



**SITE DATA**

AREA: +/- 4.8 ACRES

**OWNER / APPLICANT:** MAINE DRILLING AND BLASTING

**PARCEL KEY NO.:** 75965

**SECTION / TOWNSHIP / RANGE:** 06/235/10E

**CURRENT PLU:** COMMERCIAL

**CURRENT ZONING:** AR2

**PROPOSED ZONING:** PLANNED DEVELOPMENT PROJECT / HEAVY HIGHWAY COMMERCIAL (PD/HHHC)

**BUILDING INFORMATION:**

MAXIMUM BUILDING HEIGHT: 50'

MINIMUM DISTANCE BETWEEN BUILDINGS: 15'

**PERIMETER SETBACKS:**

NORTH: 75' (LAKE LINDSEY RD)

SOUTH: 35'

EAST (U.S. 98): 75' (DEVIATION FROM 125')

EAST (ADJ. PROPERTY): 35'

WEST: 50'

**PROPOSED BUFFERS:**

NORTH: 30' NATURAL VEGETATIVE BUFFER

SOUTH: 20' NATURAL VEGETATIVE BUFFER

EAST (U.S. 98): 20' NATURAL LANDSCAPE BUFFER

EAST (ADJ. PROPERTY): 15' NATURAL VEGETATIVE BUFFER

WEST: 30' NATURAL VEGETATIVE BUFFER

LAND USE TABLE		
LAND USE	ACRES	COMM. SF
HEAVY HIGHWAY COMMERCIAL (HHHC)	3.4	20,000 SQ FT
DRAINAGE, BUFFERS, OPEN SPACE	1.4	
TOTAL:	+/- 4.8	

**NOTES:**

\* ALL ACRES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACRES WILL BE DETERMINED AT TIME OF PLATTING.

\* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.

REZONING MASTER PLAN

MAINE DRILLING AND BLASTING

**Coastal**

Engineering  
Planning  
Environmental  
Construction Management

1000 Main Street, Suite 200  
Brooksville, FL 34601  
9866 Candlish Blvd - Brooksville, FL 34601  
(352) 796-9423 Fax (352) 796-8359  
www.coastalinc.com

**REUSE OF DOCUMENT**

THIS DOCUMENT IS THE PROPERTY OF COASTAL INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE TITLE SHEET. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL INC. ENGINEERING ASSOCIATES, INC.

DATE	REVISION	BY	DATE