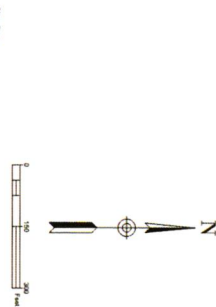
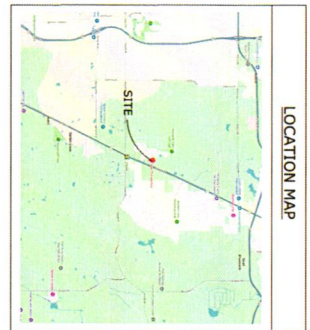
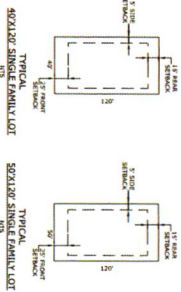


| LAND USE TABLE | | | |
|-------------------------------------|-------|----------------|-----------|
| LAND USE | ACRES | DWELLING UNITS | SQFT |
| SINGLE FAMILY & ROADS | 28 | 155 | |
| RECREATIONAL | 2.5 | | |
| DRAINAGE, OPEN SPACE, BUFFER TRACTS | 24.4 | | |
| COMMERCIAL | 10.0 | | 80,000 SF |
| TOTAL AREA | 64.9 | 155 | |

NOTES:
* ALL AREAS AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL. FINAL PLANNING PATTERNS ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACRES WILL BE DETERMINED AT THE CP
* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.



SITE DATA
Owner/Developer:
Holdings LLC
3655 Fairway Way
Brooksville, FL 34604
Parcel Key Nos.: 00381027, 00381072, 00412517, and 01455837
Section/Township/Range: 82/35/19E
Current Zoning: CDP with single-family and General Commercial
Proposed Zoning: CDP with single-family and General Commercial
Area = 1/4 64.9 acres
Proposed No. of Lots: 155
Perimeter Building Setbacks:
East (from US 41): 75'
Side: 20'
Rear: 20'
Residential Building Setbacks:
Front: 25'
Side: 5'
Rear: 15'
Commercial Building Setbacks:
Front: 75'
Side: 10'
Rear: 15'
Rear from Frontage Rd: 35'

Buffers:
The buffer tracts indicated on this plan will consist of natural vegetation where possible, enhanced to 80% opacity where needed. Where the grading requires the buffer tract consisting of vegetation and opacity consistent with county standards.

Flood Plain:
The property is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 22053C 093D effective date February 2, 2012. The property contains both Flood Zone Areas A and AE with base elevations of 77.6 on the south and 81.5 on the north.

Fire protection:
Fire hydrants will be placed throughout the community at a minimum of 250' curb line distance intervals which is consistent with county standards. The potable water required by NFPA guidelines as required by Hernando County.

Homeowner's association documents will be in place to restrict the construction of the mid-point of the site yard of the home if constructed with a minimum 36-inch gate in which to access the rear yard.

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 or public records. Drainage and utility easements will be included in the final construction plans and shall meet to this project.
2. Drainage (retention area) are conceptually located. The actual size and location will be determined with final engineering design.