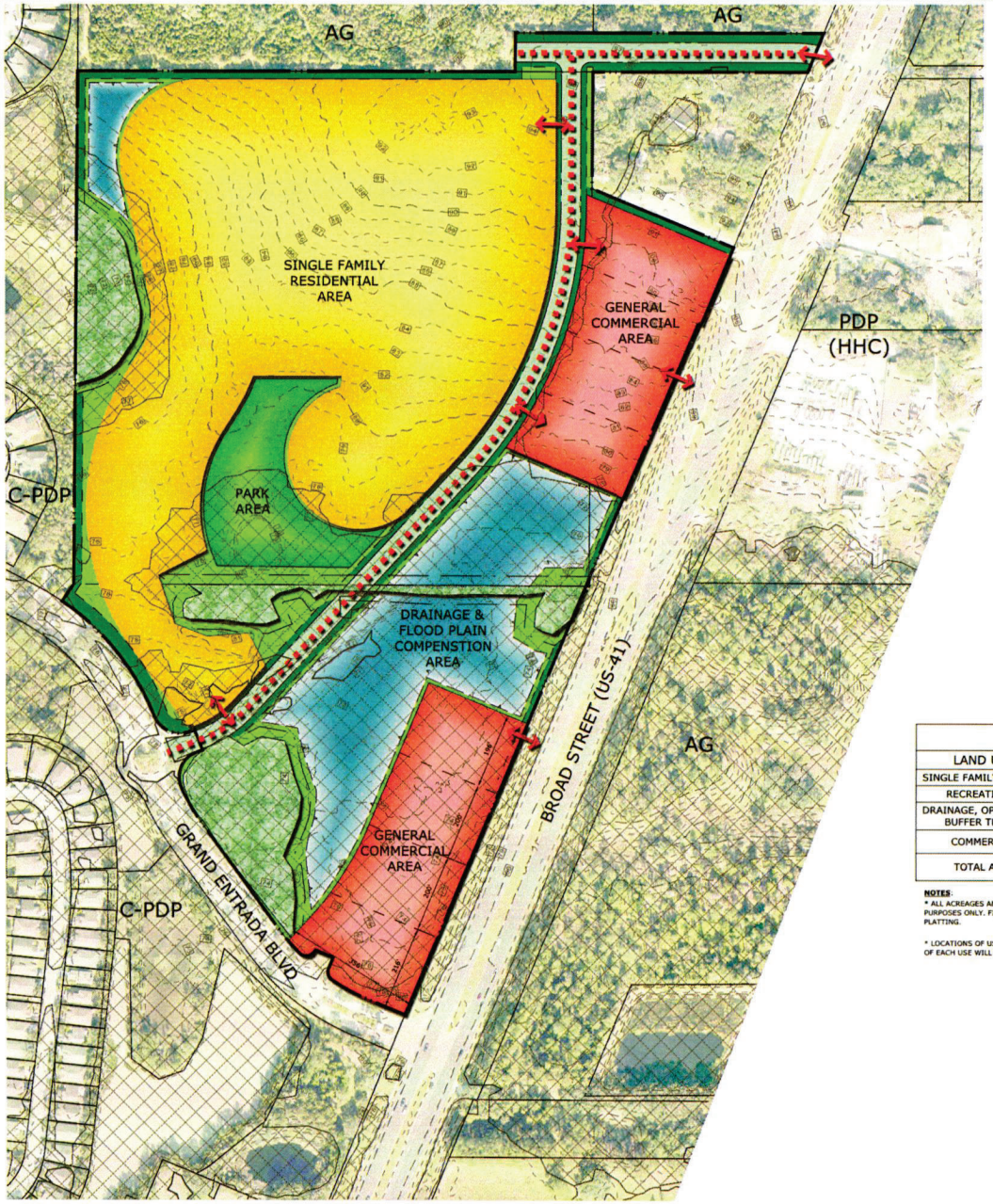
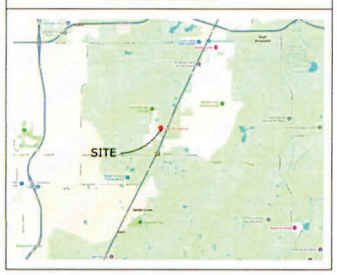


LEGEND

- GENERAL COMMERCIAL AREA
- SINGLE FAMILY RESIDENTIAL AREA
- EXISTING WETLAND
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA
- PARK / AMENITY/ OPEN SPACE AREA

LOCATION MAP



N

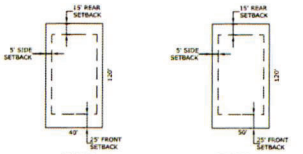
0 150 300 Feet

LAND USE TABLE

LAND USE	ACRES	DWELLING UNITS	SQFT
SINGLE FAMILY & ROADS	28	155	
RECREATIONAL	2.5		
DRAINAGE, OPEN SPACE, BUFFER TRACTS	24.4		
COMMERCIAL	10.0		80,000 SF
TOTAL AREA	±64.9	155	

NOTES:
* ALL ACREAGES 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.



TYPICAL
40'X120' SINGLE FAMILY LOT
NTS

TYPICAL
50'X120' SINGLE FAMILY LOT
NTS

Site Data
Owner/Applicant:
Dire Wolf Holdings, LLC
3655 Fantasy Way
Brooksville, FL 34604

Parcel Key Nos.: 00381027, 00381072, 00472517, and 01456837

Section/Township/Range: 8/23S/19E

Current Zoning: CPDP with single-family and General Commercial
Proposed Zoning: CPDP with single-family and General Commercial.

Area = +/- 64.9 acres

Proposed No. of Lots: 155

Perimeter Building Setbacks:
East (from US 41): 75'
Side: 20'
Rear: 20'

Residential Building Setbacks:
Front 25'
Side 5'
Rear 15'

Commercial Building Setbacks:
Front: 75'
Side: 10'
Rear: 15'
Rear from Frontage Rd: 35'

Buffers:
The buffer tracts indicated on this plan will consist of natural vegetation where possible, enhanced to 80% opacity where needed. Where site grading requires the removal of natural vegetation, a vegetative buffer will be landscaped within the buffer tract consisting of vegetation and opacity consistent with county standards.

Flood Plain:
The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053C 093D effective date February 2,2012. the property contains both Flood Zone Areas A and AE with base elevations of 77.6' on the south and 93.5' on the north.

Fire protection:
Fire hydrants will be placed throughout the community at a minimum of 250' curb line distance intervals which is consistent with county standards. The potable water system will be designed to provide a minimum of 1,000 GPM for use in firefighting as required by NFPA guidelines as required by Hernando County.

Homeowner's association documents will be in place to restrict the construction of permanent walls that preclude access to the side yards. Fencing will be allowed to the mid-point of the side yard of the home if constructed with a minimum 36-inch gate in which to access the rear yard.

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 easements will be included in the final construction plans and shall meet the requirements of Hernando County and any agencies having jurisdiction related to this project.
2. Drainage retention area(s) are conceptually located, the actual size and location will be determined with final engineering design.

REZONING MASTER PLAN

DIRE WOLFE

Coastal
Engineering Consultants, Inc.
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

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DRAWING INVALID UNLESS SIGNED, DATED & EMBOSSED BY ENGINEER

DATE	REV. BY	REV. NO.	REVISION

DRAWN PRINTED TO SCALE FOR ARCH D (24" X 36")

1

JOB No. 21031

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