

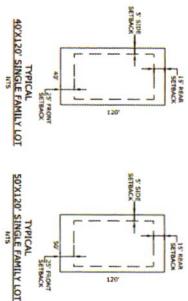
PDP  
(HHC)



#### LAND USE TABLE

LAND USE	ACRES	DWELLING UNITS	SQFT
SINGLE FAMILY & ROADS	28	155	
RECREATIONAL	2.5		
DRAINAGE, OPEN SPACE, BUFFER TRACTS	24.4		
GENERAL COMMERCIAL	10.0		80,000 SF
<b>TOTAL AREA</b>	<b>±64.9</b>	<b>155</b>	

**NOTES:**  
ALL AREAS AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NUMBERS FOR EACH TYPE OF USE AND ACRES WILL BE DETERMINED AT TIME OF PLATTING.  
\* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF USES WILL BE DETERMINED AND SHOWN ON FUTURE PLATTINGS.



**Fire Protection:** The buffer tracts indicated on this plan will consist of natural vegetation where possible, enhanced to 100% open space where needed. Where site grading requires the removal of natural vegetation, a vegetative buffer will be indicated within the buffer tract consisting of vegetation and opacity consistent with County standards.

**Plot Plan:** The property, located in the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053, is 100% effective date January 2, 2022. The property contains both Flood Zone A and AE with base elevations of 77.6 on the south and 93.5 on the north.

**Permitting:** 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 midpoint of the side yard of the home if constructed with a minimum 3-foot gate as required by NFPA guidelines as required by Hernando County.

**General Notes:**  
1. This is a planning document, not intended for recordation in public records. Drainage and utility easements will be included in the final construction plans and shall meet all the requirements of Hernando County and any agencies having jurisdiction thereof.  
2. Drainage retention areas(s) are conceptually located, the actual size and location will be determined with final engineering design.

**Coastal**  
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#### LOCATION MAP

DATE	REV. BY	REV. NO.	REVISION