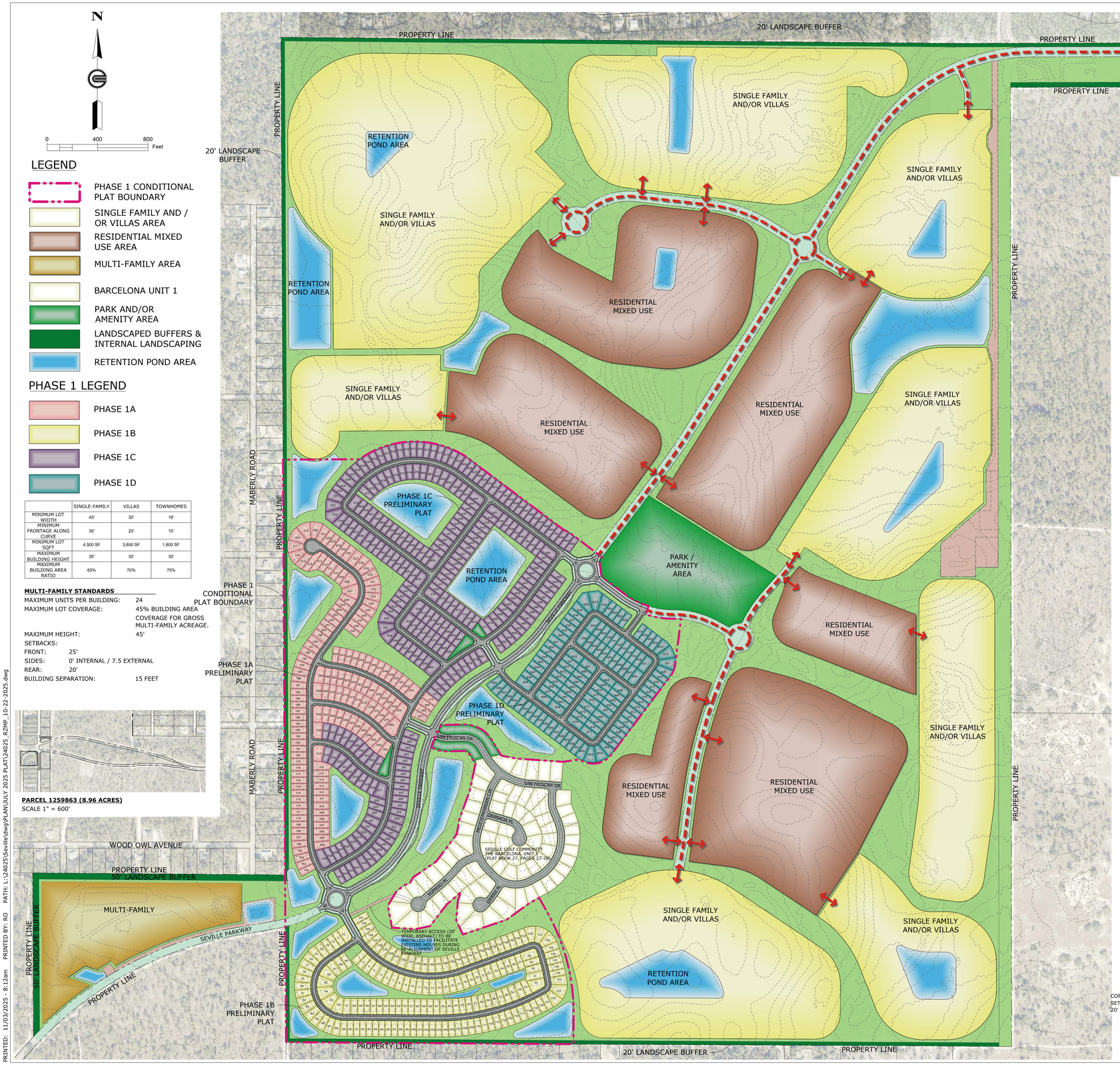


LEGEND

- PHASE 1 CONDITIONAL PLAT BOUNDARY
- SINGLE FAMILY AND / OR VILLAS AREA
- RESIDENTIAL MIXED USE AREA
- MULTI-FAMILY AREA
- BARCELONA UNIT 1
- PARK AND/OR AMENITY AREA
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA

PHASE 1 LEGEND

- PHASE 1A
- PHASE 1B
- PHASE 1C
- PHASE 1D

	SINGLE-FAMILY	VILLAS	TOWNHOMES
MINIMUM LOT WIDTH	45'	35'	18'
MINIMUM FRONTAGE ALONG CURVE	30'	25'	15'
MINIMUM LOT SQFT	4,500 SF	3,850 SF	1,800 SF
MAXIMUM BUILDING HEIGHT	35'	35'	35'
MAXIMUM BUILDING AREA RATIO	65%	70%	75%

MULTI-FAMILY STANDARDS

MAXIMUM UNITS PER BUILDING: 24
MAXIMUM LOT COVERAGE: 45% BUILDING AREA
COVERAGE FOR GROSS MULTI-FAMILY ACREAGE.
MAXIMUM HEIGHT: 45'
SETBACKS:
FRONT: 25'
SIDES: 0' INTERNAL / 7.5 EXTERNAL
REAR: 20'
BUILDING SEPARATION: 15 FEET

PARCEL 1259863 (8.96 ACRES)
SCALE 1" = 600'

BARCELONA UNIT 1 AND PHASE 1 CONDITIONAL PLAT			
SECTION	ACRES	LOTS	DENSITY
BARCELONA UNIT 1	31.31	78	2.5
PHASE 1A	56.88	151	2.7
PHASE 1B	50.11	161	3.2
PHASE 1C	90.85	272	3
PHASE 1D	29.33	100	3.4
AMENITY TRACT	17.37	-	-
SUB-TOTAL:	275.85	762	2.8

FUTURE DEVELOPMENT			
TYPE OF DEVELOPMENT	ACRES	LOTS	DENSITY
RESIDENTIAL MIXED USE & SINGLE FAMILY	556.14	2638	4.7
MULTI-FAMILY	21.25	400	18.8
COLLECTOR ROADS	29.93		
DRAINAGE AREAS, BUFFERS, OPEN SPACE	187.98		
SUB-TOTAL:	795.30	3038	3.79
GRAND TOTAL:	1071.02	3800	3.55

NOTES:
* SINGLE FAMILY USE COMPRISED OF SINGLE FAMILY DETACHED AND / OR VILLAS.
* RESIDENTIAL MIXED USE COMPRISED OF SINGLE FAMILY, VILLAS, AND /OR TOWNHOMES.

SITE DATA

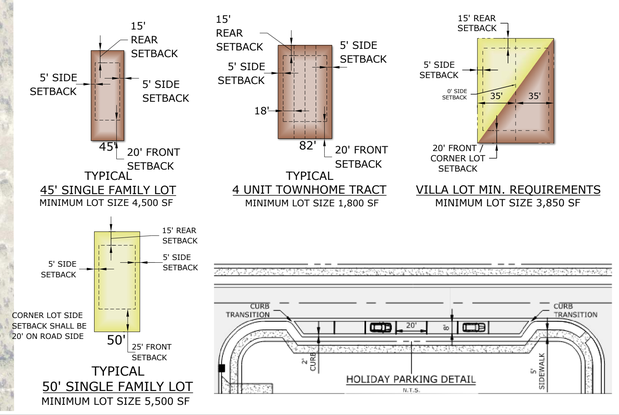
OWNER: NEW SEVILLE 2011 DEVELOPMENT, LLC & SV TAMPA LAND LP
APPLICANT: SV TAMPA LAND LP
PARCEL KEY NO: 1099992, 1100007, 1259863
SECTION/TOWNSHIP/RANGE: 5/21S/18E, 6/21S/18E, 7/21S/18E, & 8/21S/18E
CURRENT ZONING: CPDP
PROPOSED ZONING: CPDP
AREA = +/- 1,079.98 ACRES

PERIMETER BUFFERS:
SOUTH: 20'
EAST: 0'
WEST: 20'
NORTH: 20'
WEST & NORTH MULTI-FAMILY: 50'

PERIMETER SETBACK:
SOUTH: 35'
EAST: 35'
WEST: 35'
NORTH: 35'

FEMA FLOODPLAIN:
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 12053C0042D AND 12053C0041E, EFFECTIVE DATE OF 2/1/2012. ACCORDING TO THE FIRM PANEL, THE PROJECT AREA CONTAINS AREAS IN ZONE "AE".

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 THE FINAL ENGINEERING DESIGN.



OVERALL MASTER LAYOUT PLAN / REZONING MASTER PLAN

PINERY (FKA SEVILLE)

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EB-00001142

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DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION

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

SHEET
1

JOB No.: 24025

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