



SITE DATA

TOTAL VESTED LOTS PROPOSED FOR DEVELOPMENT	842
UNVESTED LOTS	8
DENSITY CALCULATOR	219 DQ / AC
TOTAL OPEN SPACE PROPOSED LAKES/POWERSWAMP	41.74 AC
PROPOSED WETLANDS PER LWWP/WD	11.11 AC
RECREATION OPEN AREA	14.91 AC
TOTAL LOT AREA	181.08 AC
TOTAL RAW AREA	34.40 AC
TOTAL PHASE B C AREA	113.64 AC

SETBACKS

PB-100-10-01 LOT WIDTH	48 FEET
PB-100-10-01 LOT DEPTH	120 FEET
PB-100-10-01 FRONT YARD SETBACK	20 FEET
PB-100-10-01 SIDE SETBACK	5 FEET
PB-100-10-01 REAR SETBACK	15 FEET

- NOTES:**
- THE 10' PERIMETER SETBACK ALONG US 19 MAY BE INCLUDED IN THE LOT'S AREA OR A SEPARATE TRACT AT DEVELOPER'S OPTION. IN EITHER CASE, THE 75' PERIMETER SETBACK WILL APPLY.
 - THE BUFFER BROWNS ON THE NORTH, WEST AND SOUTH BOUNDARIES MAY BE PART OF A LOT OR MAY BE ALL OR PART OF A SEPARATE TRACT AT DEVELOPER'S OPTION. IN EITHER CASE, THE 30' OR 50' BUFFER WILL APPLY.
 - VILLAGES WILL BE PHASED. ACTUAL PRODUCT MIX MAY VARY BASED ON FINAL ENGINEERING DESIGN AND WILL NOT EXCEED THE TOTAL AUTHORIZED DENSITY.
 - ROADWAY ALIGNMENTS AND INTERNAL ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE.
 - REQUIRED US 19 TURN LANE IMPROVEMENTS ARE COMPLETED.
 - THIS MASTER SITE PLAN WILL IN NO WAY ALTER THE DEEDS/PLATS ON LAND THAT IS NOT WITHIN GLEN LAKES PHASE B/C, UNDER THE OWNERSHIP OF A/CZ 10-A GLEN LAKES LLC AND FURTHER IDENTIFIED BY THE FOLLOWING PARCEL NUMBERS:
 R14 422 17 0900 0030 0040
 R14 422 17 0880 0040 0050
 R14 422 17 0900 0035 0056
 R14 422 17 0900 0030 0060
 R14 422 17 0900 0030 0081.
 - THE FINAL LOCATION OF OPEN SPACE, PARK STEPS, AND RECREATION AREA/FUNCTION CENTER ACCESS AND A LIST OF PROPOSED FACILITIES SHALL BE PROVIDED FOR REVIEW AND APPROVAL DURING THE CONCEPTUAL PLAN PROCESS. OWNERSHIP AND MAINTENANCE OF THE OPEN SPACE AND PARK STEPS SHALL BE PROVIDED BY A PARALLEL HOMEOWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT OR OTHER LEGAL ENTITY ESTABLISHED FOR MAINTENANCE.

KEY

PREVIOUSLY DEDICATED PRESERVATION AREA FOR UNITS U & T	
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Received
JUN 15 2022
 Planning Department
 Hernando County, Florida

WVG I
 2705 West Highway, Suite 200, Palm Bay, FL 32909
 Phone: 888.725.7255 www.wvgi.com
 Certificate: 0001-1-1984-2015

BY: _____
 DATE: _____

CAD: _____
 ACB: _____
 CHECK: _____
 DATE: 2022-06-03

GLEN LAKES PHASE II C
 HERNANDO COUNTY, FL
 MASTER SITE PLAN

SHEET:
 MP.1