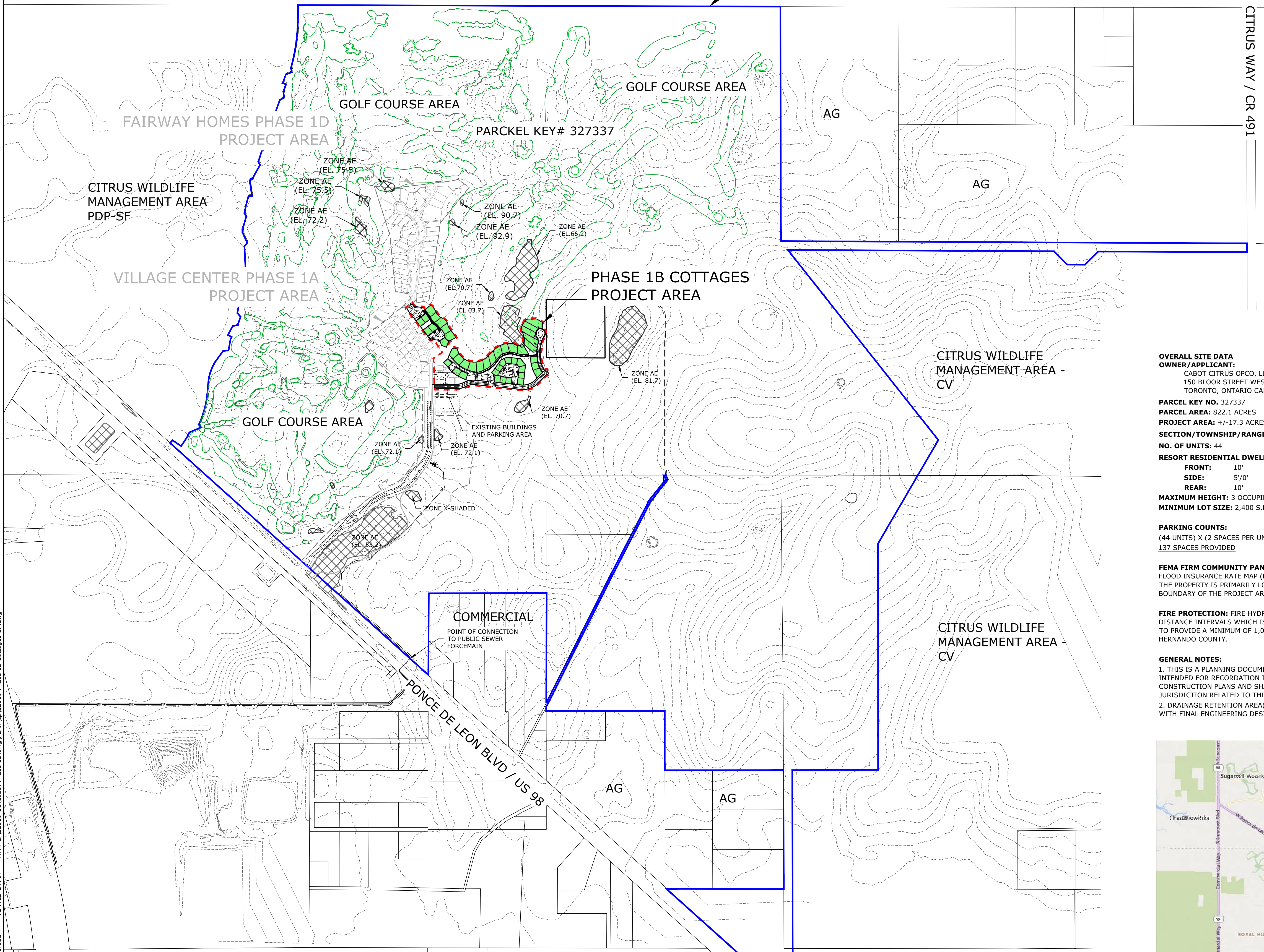
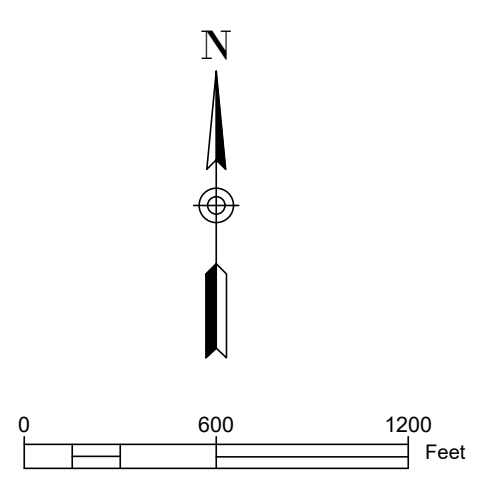


CITRUS COUNTY
 CABOT CITRUS OPCO LLC
 OWNED PROPERTY



- LEGEND**
- RESORT RESIDENTIAL
 - DRAINAGE
 - FLOOD ZONE
 - CONDITIONAL PLAT LIMITS
 - GOLF COURSE FEATURE
 - EXISTING CONTOUR LINE

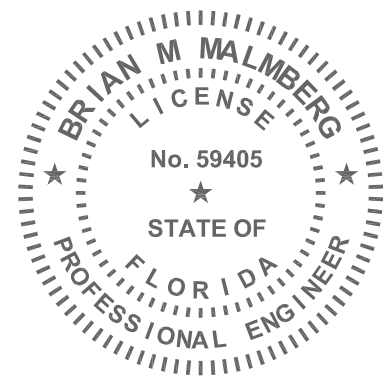
OVERALL SITE DATA
OWNER/APPLICANT:
 CABOT CITRUS OPCO, LLC
 150 BLOOR STREET WEST, SUITE 310
 TORONTO, ONTARIO CANADA M5S2X9

PARCEL KEY NO. 327337
PARCEL AREA: 822.1 ACRES
PROJECT AREA: +/-17.3 ACRES
SECTION/TOWNSHIP/RANGE: 11,02,12,13,14/21S/18E
NO. OF UNITS: 44

RESORT RESIDENTIAL DWELLING:
FRONT: 10'
SIDE: 5/0'
REAR: 10'

MAXIMUM HEIGHT: 3 OCCUPIED STORIES
MINIMUM LOT SIZE: 2,400 S.F.

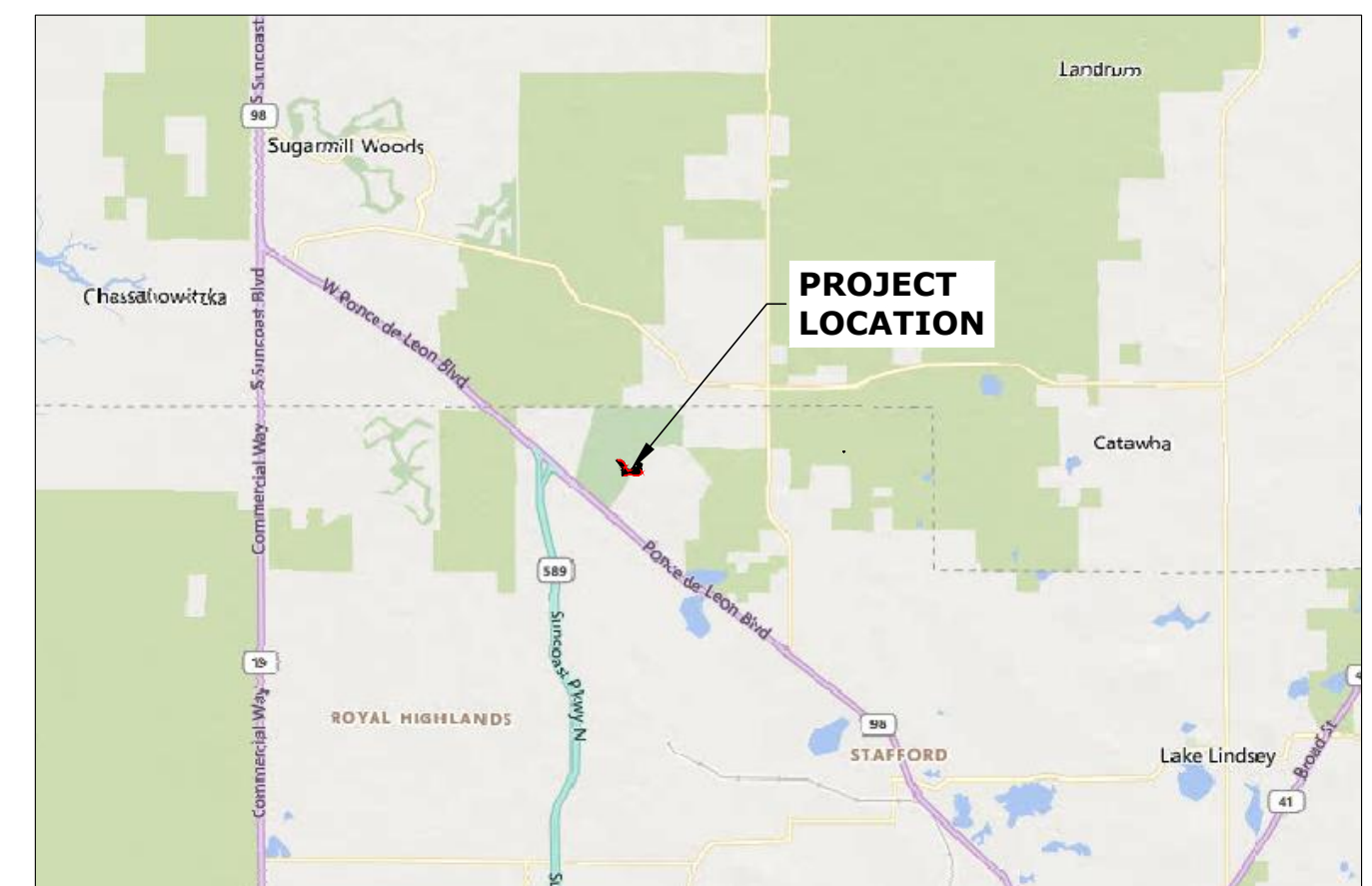
PARKING COUNTS:
 (44 UNITS) X (2 SPACES PER UNIT) = 88 SPACES REQ.
 137 SPACES PROVIDED



FEMA FIRM COMMUNITY PANELS: THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 12053C0061D EFFECTIVE DATE 2/2/2012 AND 12053C0061D EFFECTIVE DATE 2/2/2012. THE PROPERTY IS PRIMARILY LOCATED WITHIN ZONE X WITH A SMALL AREA OF ZONE AE BORDERING THE NORTHERN BOUNDARY OF THE PROJECT AREA.

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.

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 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.



LOCATION MAP
 N.T.S.

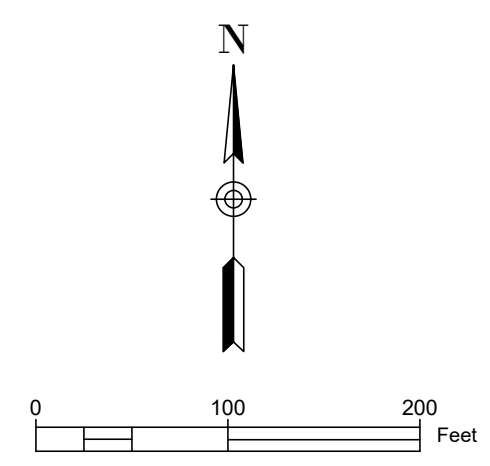
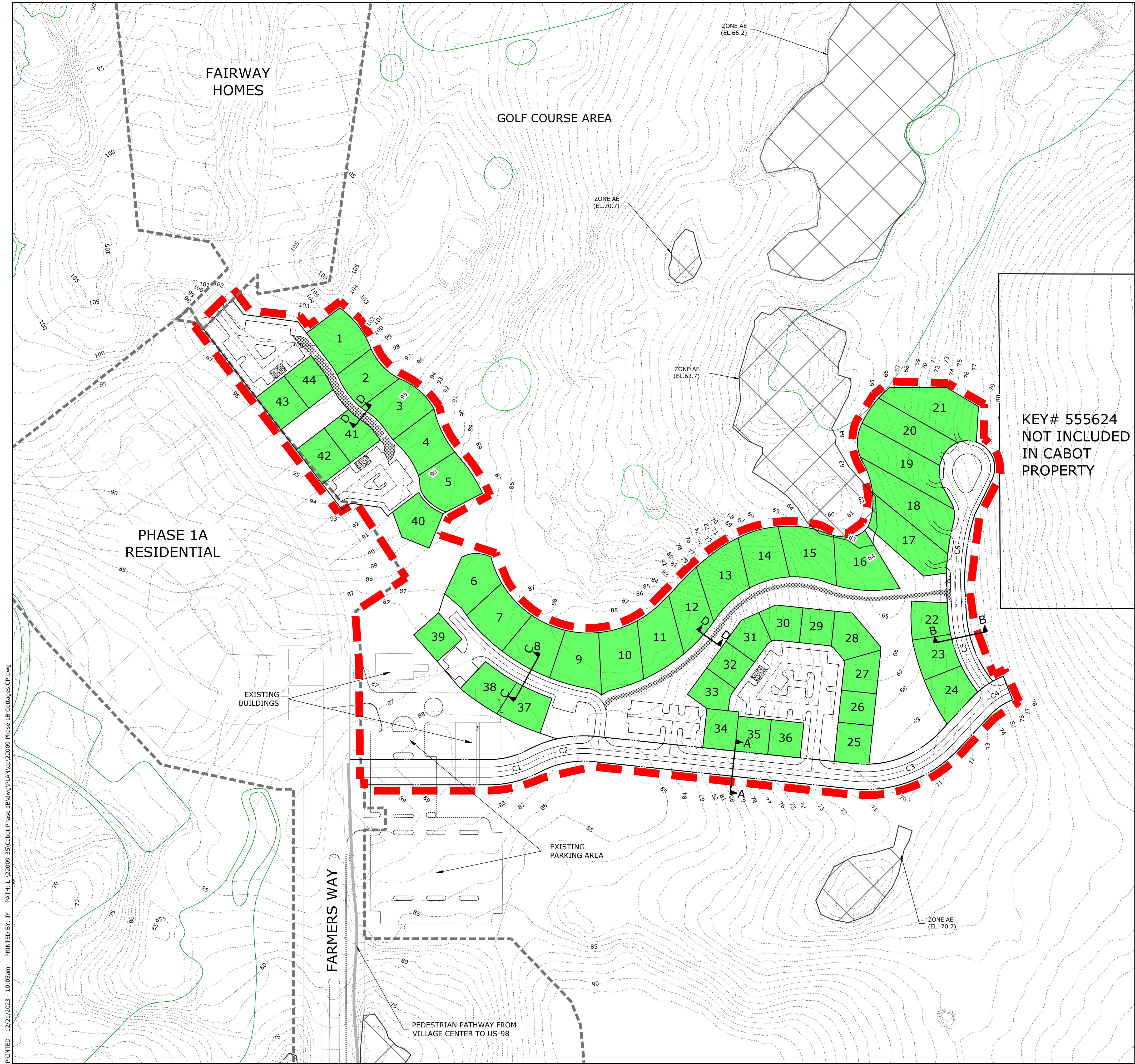
OVERALL LOCATION
 CABOT CITRUS PHASE 1B
 COTTAGES

Coastal
 Engineering
 Surveying
 Environmental
 Transportation
 engineering associates, inc.
 966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-000142

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DATE	REV. BY/REV. NO.	REVISION

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- LEGEND**
- RESORT RESIDENTIAL
 - FLOODZONE
 - CONDITIONAL PLAT LIMITS
 - GOLF COURSE FEATURE
 - EXISTING COUNTER LINE

LAND USE TABLE

LAND USE	ACRES	UNITS	DENSITY
RESORT RESIDENTIAL	7.21	44 UNITS	
PARKING & ACCESS TRACT	3.62		
PRIVATE R/W	2.14		
OPEN SPACE	4.33		
TOTAL	17.30		

NOTE:
 1. RECREATION AND OPEN SPACE REQUIREMENT WILL BE MET BY THE EXISTING GOLF COURSES LOCATED ON THE PROPERTY
 2. PRESERVED VEGETATION REQUIREMENTS ARE MET BY EXISTING AREAS LOCATED WITHIN GOLF COURSE AREA

CURVE TABLE

CURVE NO.	RADIUS
C1	190.00
C2	210.00
C3	226.00
C4	144.63
C5	250.00
C6	450.00

**KEY# 555624
 NOT INCLUDED
 IN CABOT
 PROPERTY**

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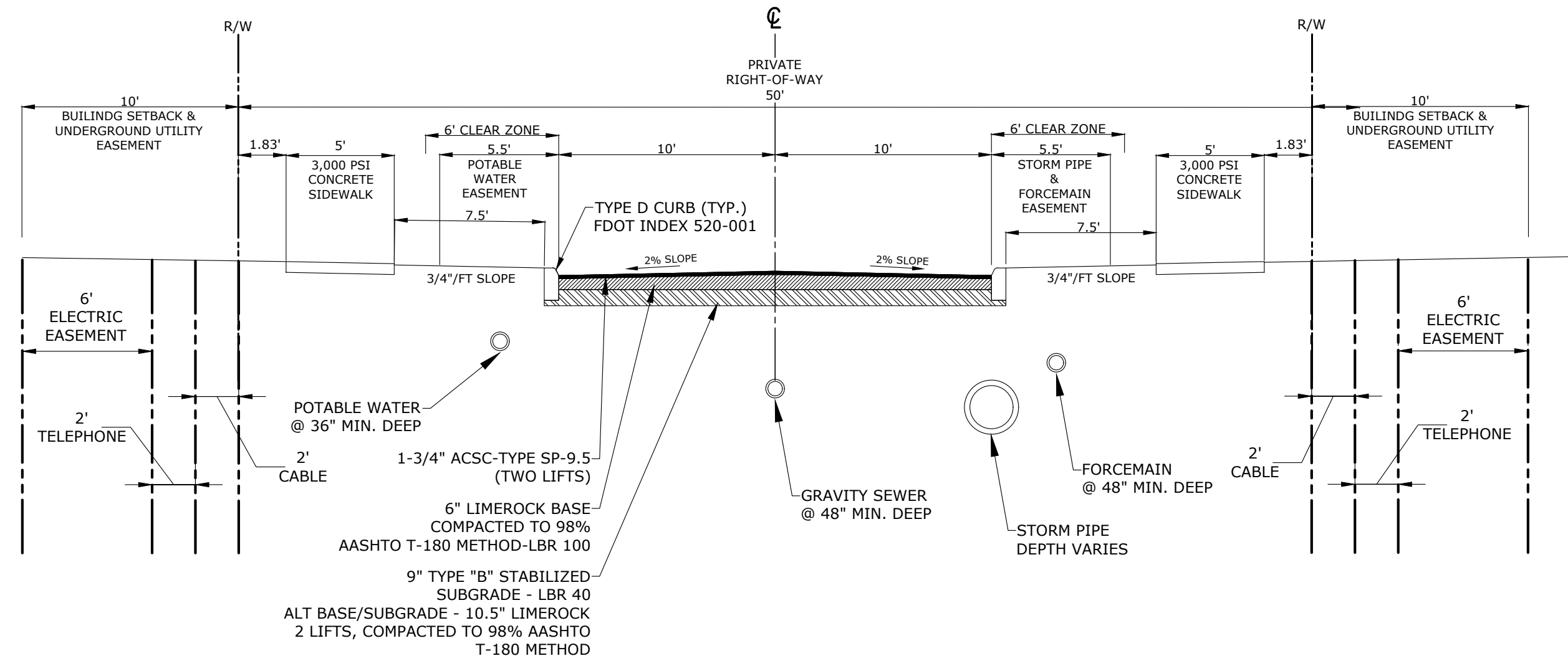
CONDITIONAL PLAT
CABOT CITRUS PHASE 1B
COTTAGES

Coastal
 Engineering
 Surveying
 Environmental
 Transportation
 engineering associates, inc. Communication Management
 966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

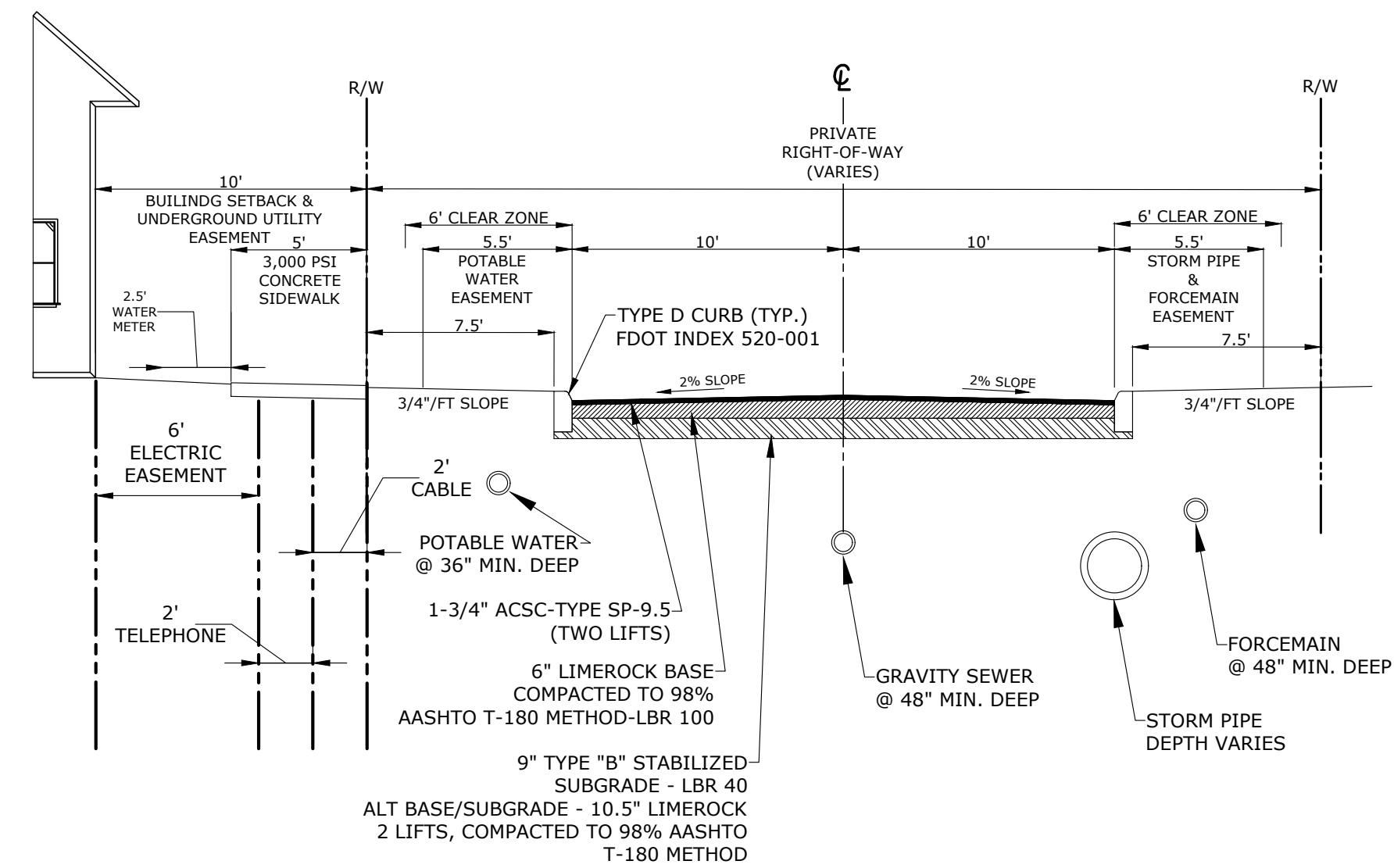
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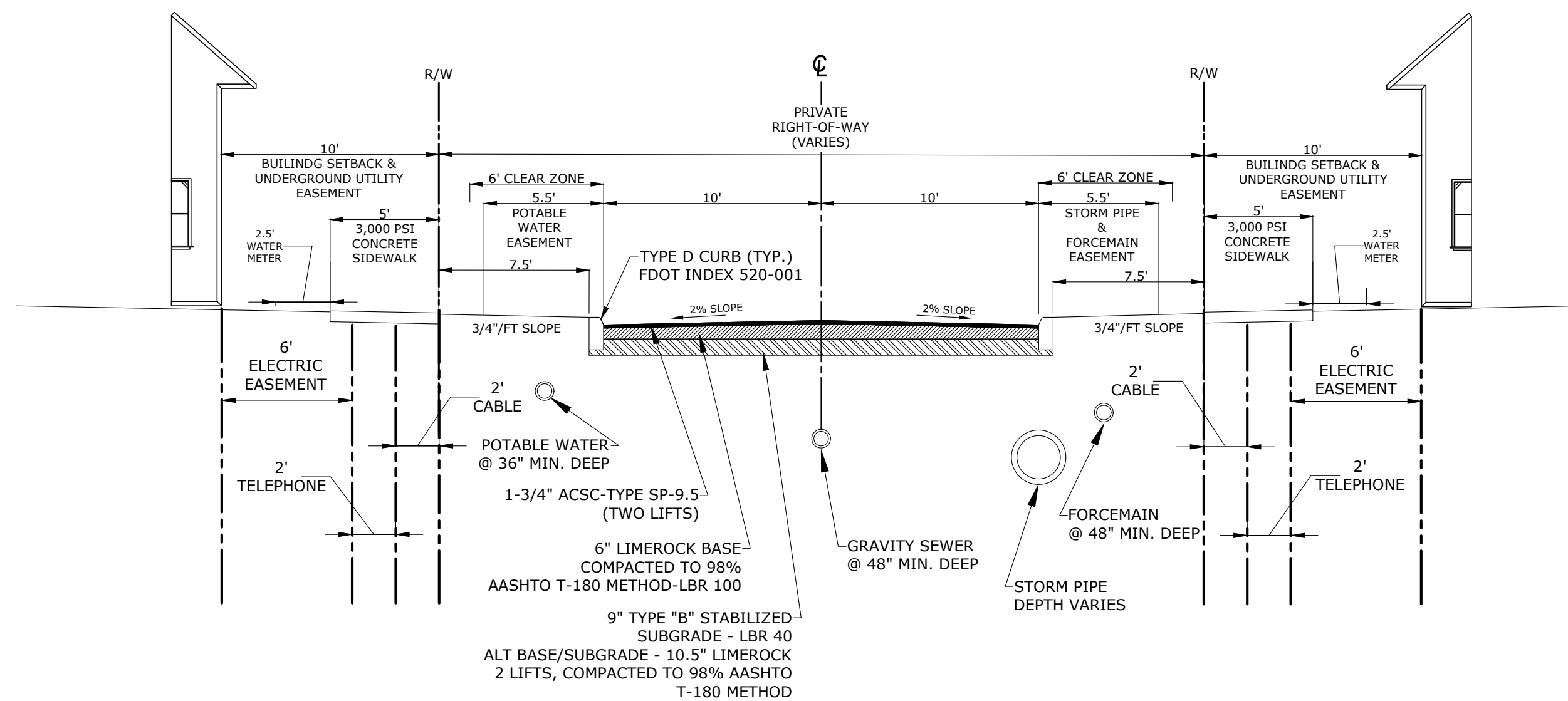
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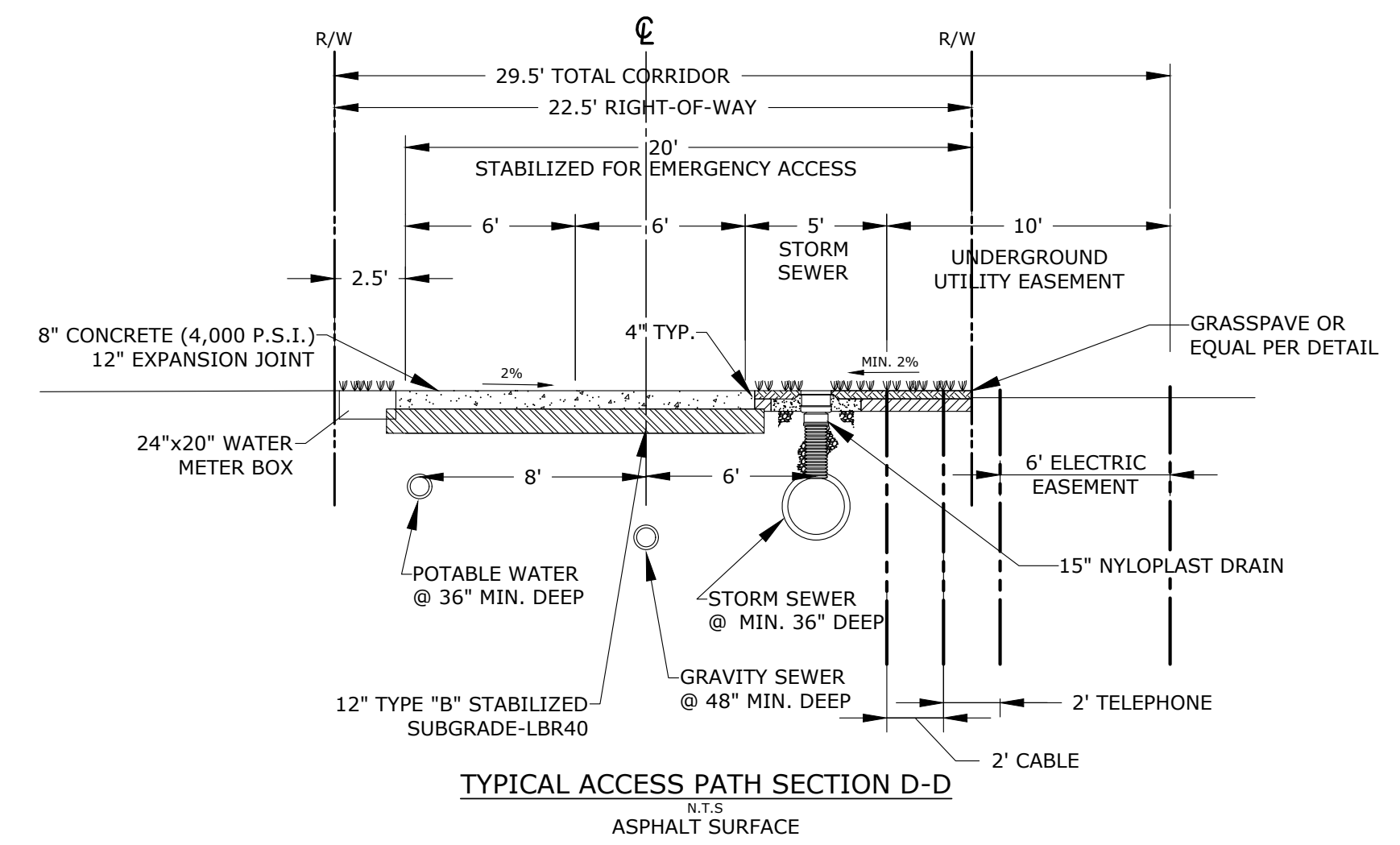
SECTION A-A
N.T.S.
CLOSED DRAINAGE
DESIGN SPEED 25 MPH



SECTION B-B
N.T.S.
CLOSED DRAINAGE
DESIGN SPEED 25 MPH



SECTION C-C
N.T.S.
CLOSED DRAINAGE
DESIGN SPEED 25 MPH



TYPICAL ACCESS PATH SECTION D-D
N.T.S.
ASPHALT SURFACE

TYPICAL CROSS SECTIONS

CABOT CITRUS PHASE 1B
COTTAGES

Engineering
Surveying
Environmental
Transportation
Construction Management
engineering associates, inc.
Brooksville - Florida 34601
966 Candlelight Boulevard - Fax (352) 799-8359
EB-0000142

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SHEET
3 of 3

JOB No.: 22009-35