| LAND USE TABLE | | | |
|---|---|---|---|
| LAND USE | ACRES ± | UNITS | DENSITY |
| RESIDENTIAL | 247.0 | 1250 | |
| AMENITY SITE | 6.0 | | |
| OPEN SPACE & DRAINAGE | 135.5 | | |
| TOTAL | 388.5 | 1250 | 3.22 D.U. / Ac. |

**SITE DATA**

**OWNER/APPLICANT**:

**PARCEL KEY NO.**: 380727 & 380723

**AREA**: 190.3 - ACRES

**SECTION/TOWNSHIP/RANGE:** S 32/33, T 22S, R 19E & S 4/5, T 23S, R 19E

**CURRENT ZONING**: PDP (SF) & PDP (MF)

**REQUESTED ZONING:** PDP (SF) & PDP (MF)

**PERIMETER BUILDING SETBACKS**:

NORTH - 20'
SOUTH - 20'
EAST - 50'
WEST - 20'

**LOT BUILDING SETBACKS**:

FRONT - 25'
SIDE - 5' (0' / 0' FOR VILLAS, 0' FOR TOWNHOMES)
REAR - 15'

**FEMA FIRM COMMUNITY PANELS**: FIRM NUMBER 12053C0193D, DATED FEBRUARY 2, 2012. THE PROPERTY LIES WITHIN FEMA FLOOD ZONES "X" & "A" PER SAID FIRM PANEL.

**WETLANDS**: THERE ARE APPROXIMATELY 7 ACRES OF WETLANDS ON THE SUBJECT PROPERTY.

**FIRE PROTECTION**: TO BE ADDRESSED DURING THE SITE PERMITTING PHASE.

**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 EASEMENT WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENT OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DRAINAGE RETENTION AREAS (DRA) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

REZONING MASTER PLAN

HUNNICUT & MASON

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Engineering Surveying Planning Transportation Environmental Construction Management
Engineering Licensure #: 00000142
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| DATE | REV. BY | REV. NO. | REVISION |
|---|---|---|---|
| | | | |

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET 1

JOB No: 23072

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