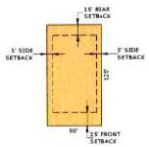
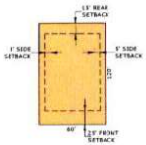
LAND USE TABLE			
LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY RESIDENTIAL & ROADS	46	220	
RECREATION	3	2.70 AC. REQUIRED	
DRAINAGE, WETLANDS, AND OPEN SPACE	24.57		
NATURAL BUFFER	6	7%, 5.67 AC. REQUIRED	
TOTAL AREA	±79.57	220	APPROX. 2.76 UNITS/ACRE



TYPICAL
50'x120' SINGLE FAMILY LOT
NTS



TYPICAL
60'x120' SINGLE FAMILY LOT
NTS

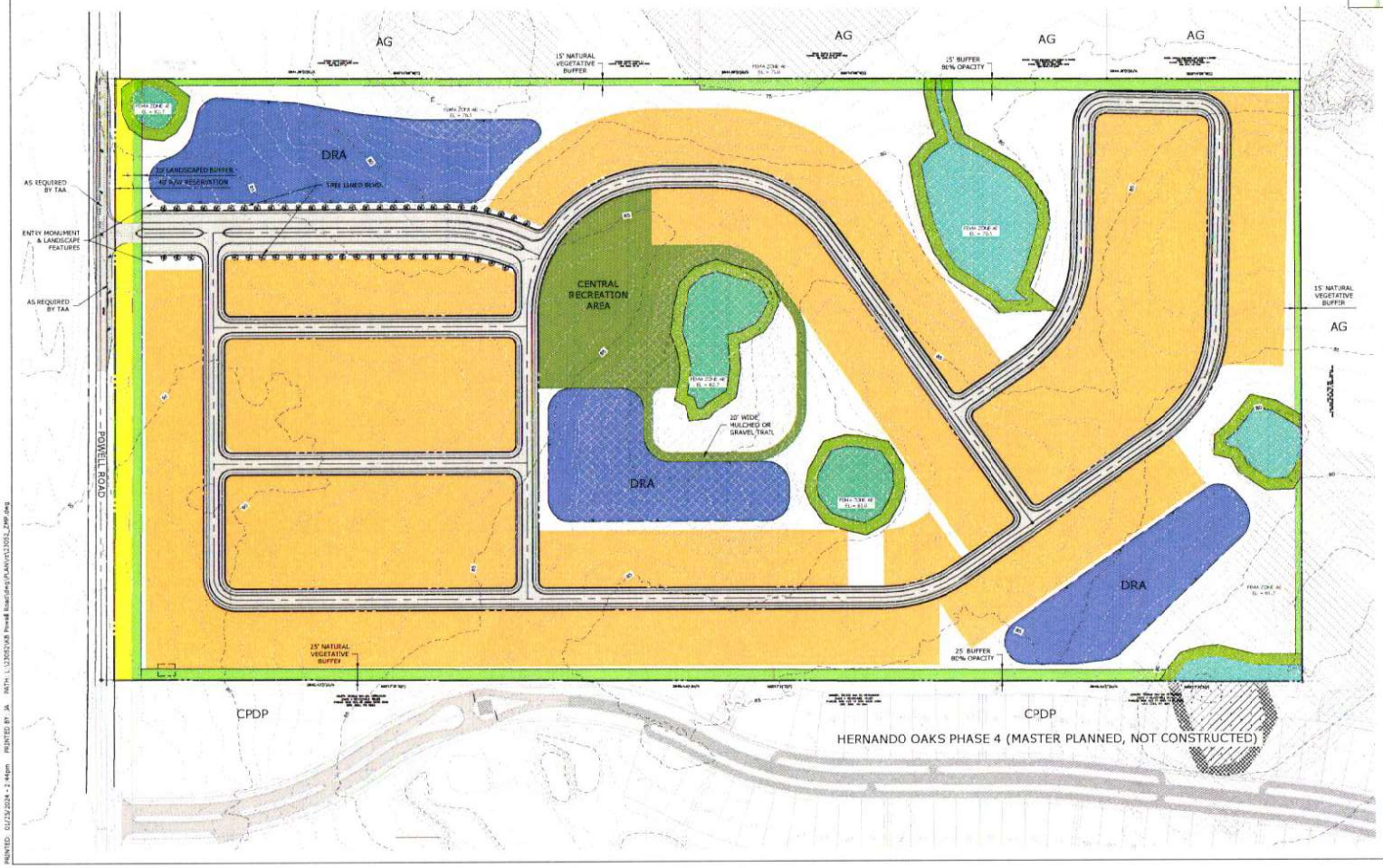
LEGEND

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

N

0 120 240 Feet

LOCATION MAP
N.T.S.



SITE DATA

OWNER: POWELL ROAD PARTNERS, LLC

APPLICANT: KB HOMES TAMPA DIVISION

PARCEL KEY NO.: 380910

SECTION/TOWNSHIP/RANGE: 07/23/19

CURRENT ZONING: PDP(SF) AND PDP(MF)

PROPOSED ZONING: PDP(SF)

AREA= +/-79.57

PROPOSED NO. OF LOTS: 210

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

INTERNAL BUILDING SETBACKS:
FRONT: 25'
SIDE: 5' (DEVIATION FROM 10')
REAR: 15' (DIVIATION FROM 20')

LOT SIZE
MIN LOT WIDTH - 50' (AT BUILDING SETBACK LINE)
MIN LOT DEPTH - 120'
MIN LOT SF - 6,000 SF
MAXIMUM BUILDING HEIGHT: 35'

BUFFERS:
NORTH - 15' NATURAL VEGETATION
SOUTH - (POWELL ROAD) - 20' 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 CONDITIONAL PLAT.

Received
FEB 7 2024
Planning Department
Hernando County, Florida

REZONING MASTER PLAN

POWELL ROAD SUBDIVISION

Coastal Engineering Consultants, Inc.
Engineering Planning Surveying Transportation Construction Management
1660 Cardinal Blvd. - Brooksville - Florida 34601
(352) 799-0033 - Fax (352) 799-0229
EB-0000142

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