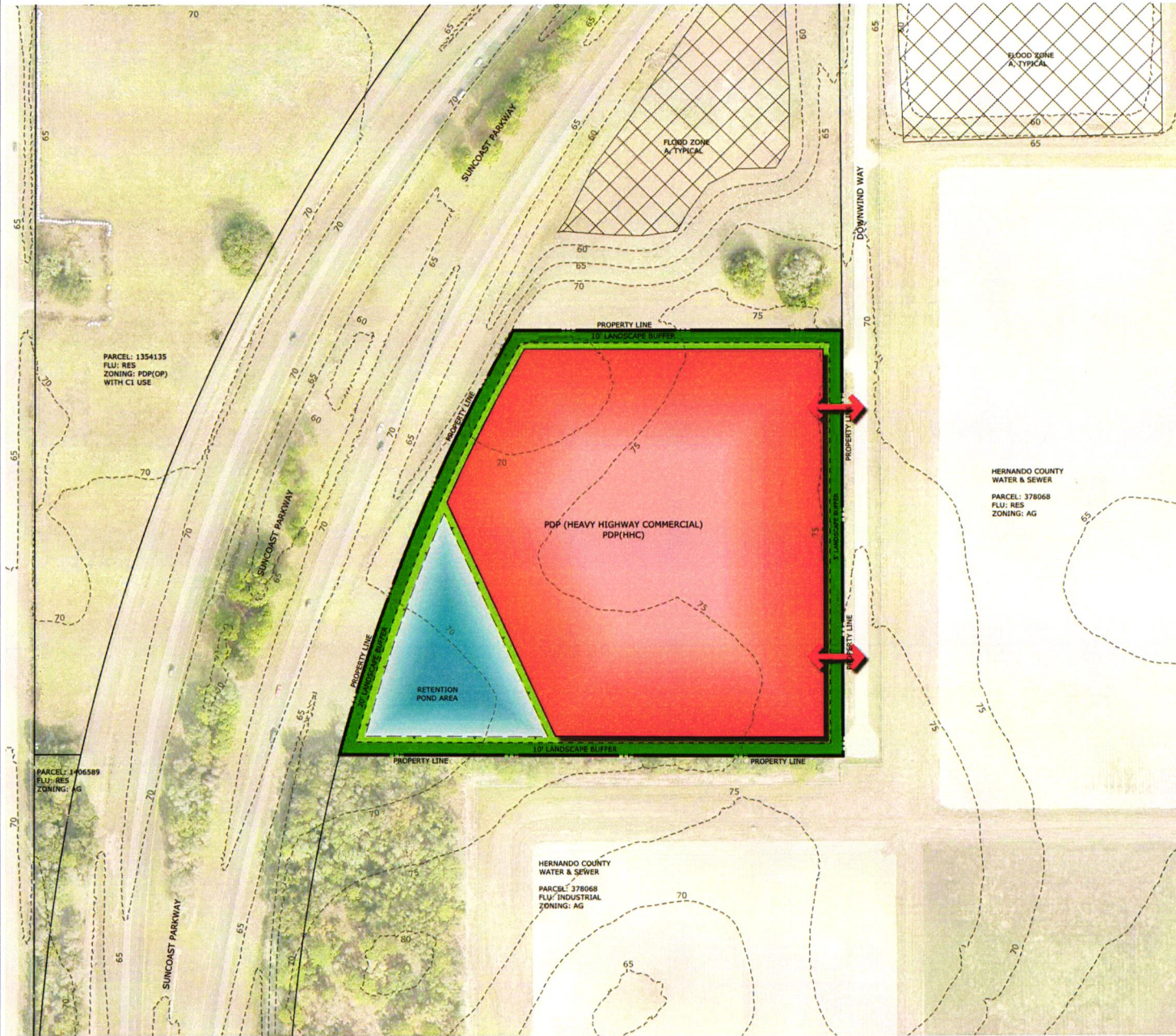


LEGEND

- PDP (HEAVY HIGHWAY COMMERCIAL) PDP (HHC)
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA

SITE DATA

AREA: +/- 10.6 ACRES
OWNER / APPLICANT: GOETTLE SPECIAL SERVICES
COMPANY: 378175
PARCEL KEY NO.: 1121 DOWNWIND WAY
SITE ADDRESS: 1121 DOWNWIND WAY
SECTION / TOWNSHIP / RANGE: 16/23S/18E
CURRENT FLU: RESIDENTIAL
CURRENT ZONING: POP(HHC) WITH A PISPO FOR A LINE STABILIZATION AND RESIDUAL MANAGEMENT TREATMENT FACILITY
PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / HEAVY HIGHWAY COMMERCIAL (PDP/HHC)

BUILDING INFORMATION:

MAXIMUM BUILDING HEIGHT: 60'
MINIMUM DISTANCE BETWEEN BUILDINGS: 15'

PERIMETER SETBACKS:

NORTH: 20'
SOUTH: 20'
EAST (DOWNWIND WAY): 35'
WEST (SUNCOAST): 35'

PROPOSED BUFFERS:

NORTH: 10'
SOUTH: 10'
EAST (DOWNWIND WAY): 5'
WEST (SUNCOAST): 20'

OUTDOOR STORAGE AREAS WILL BE SCREENED BY AN 8' HEIGHT FENCE.

THE SITE WILL MEET THE BUFFER REQUIREMENTS FOR ANY NEW COMMERCIAL DEVELOPMENT ALONG A DESIGNATED SCENIC (SR 589 / SUNCOAST PARKWAY) CORRIDOR.

LAND USE TABLE		
LAND USE	ACRES	COMM. SF
PDP (HHC)	7.6	115,000 SQ FT
DRAINAGE, BUFFERS, OPEN SPACE	3.0	
TOTAL:	+/- 10.6	

NOTES:

* ALL ACRES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACREAGE 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

GOETTLE SPECIAL SERVICES COMPANY

Engineering
Surveying
Planning
Environmental
Construction Management

Coastal
ENGINEERING & ARCHITECTURE, INC.
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(352) 796-9440 FAX (352) 796-8359
EIR-00000142

REUSE OF DOCUMENT
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ENGINEERING & ARCHITECTURE, INC.
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DATE	REV.	BY/REV. NO.	REVISION

SHEET

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