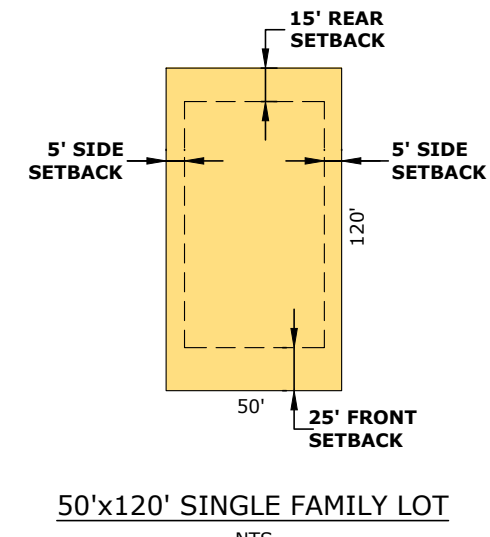


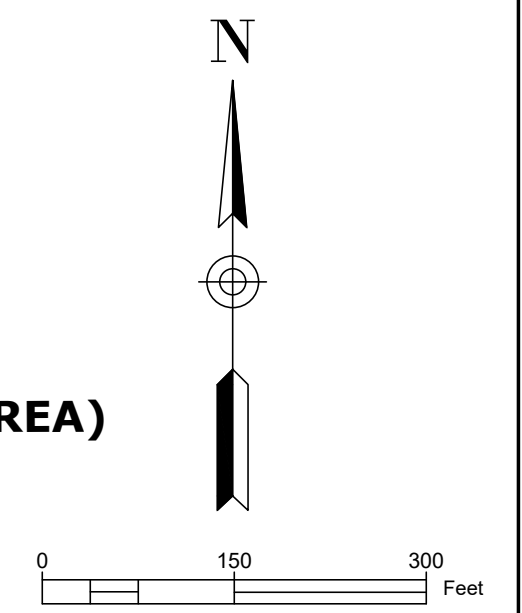
| LAND USE TABLE | | | |
|---------------------------------|---------------|-------------------------|--------------------------------|
| LAND USE | ACRES | DWELLING UNITS | DENSITY |
| RESIDENTIAL | 34.76 | 226 | |
| RECREATIONAL | 3.58 | (2.76 AC REQUIRED) | |
| BUFFERS (NATURAL PRESERVE AREA) | 5.6 | (7% OR 5.6 AC REQUIRED) | |
| DRAINAGE & ROADS | 18.15 | | |
| OPEN SPACE | 9.21 | | |
| COMMERCIAL | 8.7 | | |
| TOTAL AREA | ±80.00 | 226 | APPROX. 2.83 UNITS/ACRE |

| CURVE TABLE | | | |
|-------------|--------|---------|--------|
| CURVE # | RADIUS | CURVE # | RADIUS |
| C1 | 50 | C9 | 800 |
| C2 | 50 | C10 | 1050 |
| C3 | 1290 | C11 | 1590 |
| C4 | 50 | C12 | 300 |
| C5 | 400 | | |
| C6 | 300 | | |
| C7 | 305 | | |
| C8 | 300 | | |



LEGEND

- SINGLE FAMILY LOT
- DRAINAGE
- RIGHT-OF-WAY
- BUFFERS (NATURAL PRESERVE AREA)
- RECREATION
- COMMERCIAL



SITE DATA

OWNER/APPLICANT:
 RIDGE MANOR PROJECT, LLC
 4912 TURNBURY WOOD DR
 TAMPA, FL 33647-2056

PARCEL KEY NO.: 00394399

SECTION/TOWNSHIP/RANGE: 3/23S/21E

ZONING: PDP (SF) & PDP (GC) WITH C-2 USES FOR MINI WAREHOUSES

AREA: ± 80 Ac.

PROPOSED NO. OF LOTS: 226

PERIMETER SETBACK AT PROPERTY LINE:
 FROM RIDGE MANOR BLVD.: 35'
 FROM S.R. 50: 125' (COMMERCIAL) / 75' (RESIDENTIAL)
 FROM OLANCHA RD.: 40'

INDIVIDUAL LOT BUILDING SETBACKS:
 FRONT: 25'
 SIDE: 5'
 REAR: 15'

COMMERCIAL LOT SETBACKS:
 FRONT (CORTEZ BLVD): 125'
 SIDE: 20'
 REAR: 35'

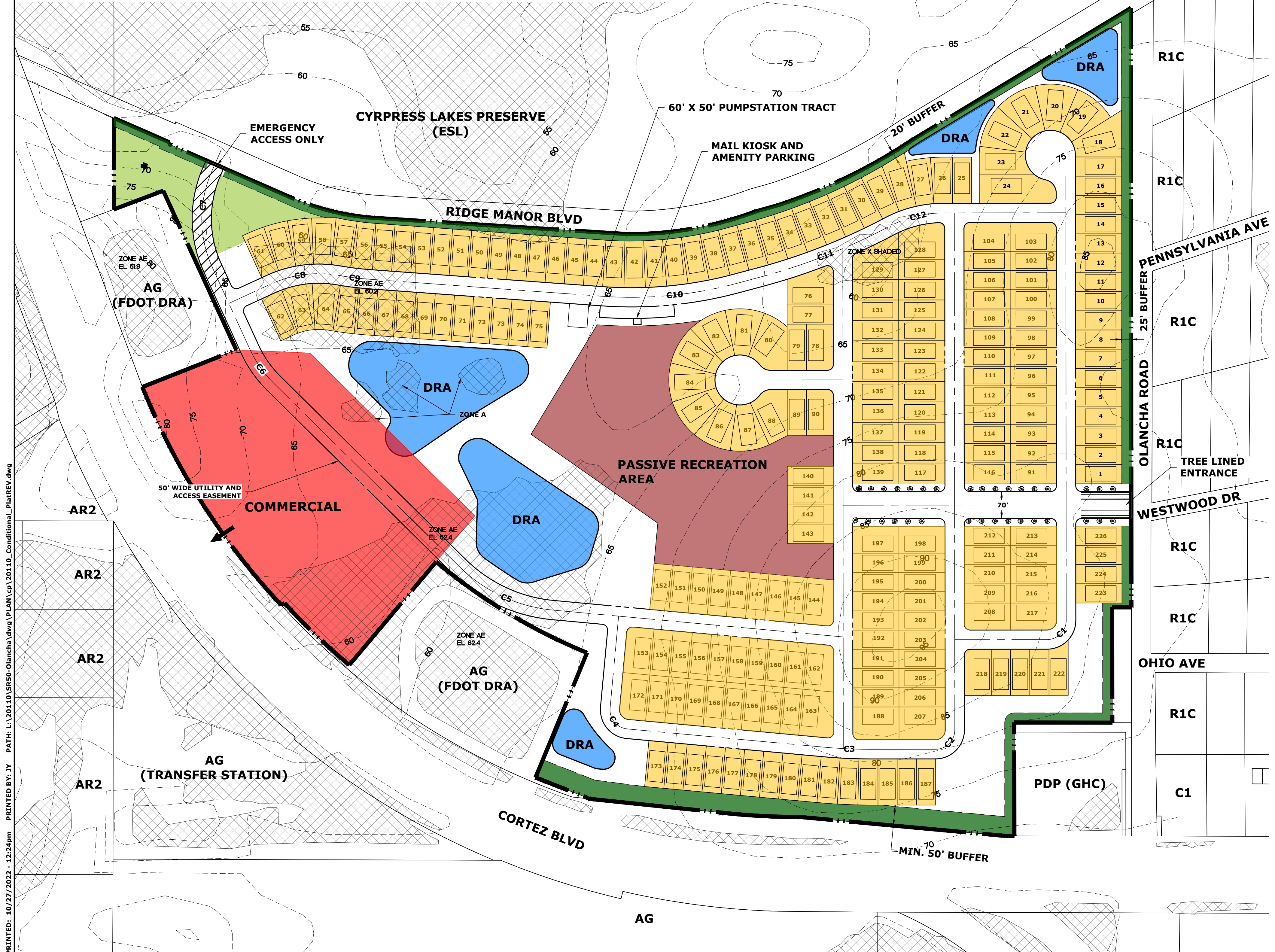
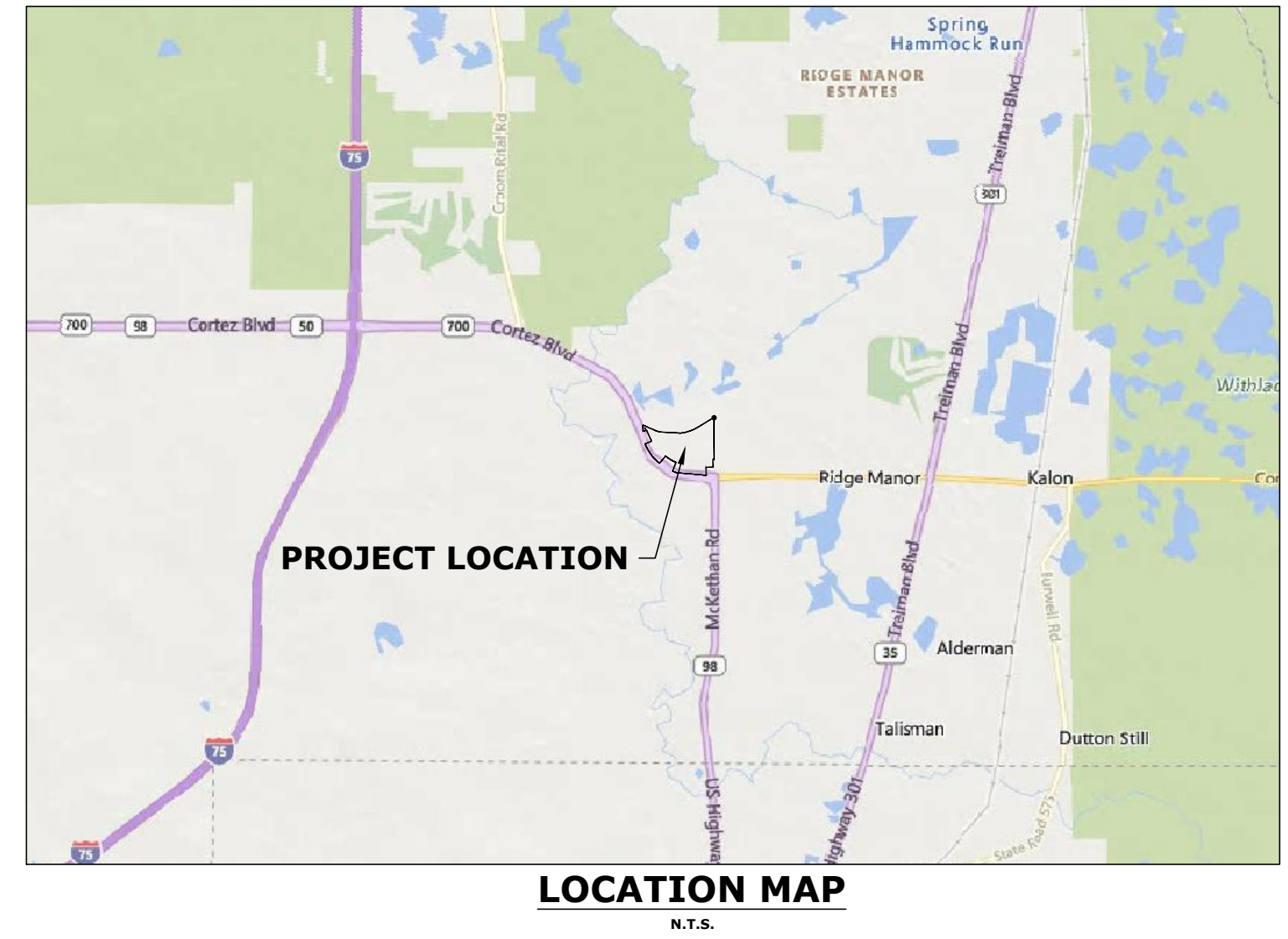
BUFFERS:
 ALONG OLANCHA RD: 25'
 ALONG RESIDENTIAL FRONTAGE ON CORTEZ BOULEVARD: 50'
 ALONG RIDGE MANOR BOUVELVARD: 20'
 MINIMUM COMMERCIAL BUFFER ALONG SR 50: 35'

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. BUFFER TRACTS WILL BE OWNED AND MAINTAINED BY THE HOA.

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.

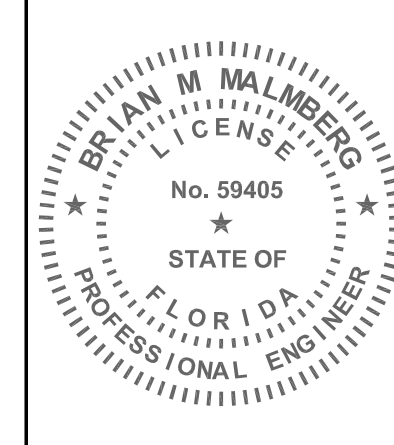
FLOOD PLAIN:
 THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C 0239D EFFECTIVE DATE FEBRUARY 2, 2012. THE PROPERTY CONTAINS FLOOD ZONE AREAS A, AE AND X-SHADED.

NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.



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CONDITIONAL PLAT
 OLANCHA SUBDIVISION

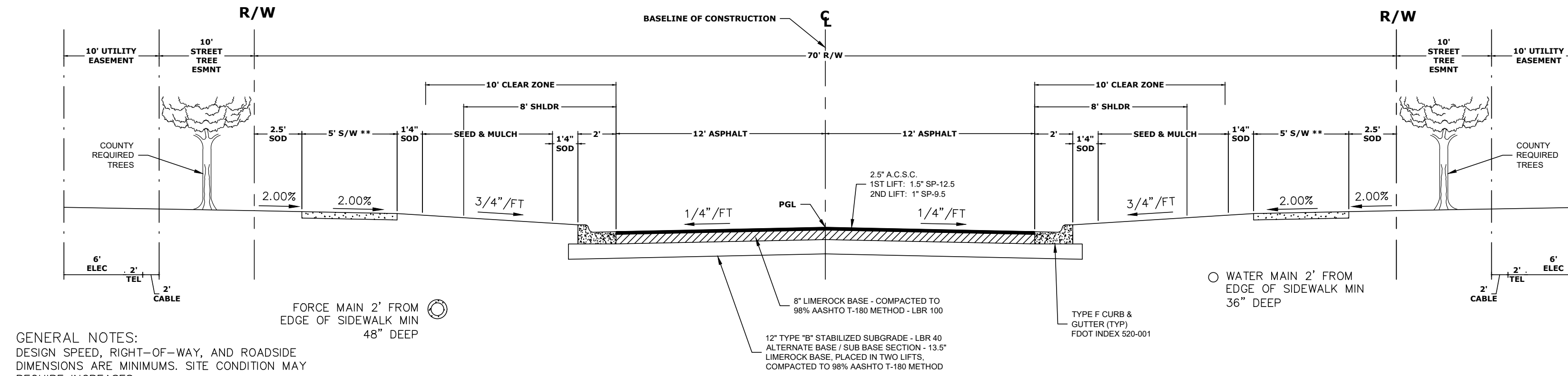


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| DATE | REV. BY/REV. NO. | REVISION |
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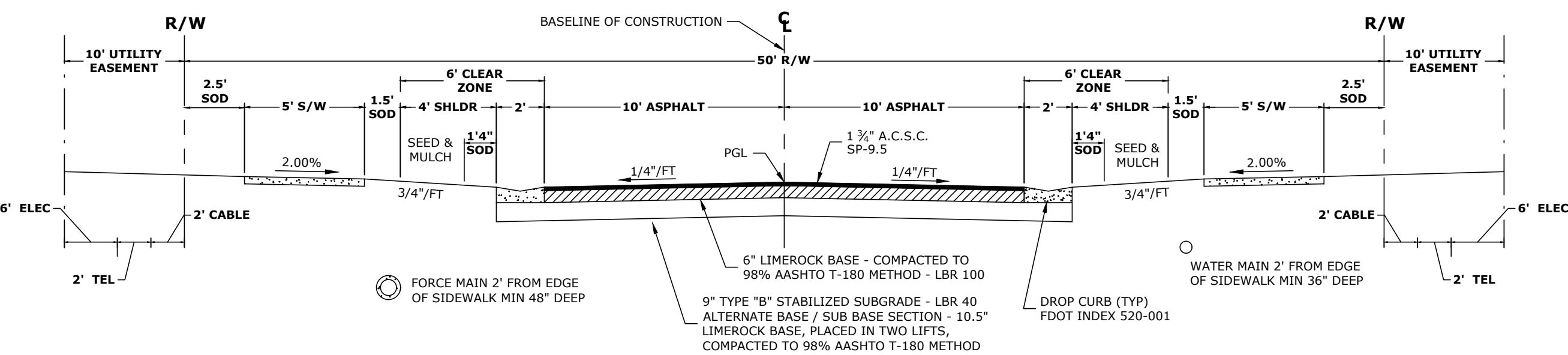
COLLECTOR / 2 LANE ROAD - CLOSED DRAINAGE
DESIGN SPEED = 40 MPH*
 HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-10)



GENERAL NOTES:
 DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.
 * VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE
 ** SIDEWALKS IF APPLICABLE
 ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN FEET UNLESS LABELED OTHERWISE

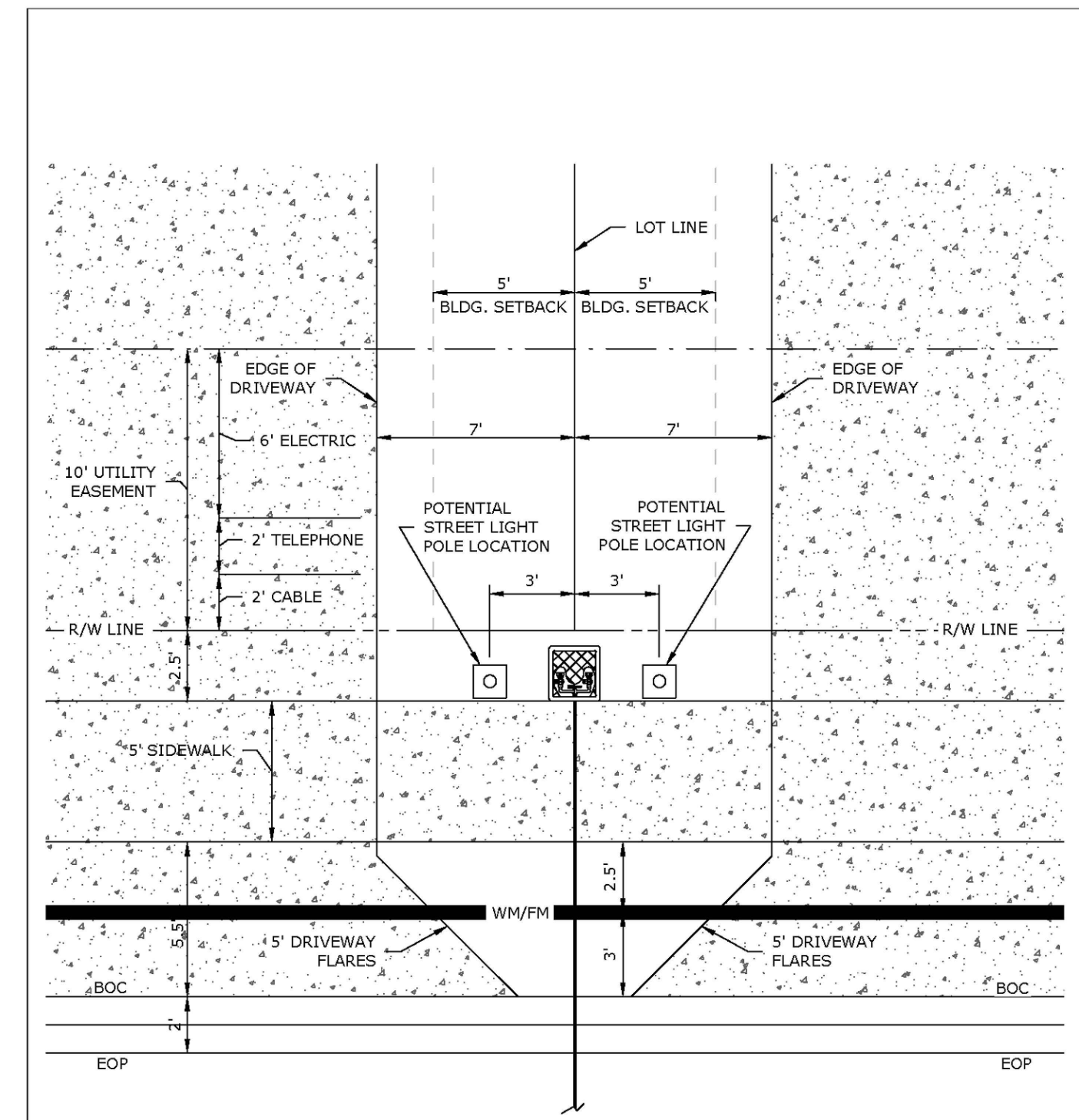
ENTRANCE ROAD TYPICAL SECTION
 NOT TO SCALE

LOCAL ROAD - CLOSED DRAINAGE
DESIGN SPEED = 30 MPH*
 HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-05)

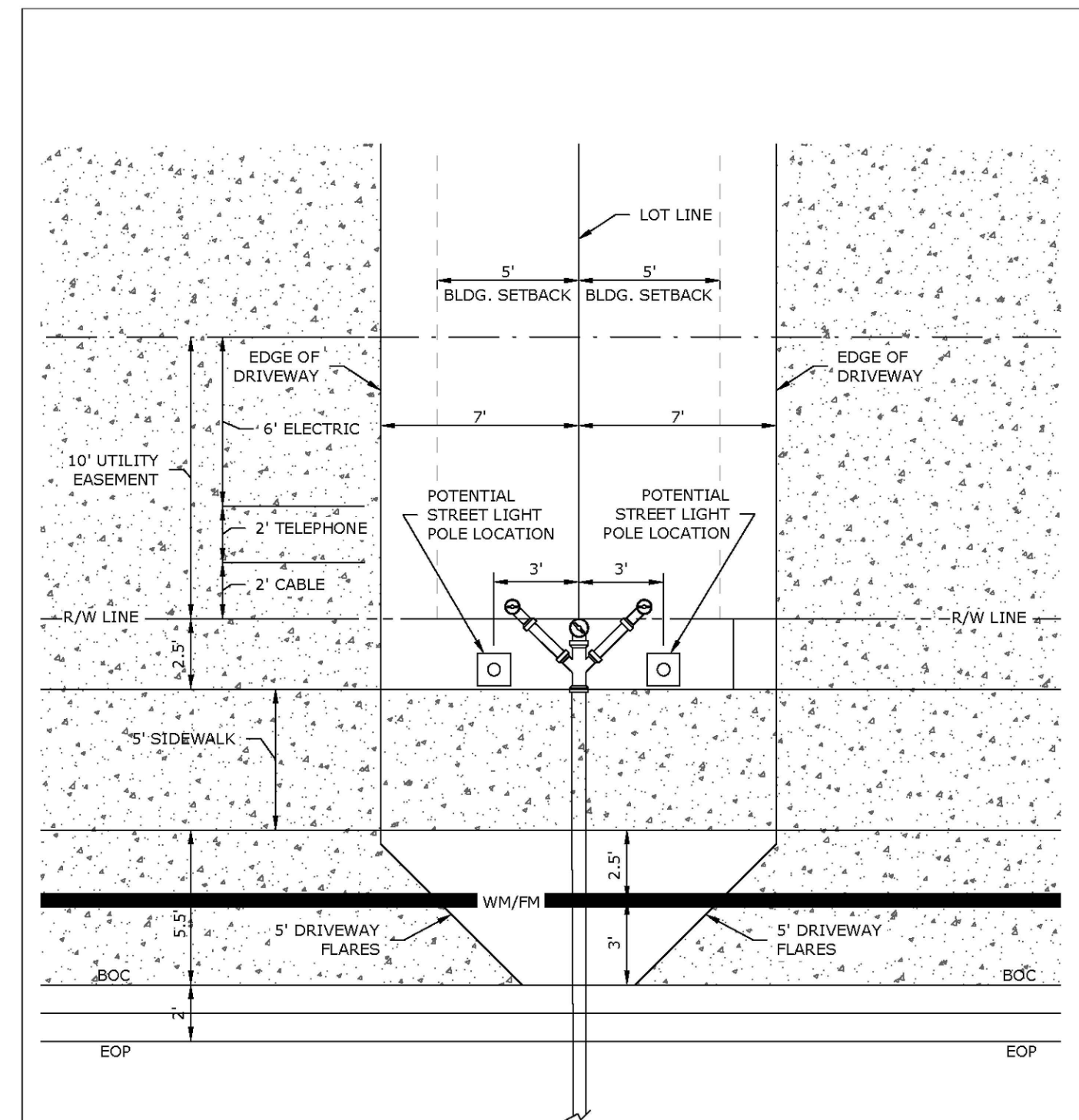


GENERAL NOTES:
 DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.
 * VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE
 ** SIDEWALKS IF APPLICABLE
 ALL DIMENSIONS & LABELS ARE TYPICAL

LOCAL ROAD - CLOSED DRAINAGE
 NOT TO SCALE



| | | |
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| | STANDARD UTILITY LOCATION W/ 5' SETBACKS | DATE |
| | WATER SERVICE | 06/21/21 |
| | | 1 |

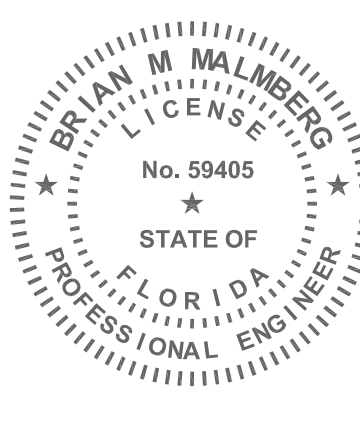


| | | |
|--|--|----------|
| | STANDARD UTILITY LOCATION W/ 5' SETBACKS | DATE |
| | SANITARY SEWER SERVICE | 06/21/21 |
| | | 2 |

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TYPICAL SECTIONS

S.R. 50 & OLANCHA RESIDENTIAL



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