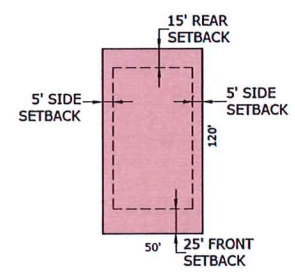
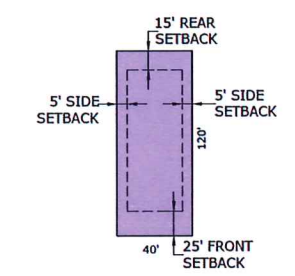


LEGEND

- BUFFERS
- GREEN/OPEN SPACE
- DRAINAGE
- PARK/RECREATION
- 40' WIDE LOTS
- 50' WIDE LOTS



*MAXIMUM HEIGHT: 1-STORY
 *MINIMUM REAR YARD SETBACK: 20'

LOT COUNT
 40' LOTS = 105 (69%)
 50' LOTS = 48 (31%)
 TOTAL LOTS = 153 (100%)

SITE DATA
 OWNER/APPLICANT:
 LENNAR HOMES, LLC
 4600 WEST CYPRESS STREET, SUITE 300
 TAMPA, FLORIDA 33607

PARCEL KEY NO: 377782

SECTION/TOWNSHIP/RANGE:
 S 17 / T 23 SOUTH / R 18 EAST, HERNANDO COUNTY, FL

CURRENT ZONING: PDP(SF)

AREA = ±40.5 AC.

PROPOSED NO. OF LOTS: 153

BUILDING SETBACKS:
 FRONT - 25'
 SIDE - 5' (DEVIATION FROM 10')
 REAR - 15' (DEVIATION FROM 20')

BUFFERS:
 THE BUFFER TRACTS INDICATED ON THE MASTER 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 12053C0307D EFFECTIVE DATE FEB. 02, 2012. ACCORDING TO THE FIRM, THE PROPERTY CONTAINS SMALL AREAS OF FLOOD ZONE X-SHADED, AREAS OF SHALLOW FLOODING LESS THAN 1 FOOT DEEP.

NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT

FIRE PROTECTION:
 FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 500' 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 FIRE FIGHTING AS REQUIRED BY NFPA GUIDELINES AS REQUIRED BY HERNANDO COUNTY.

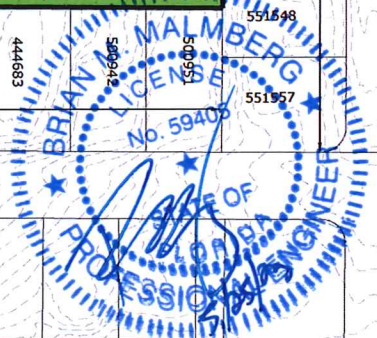
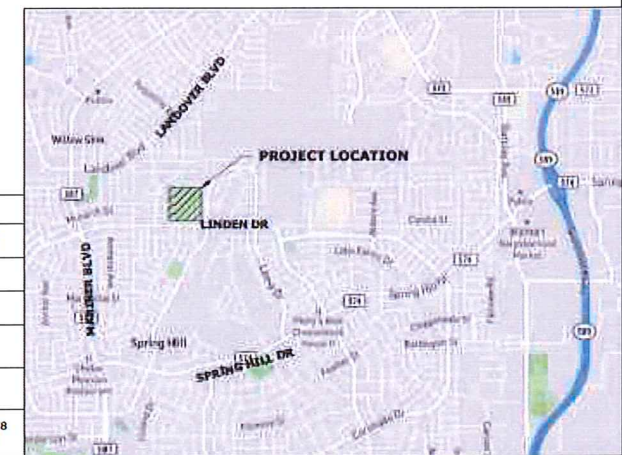
HOMEOWNER'S ASSOCIATION DOCUMENTS WILL BE IN PLACE TO RESTRICT THE CONSTRUCTION OF PERMANENT WALLS THAT PRECLUDE ACCESS TO THE SIDE YARDS. FENCING WILL BE ALLOWED TO THE MID-POINT OF THE SIDE YARD OF THE HOME IF CONSTRUCTED WITH A MINIMUM 36-INCH GATE IN WHICH TO ACCESS THE REAR YARD.

GENERAL NOTES

- 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.
- DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	014°03'59.44"	500.00	122.75'	122.45'	N83°07'49.04"E
C2	090°24'32.73"	50.00	78.90'	70.96'	S45°22'05.12"W
C3	089°35'27.27"	50.00	78.18'	70.46'	N44°37'54.88"W
C4	033°02'47.48"	410.00	236.48'	233.21'	S16°21'34.98"E
C5	127°52'30.43"	175.00	390.57'	314.41'	N83°10'46.06"E
C6	019°13'57.13"	300.00	100.70'	100.23'	N09°37'32.28"E
C7	090°33'47.59"	50.00	79.03'	71.06'	S45°17'27.70"W
C8	089°26'12.41"	50.00	78.05'	70.36'	N44°42'32.30"W
C9	025°30'31.21"	590.00	262.67'	260.51'	N12°45'49.51"E
C10	083°53'02.64"	300.00	439.22'	401.03'	N67°27'36.44"E
C11	070°45'41.00"	700.00	864.51'	810.61'	S35°13'01.74"E
C12	037°40'34.74"	450.00	295.91'	290.61'	S19°16'53.23"W
C13	015°58'33.06"	450.00	125.47'	125.07'	S30°07'54.07"W

LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY	20.01	153	
PASSIVE PARK	2.05	(2.03 REQ'D)	
NATURAL PRESERVATION/BUFFER	3.61	(2.83 REQ'D)	
DRAINAGE, ROADS, OPEN SPACE & BUFFER TRACT	14.78		
TOTAL AREA	40.45		APPROX. 3.78 UNITS/AC



CONDITIONAL PLAT

RAINBOW GLEN

Engineering
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 Transportation
 Construction Management
Coastal
 engineering associates, inc.
 Boca Raton, Florida 33461
 966 Camellia Boulevard - Ft. Lauderdale, FL 33309
 (954) 796-9423
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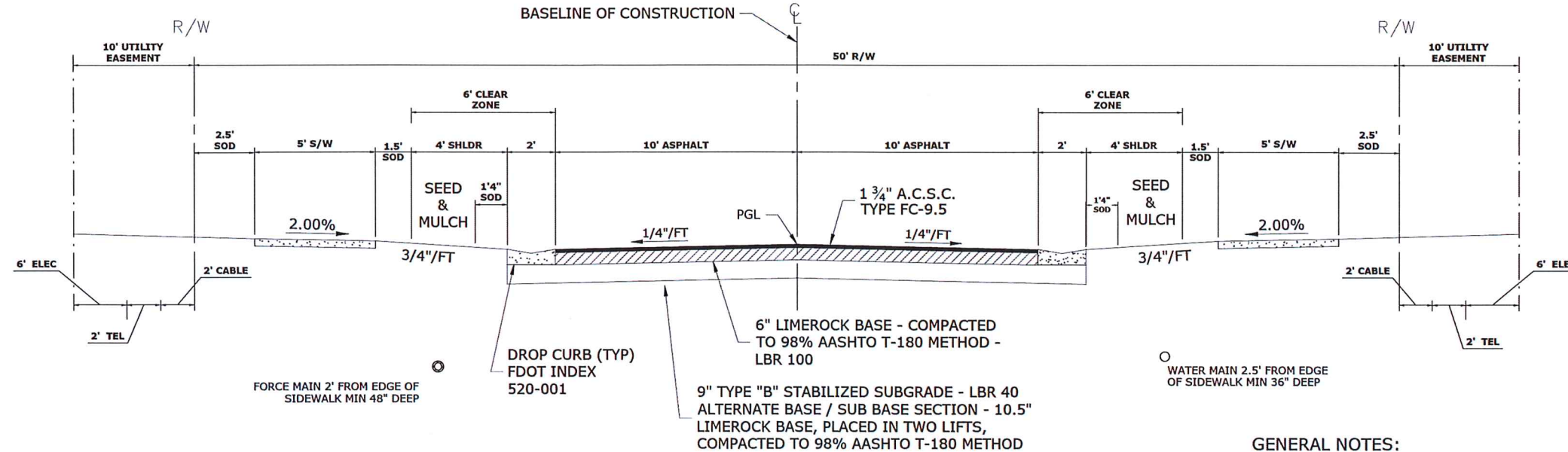
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LOCAL ROAD - CLOSED DRAINAGE

DESIGN SPEED = 30 MPH*

HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-05)



TYPICAL SECTION
NOT TO SCALE

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

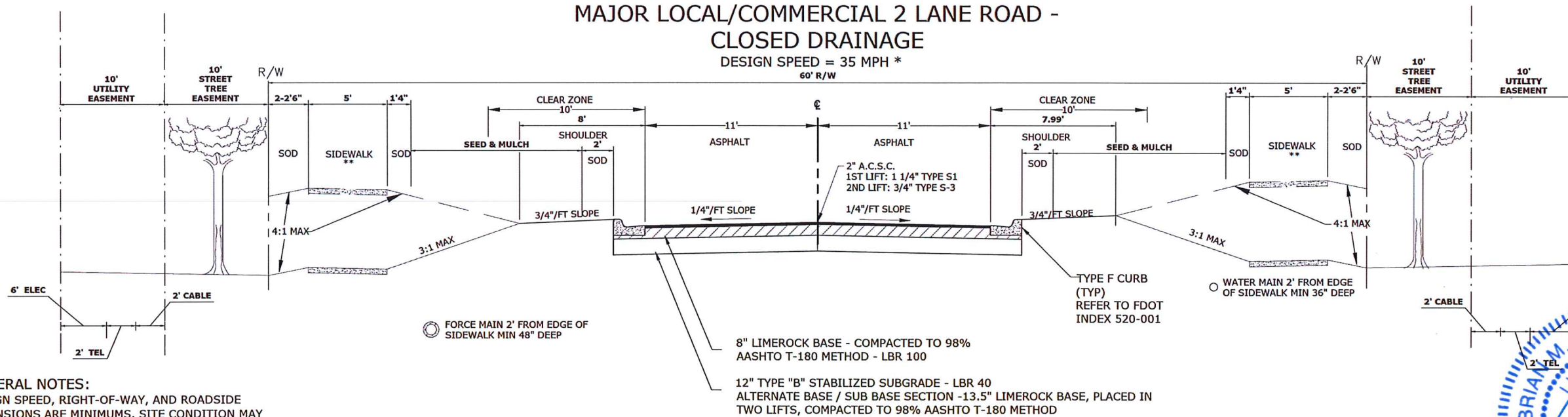
** SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL

MAJOR LOCAL/COMMERCIAL 2 LANE ROAD - CLOSED DRAINAGE

DESIGN SPEED = 35 MPH *

60' R/W



TYPICAL SECTION
NOT TO SCALE

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

TYPICAL SECTIONS

Arbor Meadows

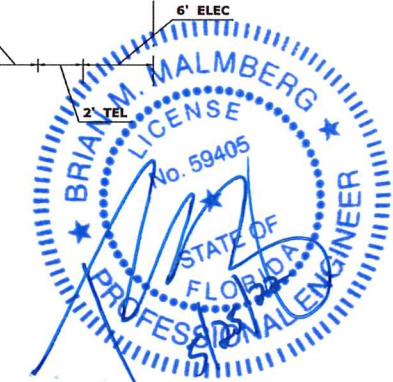
Engineering
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Coastal
engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601
(952) 796-9423 - Fax (952) 799-8359
EB-0000142

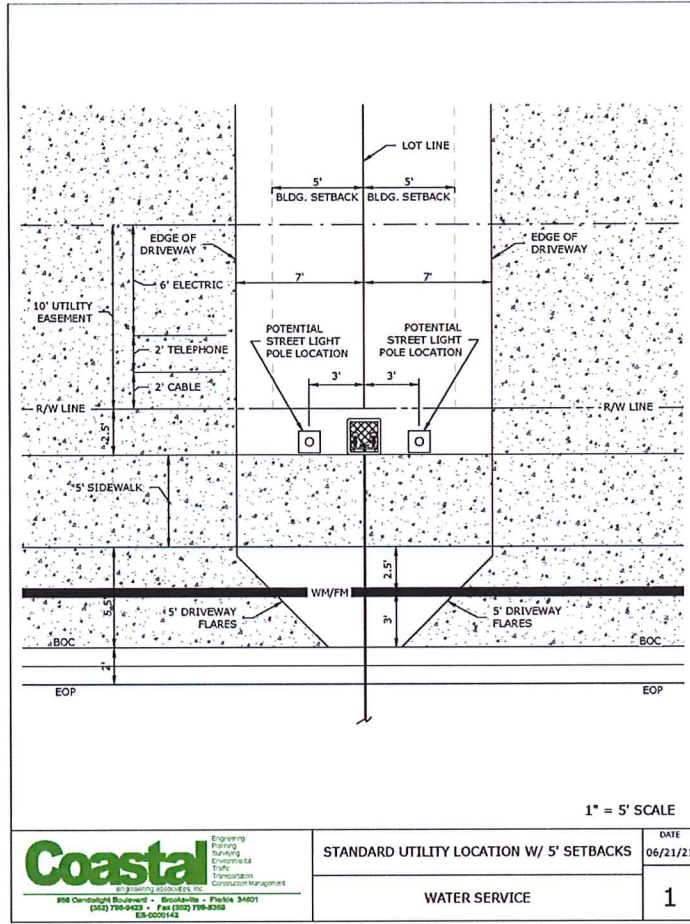
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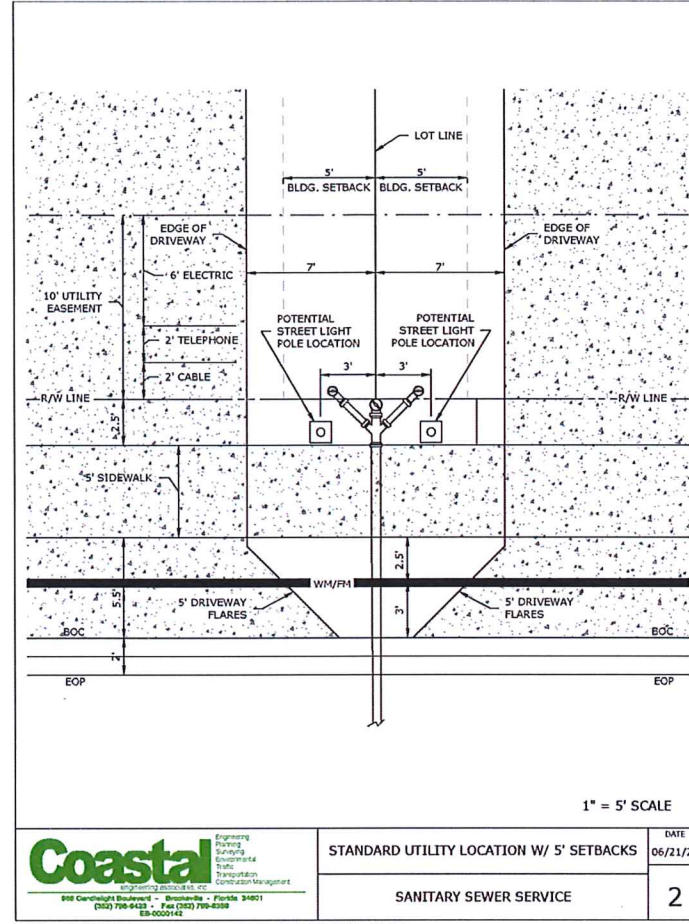
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1" = 5' SCALE
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	STANDARD UTILITY LOCATION W/ 5' SETBACKS	DATE
	WATER SERVICE	06/21/21
		1



1" = 5' SCALE
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	STANDARD UTILITY LOCATION W/ 5' SETBACKS	DATE
	SANITARY SEWER SERVICE	06/21/21
		2

UTILITY DETAIL
 Arbor Meadows



Engineering
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 engineering associates, inc.
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SHEET
3
 21036



Ry

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"