFIED USES

PROJECT AREA: 12.53 AC.

SETBACKS:

FRONT: 35 FEET
10 FEET (PREVIOUSLY APPROVED DEVIATION FROM 20')
REAR: 35 FEET (INCLUSIVE OF BUFFER)

MAXIMUM BUILDING HEIGHT: 60 FEET

BUFFERS AND LANDSCAPING:

1. ALL LOT LANDSCAPING SHALL BE CONSISTENT WITH THE COMMUNITY APPEARANCE ORDINANCE.

IF OUTDOOR STORAGE:

2. SCREENED OUTSIDE STORAGE SHALL BE PERMITTED BEHIND THE BUILDING LINE AS AN ACCESSORY USE TO A PERMITTED USE. SCREENING SHALL BE REQUIRED FROM ADJOINING AND CONTIGUOUS PROPERTIES BY A WALL, FENCE OR OTHER APPROVED ENCLOSURES. SCREENING SHALL MEET A ONE HUNDRED (100) PERCENT OPACITY STANDARD. SUCH SCREENING SHALL BE LOCATED BEHIND THE BUILDING LINE AND SHALL HAVE A MINIMUM HEIGHT OF FIVE (5) FEET AND MAXIMUM OF EIGHT (8) FEET.
3. A TWENTY (20) FOOT BUFFER IS PROVIDED ALONG THE EAST (I-75) AND THE WEST PERIMETER.
4. A VEGETATIVE BUFFER IS AN AREA OF LAND CONTAINING ANY COMBINATION OF PRESERVED NATURAL VEGETATION OR INSTALLED GREENERY. IT MAY INCLUDE BERMS, FENCES, OR WALLS. TURF GRASS IS ACCEPTABLE AS A "VEGETATIVE GROUND COVER", BUT NOT AS A "VEGETATIVE BUFFER". IF A FENCE OR WALL IS USED, IT SHALL BE VISUALLY DOMINATED BY GREENERY AND ATTAIN FIFTY (50) PERCENT OPACITY/COVERAGE WITHIN TWELVE (12) MONTHS OF PLANTING.

LAND USE TABLE

LAND USE	ACRES
NON-RESIDENTIAL / COMMERCIAL HEAVY HIGHWAY COMMERCIAL (HHC)	11.59
BUFFERS	0.94
TOTAL AREA	±12.53

N

0 120 240 Feet

REZONING MASTER PLAN

HERNANDO INVESTMENTS / CORTEZ CROSSING

Coastal engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-8423 - Fax (352) 799-8359
EB-0000142

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DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION
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WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
1

JOB NO. 25069

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