

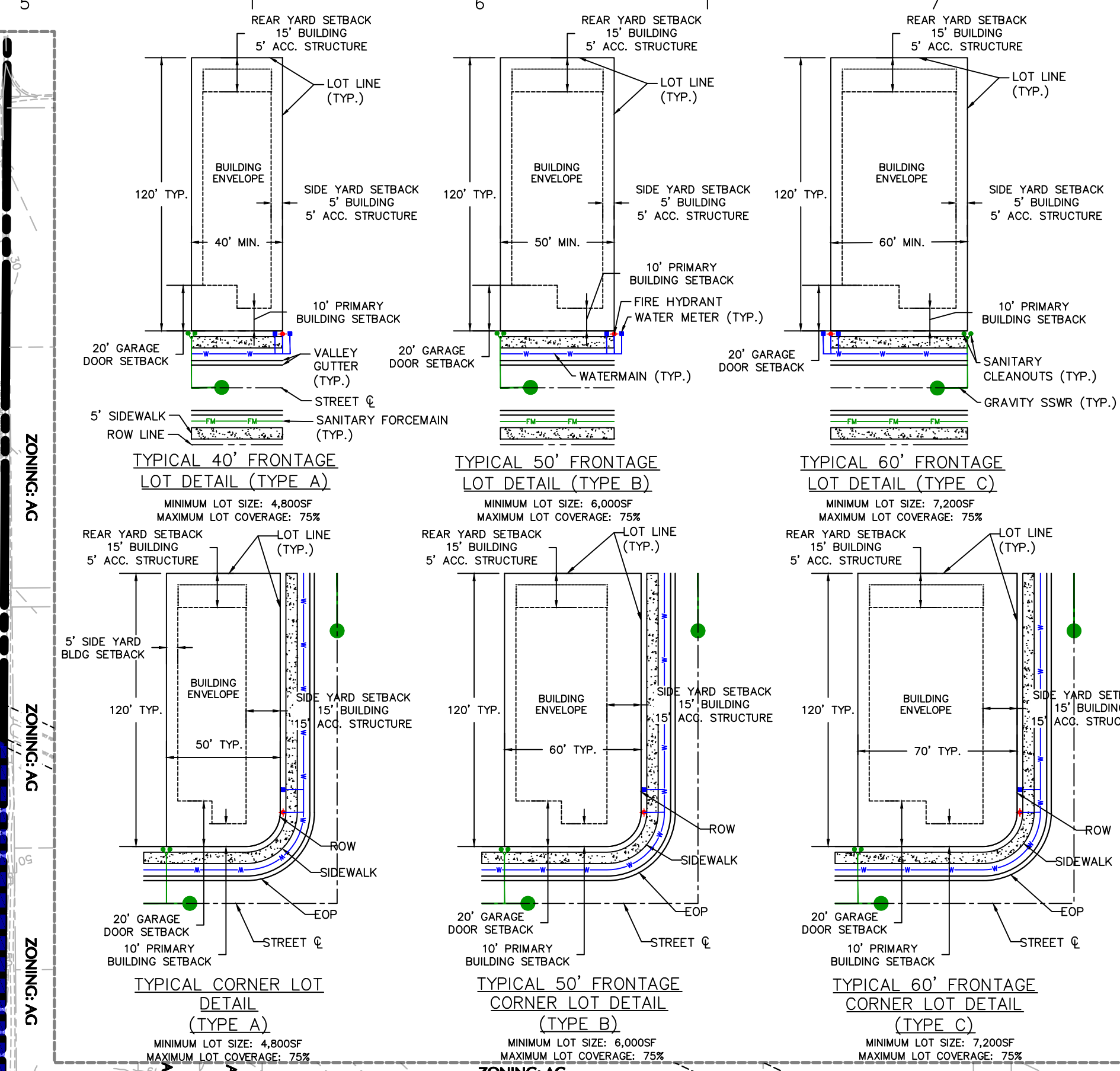
LAND USE TABLE			
LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY RECREATION*	174.76	1,204	-
DRAINAGE, ROADS, OPEN SPACE, R/W DEDICATIONS, PERIMETER BUFFERS, TRAILS, LAND RESERVATION	137.24	-	-
TOTAL AREA	312	-	APPROX. 3.86 UNITS PER AC

* PLANNED DEVELOPMENT RECREATION AREA NEEDS ARE TO BE MET WITH PODs A,B,C AND D (BY OTHERS).

LAKE HIDEAWAY - LOT BREAKDOWN				
PODs	SINGLE FAMILY HOMES	TOWNHOMES	SENIOR /AFFORDABLE HOUSING	PERCENT ALLOCATION TO SENIOR/ AFFORDABLE
POD A (BY OTHERS)	124*	0	0	0%
POD B (BY OTHERS)	87*	0	0	0%
POD C (BY OTHERS)	282*	0	0	0%
POD D (BY OTHERS)	TBD	TBD	TBD	TBD
POD E*	316	0	0	0%
POD F*	368	0	0	0%
POD G	306	0	0	0%
POD H	214	0	0	0%
TOTAL	1,697	0	0	0%
ALLOWED	2,400	644	656	-
REMAINING DU**	703	644	656	-

* NUMBER OF LOTS HAVE BEEN RETRIEVED FROM APPROVED CONDITIONAL PLATS PREPARED BY COASTAL ENGINEERING ASSOCIATES, INC. NAMED "LAKE HIDEAWAY PHASE 1A & 1B" AND "LAKE HIDEAWAY POD C".
** SUBJECT TO THE LAND USE EQUIVALENCY MATRIX SHOWN ON EXHIBIT E OF THE LAND DEVELOPMENT AGREEMENT.

PARCEL ID: R18-422-19-0000-0020
PARCEL KEY: 344577
OWNER: HAWK LAKE HIDEAWAY LLC
CURRENT USE: VACANT
ZONING: CPDP



- SITE DATA:**
- PARCEL ID / PARCEL KEY:
R08-422-18-0000-0050-0000 / 343131
R17-422-18-0000-0010-0000 / 344540
 - TOTAL SITE AREA:
± 657.6 ACRES
 - LAKE HIDEAWAY EAST PHASE 1 PROJECT AREA:
± 312 ACRES
 - OWNERS:
BRONSON THOMAS E TTEE
 - CURRENT ZONING:
PLANNED DEVELOPMENT PROJECT (COMBINED) CPDP
W/ (SF) & (MF) & (COMM) & (OFF) - CASE NUMBER H-21-10
 - PROPOSED USE:
SINGLE FAMILY RESIDENTIAL
 - FUTURE LAND USE:
AGRICULTURAL, CONSERVATION, RESIDENTIAL
 - SURROUNDING ZONING:
NORTH: R1C
EAST: AG, AR2, R1C
SOUTH: AG, AR2
WEST: AG, CPDP, PDP(SF)
 - FLOOD ZONE:
ZONES 'A', 'AE' & 'X' PER 12053C0159D
EFFECTIVE FEBRUARY 2, 2012
 - PROPOSED, NO. OF LOTS: 1279
POD D: 324 or 119 (40') & 107 (50') & 98 (60')
POD E: 386 or 172 (40') & 214 (50')
POD F: 354 or 128 (40') & 226 (50')
POD G: 215 or 85 (40') & 130 (50')
 - PROPOSED LOT SIZES:
40' FRONTAGE LOTS
50' FRONTAGE LOTS
60' FRONTAGE LOTS
 - PROPOSED DENSITY:
3 LOTS / ACRE
 - MINIMUM YARD SETBACKS:
FRONT: 20' FROM GARAGE DOOR (DEVIATION FROM 25')
FRONT: 10' FROM PRIMARY STRUCTURE (DEVIATION FROM 25')
REAR: 15' (DEVIATION FROM 20')
SIDE: 5' (DEVIATION FROM 10')
 - MAX BUILDING HEIGHT:
35 FT / 2- STORIES
 - NEIGHBORHOOD PARK REQUIREMENTS:
20 ACRES PER RECORDED DEVELOPER'S AGREEMENT SECTION 3;
3.14
TOTAL PROVIDED WITH PREVIOUS PHASES
PODS A&B - 3.92 AC
PODS C - 1.12 AC
PODS C-MF - 18.8 AC
TOTAL REQUIRED WITH THIS PHASE : 0 AC
TOTAL PROVIDED WITH THIS PHASE : 0 AC
 - NATURAL VEGETATION PRESERVATION REQUIREMENTS:
TOTAL REQUIRED: 312.0 X 7% = 21.84 AC
TOTAL PROVIDED (SUBJECT PHASE 1): 4.82 AC
PERIMETER BUFFER: 4.82 AC
TO BE PROVIDED (FUTURE PHASE 2): 17.02 AC
(FINAL LOCATIONS WITHIN LANDSCAPE BUFFERS DEPICTED HEREON WILL BE SHOWN ON CONSTRUCTION PLANS)
 - TREED BOULEVARD NOTE:
1. THE 10-FT LANDSCAPE EASEMENT TO PROVIDE A TREED BOULEVARD WITH AT LEAST ONE (1) TREE EVERY 30 LINEAR FEET, IS PROVIDED ALONG THE MAIN ROAD RUNNING NORTH TO SOUTH THAT TIES INTO HEXAM ROAD AND STAR ROAD.
2. TREES ADJACENT TO LOTS MUST MAINTAIN SPACE FOR DRIVEWAYS.
 - OWNERSHIP AND MAINTENANCE
HERNANDO COUNTY OWNERSHIP AND MAINTENANCE:
1. STREET/RIGHT-OF-WAYS (INCLUDING ROADWAY STORM SEWER)
2. POTABLE WATER SYSTEM
3. SANITARY SEWER SYSTEM
HOMEOWNER'S ASSOCIATION:
1. DRY RETENTION AREAS/STORMWATER MANAGEMENT SYSTEM
2. RECREATIONAL PARKS
3. OPEN SPACE TRACTS/LANDSCAPE BUFFERS
4. STORM SEWER (OUTSIDE ROW)
5. STREET/RIGHT-OF-WAY (POD D GATED PRIVATE ROAD)

- NOTES:**
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10/02/2024	REVISED PER COUNTY COMMENTS	1
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Revisions		

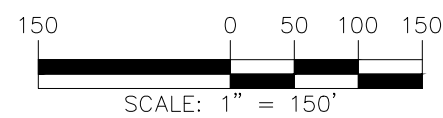
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Project
**LAKE HIDEAWAY EAST
PHASE 1:
PODS E', F', G & H**
HERNANDO COUNTY FLORIDA

Drawing Title
**MASTER
CONDITIONAL
PLAT**

Project No.
350089401
Date
20 MAY 2024
Drawn By
LC
Checked By
ADE
Drawing No.
CP-100



LEGEND

- 40' LOTS (A TYPE)
- 50' LOTS (B TYPE)
- 60' LOTS (C TYPE)
- RESERVATION FOR WATER TREATMENT PLANT
- ASPHALT
- VEGETATIVE BUFFER
- WETLAND
- DRY RETENTION AREA
- FLOOD ZONE
- LAW ENFORCEMENT AREA
- CONCRETE SIDEWALK
- ASPHALT MULTI-PURPOSE TRAIL
- POD BOUNDARY
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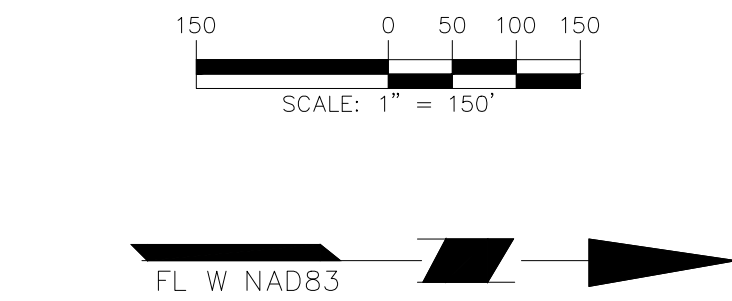
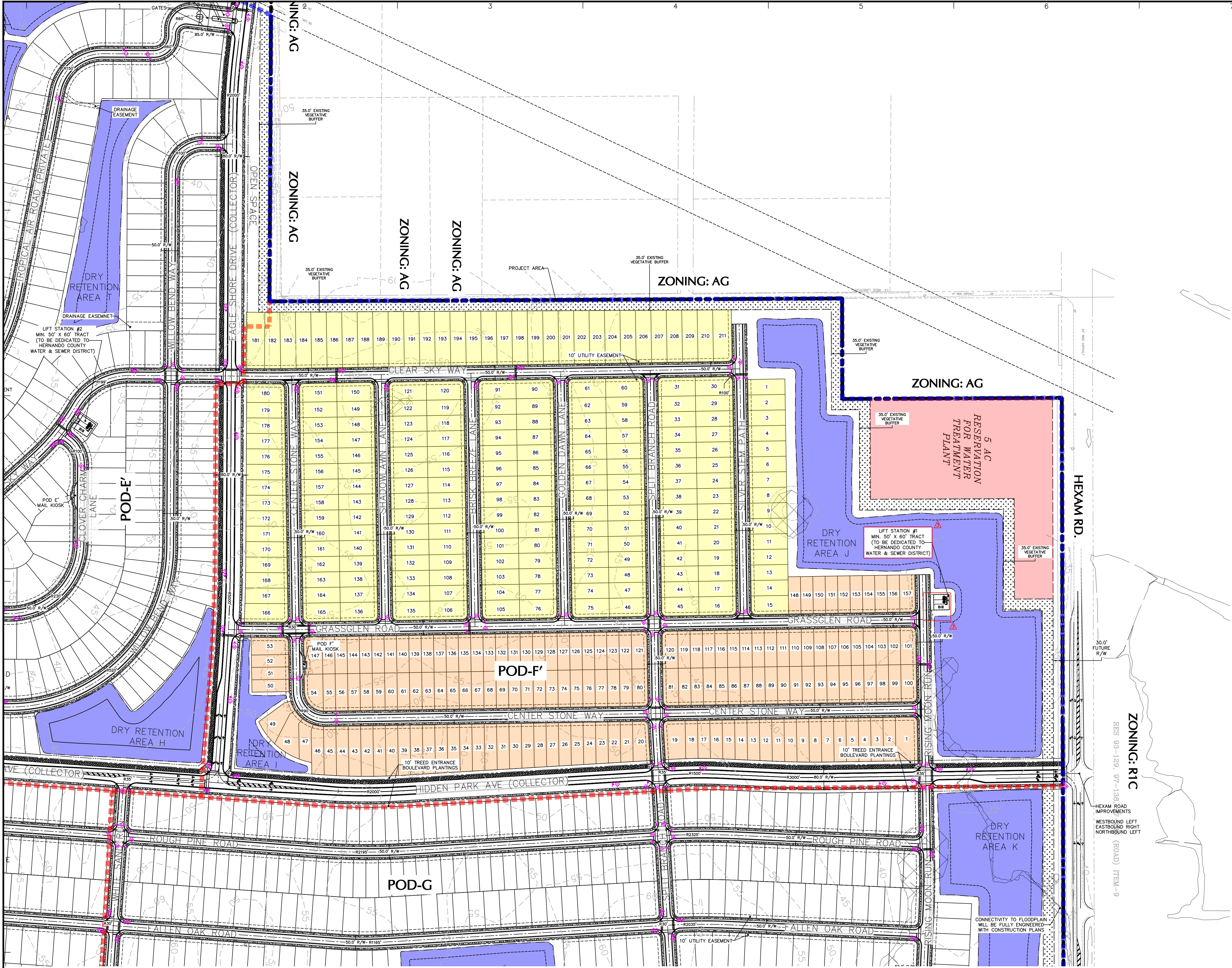
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Project
**LAKE HIDEAWAY EAST
PHASE 1:
PODS E', F', G & H**
HERNANDO COUNTY FLORIDA

Drawing Title
**POD E'
CONDITIONAL
PLAT**

Project No. 350089401	Drawing No. CP-101
Date 20 MAY 2024	
Drawn By LC	
Checked By ADE	



- LEGEND**
- 40' LOTS (A TYPE)
 - 50' LOTS (B TYPE)
 - 60' LOTS (C TYPE)
 - RESERVATION FOR WATER TREATMENT PLANT
 - ASPHALT
 - VEGETATIVE BUFFER
 - WETLAND
 - DRY RETENTION AREA
 - FLOOD ZONE
 - LAW ENFORCEMENT AREA
 - CONCRETE SIDEWALK
 - ASPHALT MULTI-PURPOSE TRAIL
 - POD BOUNDARY
 - PROJECT BOUNDARY

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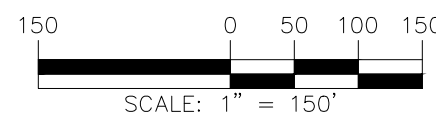
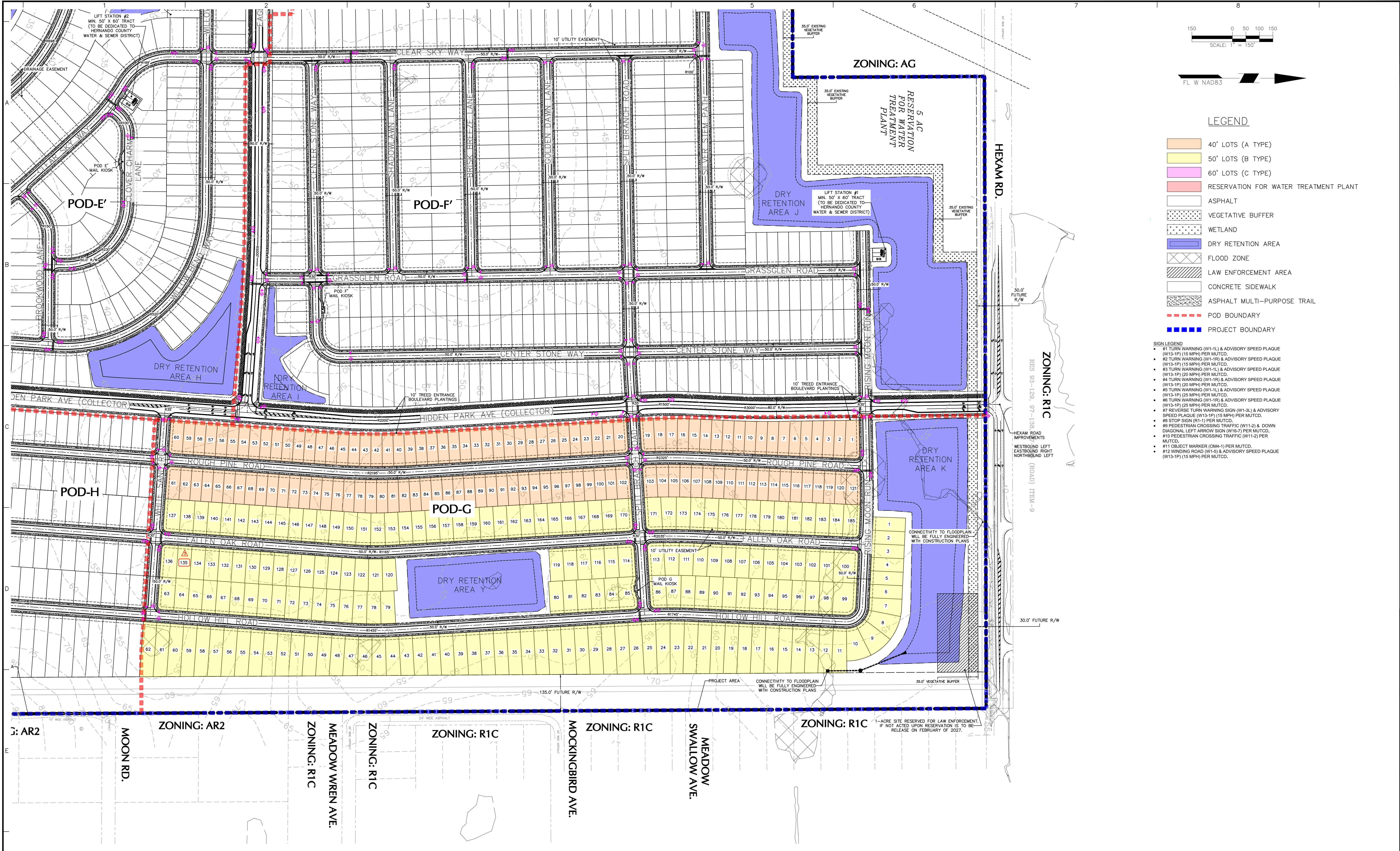
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Project
**LAKE HIDEAWAY EAST
PHASE 1:
PODS E',F',G & H**
HERNANDO COUNTY FLORIDA

Drawing Title
**POD F'
CONDITIONAL
PLAT**

Project No. 350089401	Drawing No. CP-102
Date 20 MAY 2024	
Drawn By LC	
Checked By ADE	



LEGEND

- 40' LOTS (A TYPE)
- 50' LOTS (B TYPE)
- 60' LOTS (C TYPE)
- RESERVATION FOR WATER TREATMENT PLANT
- ASPHALT
- VEGETATIVE BUFFER
- WETLAND
- DRY RETENTION AREA
- FLOOD ZONE
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- POD BOUNDARY
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SIGN LEGEND

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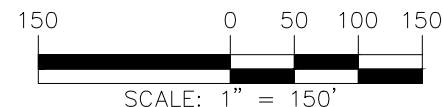
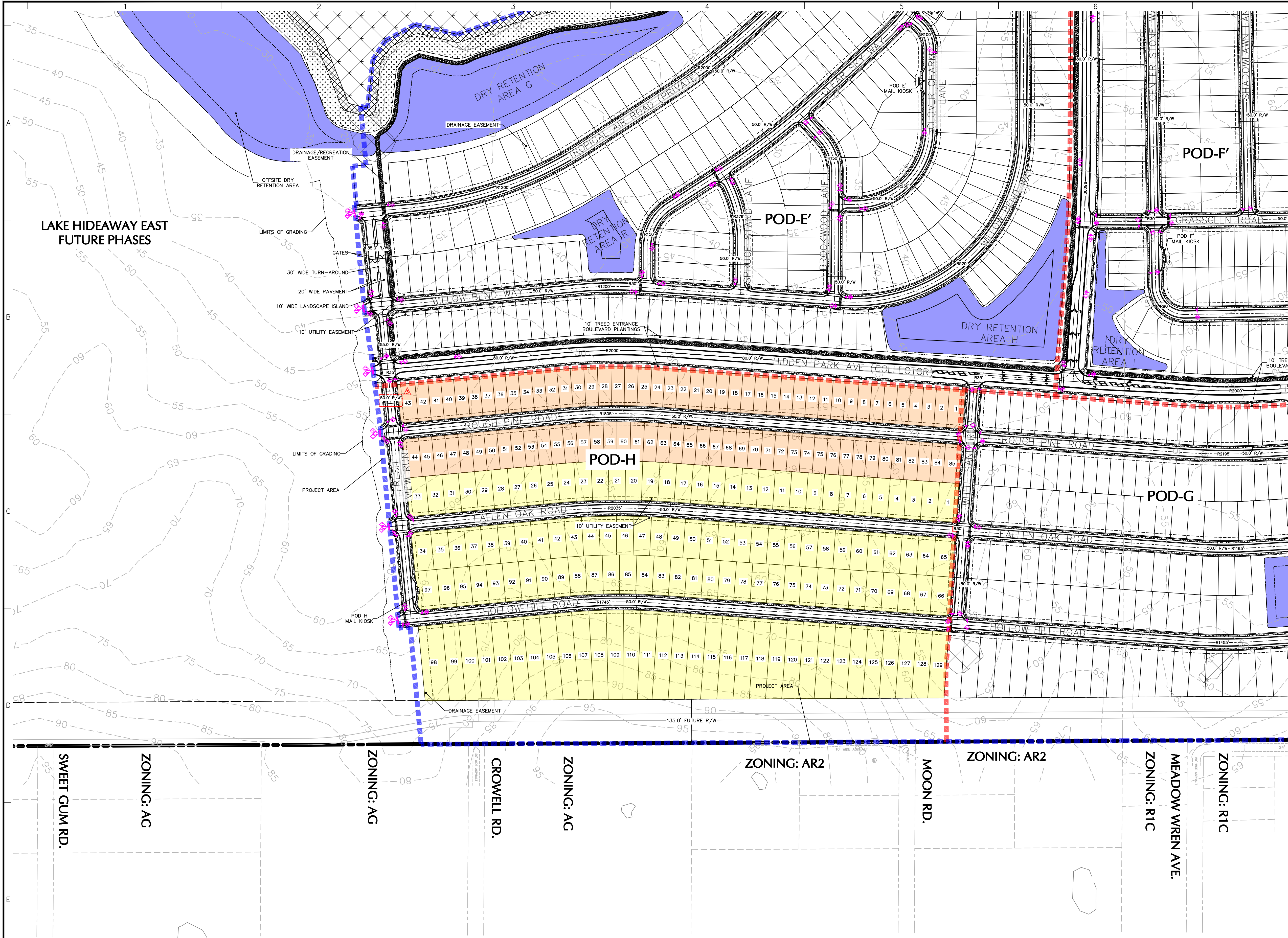
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Project
**LAKE HIDEAWAY EAST
PHASE 1:
PODS E, F, G & H**
HERNANDO COUNTY FLORIDA

Drawing Title
**POD G
CONDITIONAL
PLAT**

Project No.	Drawing No.
350089401	CP-103
Date 20 MAY 2024	
Drawn By LC	
Checked By ADE	



FL W NAD83

LEGEND

- 40' LOTS (A TYPE)
- 50' LOTS (B TYPE)
- 60' LOTS (C TYPE)
- RESERVATION FOR WATER TREATMENT PLANT
- ASPHALT
- VEGETATIVE BUFFER
- WETLAND
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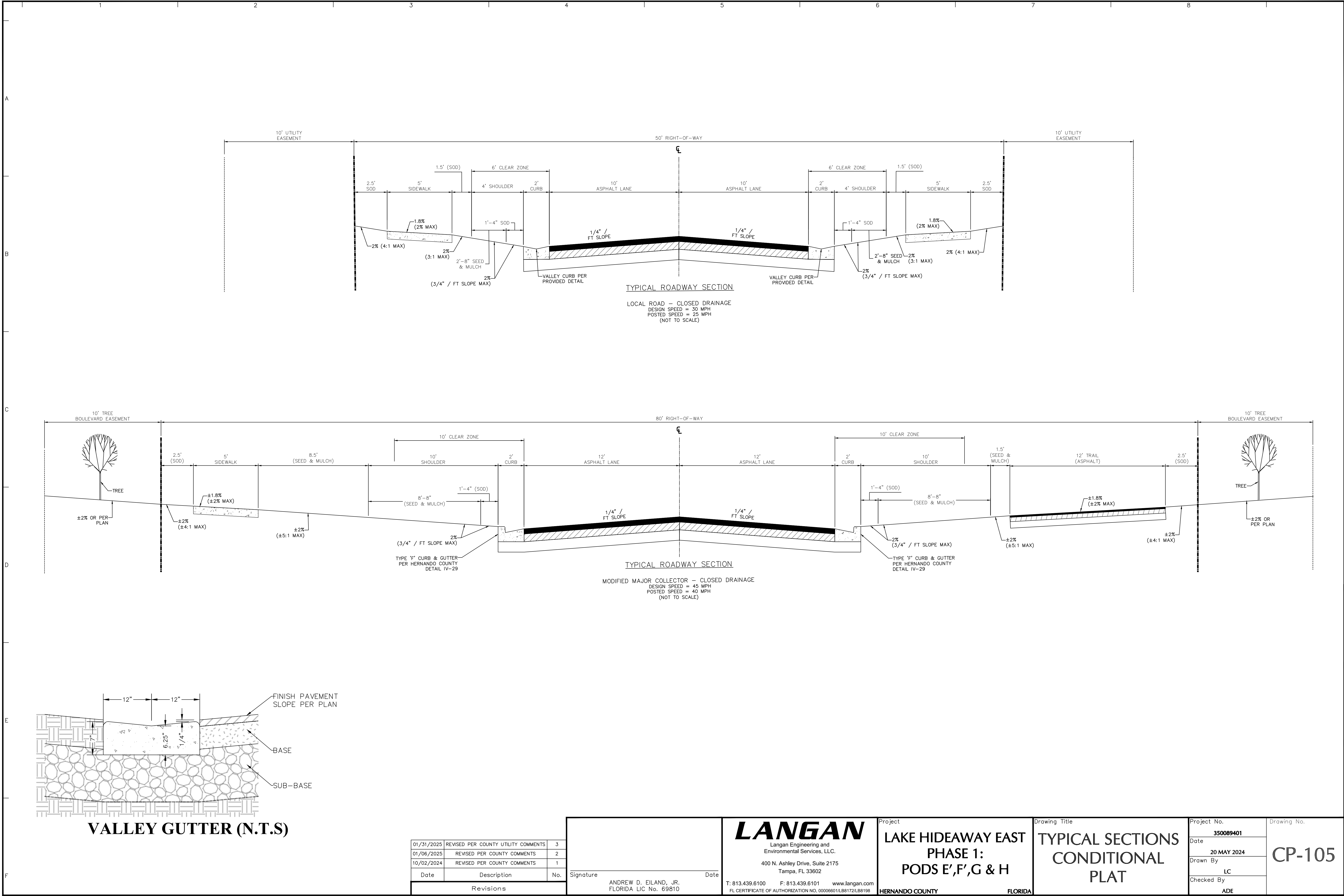
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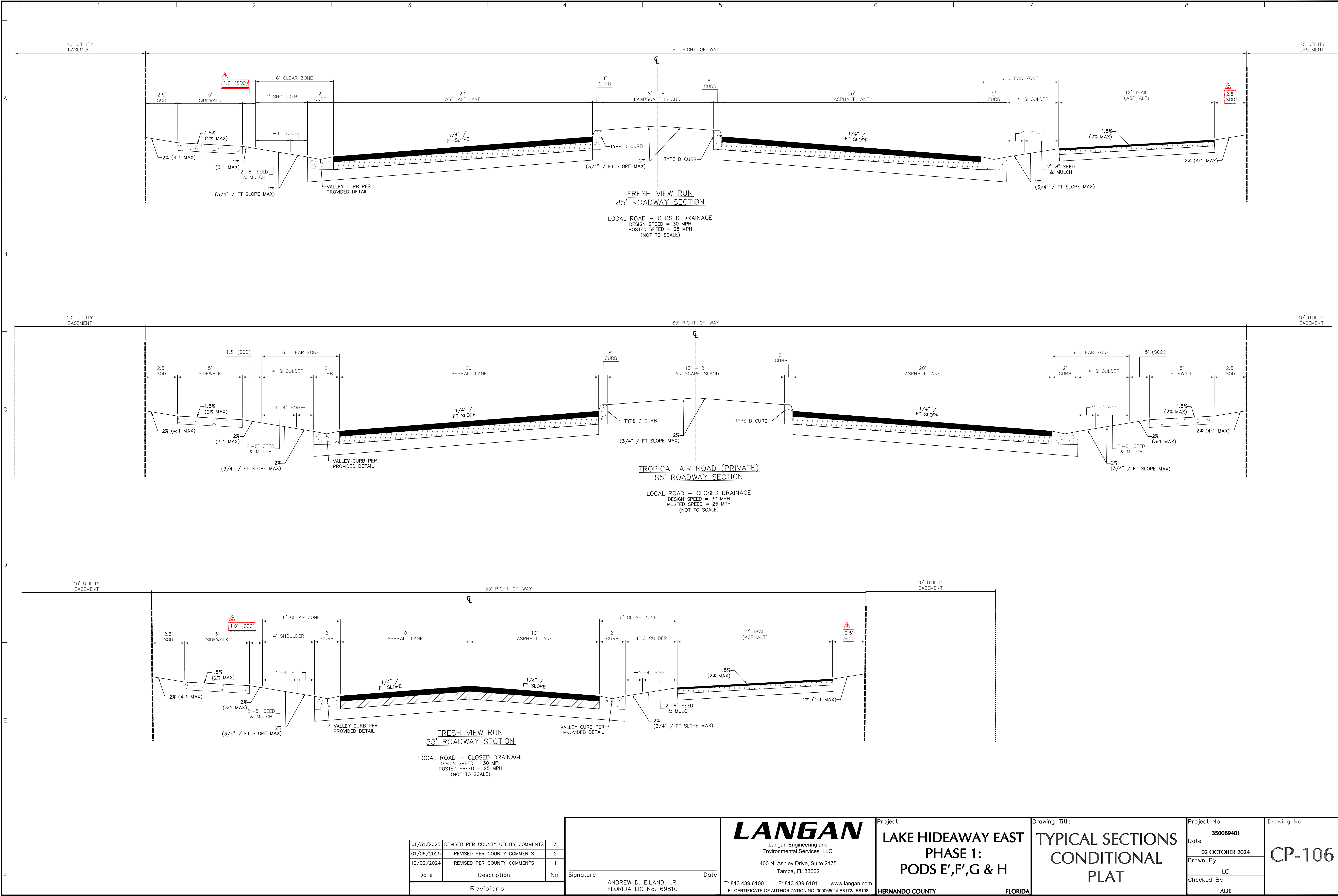
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Project
**LAKE HIDEAWAY EAST
PHASE 1:
PODS E', F', G & H**
HERNANDO COUNTY FLORIDA

Drawing Title
**POD H
CONDITIONAL
PLAT**

Project No. 350089401	Drawing No. CP-104
Date 20 MAY 2024	
Drawn By LC	
Checked By ADE	





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ANDREW D. EILAND, JR.
FLORIDA LIC No. 69810

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Project
**LAKE HIDEAWAY EAST
PHASE 1:
PODS E',F',G & H**
HERNANDO COUNTY FLORIDA

Drawing Title
**TYPICAL SECTIONS
CONDITIONAL
PLAT**

Project No. 350089401	Drawing No.
Date 02 OCTOBER 2024	CP-106
Drawn By LC	
Checked By ADE	