

SCALE IN FEET

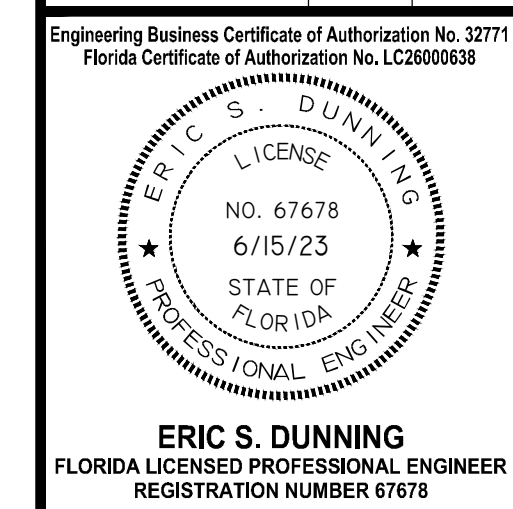
DATE	REVISION	COMMENTS
04/26/2023	REVISED PER COUNTY COMMENTS	
08/16/2023	REVISED PER COUNTY COMMENTS	

CONSTRUCTION PLAN REVISIONS

CLIENT: MERITAGE HOMES

CONDITIONAL PLAT

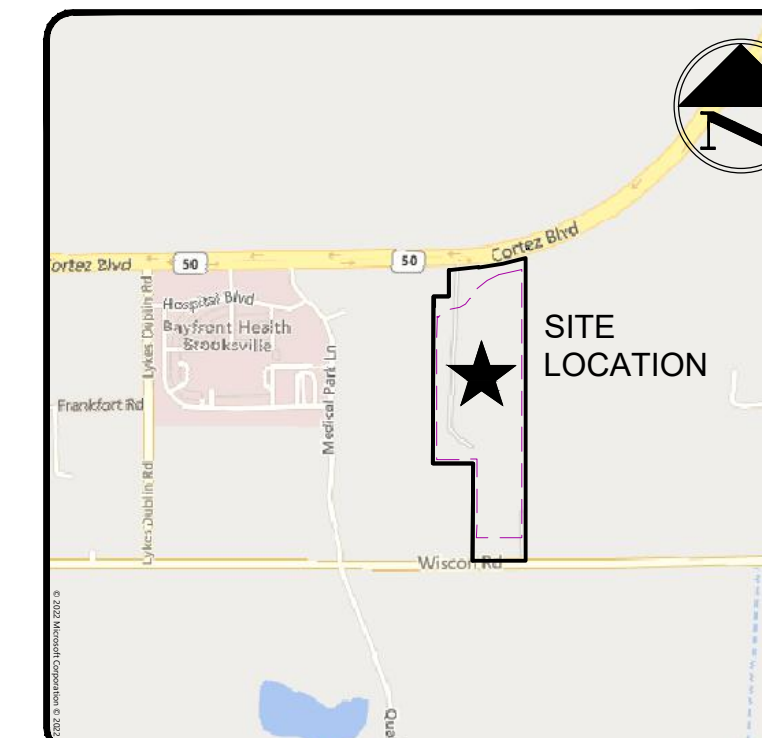
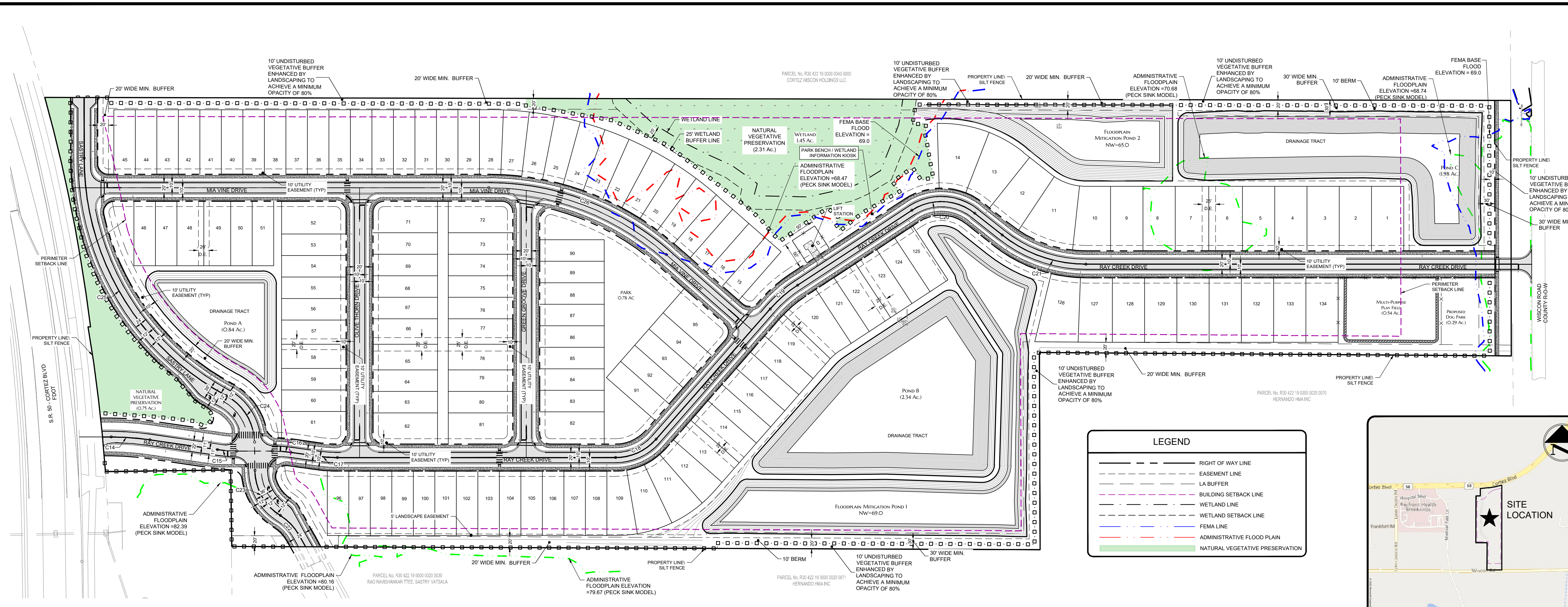
LEYLAND PRESERVE



ERIC S. DUNNING
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 67678

PROJECT No. 176-01-02

SHEET C 3.1



PROPERTY DESCRIPTION

LEGAL DESCRIPTION PROVIDED BY: "DC JOHNSON ASSOCIATES"

DESCRIPTION:

PARCEL A1:
COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, RUN THENCE N.1°16'48"E ALONG THE WEST LINE OF SAID EAST 3/4 OF WEST 1/2 OF SOUTHEAST 1/4, A DISTANCE OF 927.71 FEET, RUN THENCE S.89°20'00"E EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 835.92 FEET, RUN THENCE N.1°06'16"E EAST A DISTANCE OF 430.02 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N.1°06'16"E EAST A DISTANCE OF 1301.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2716.26 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 8°48'29", AN ARC DISTANCE OF 417.57 FEET, SUBTENDED BY A CHORD BEARING OF N.85°40'46"E, AND A CHORD DISTANCE OF 417.16 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN THENCE S.1°01'06"W WEST A DISTANCE OF 1337.85 FEET, RUN THENCE N.89°20'00"W WEST A DISTANCE OF 417.31 FEET TO THE POINT OF BEGINNING, (WEST PARCEL).
AND BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 16.00 FEET THEREOF.

LESS AND EXCEPT THE FOLLOWING PART "A" AND PART "B" AS DEEDED TO THE STATE OF FLORIDA RECORDED IN BOOK 1013, PAGE 1507:

PART "A"
A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND 1" IRON PIPE MARKING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30, THENCE N.00°06'28"W, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, FOR 465.14 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD NO. 50, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE (A RADIAL LINE BEARS N.33°05'53"W, TO THE CENTER OF SAID CURVE); THENCE ALONG SAID CENTERLINE OF SURVEY, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE NORTHERLY, HAVING FOR ITS ELEMENTS A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 31°54'44", AN ARC LENGTH OF 1595.61 FEET, AND A CHORD BEARING AND DISTANCE OF S.72°51'29"W, FOR 1575.07 FEET; THENCE S.00°04'41"W, FOR 50.01 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50, AND SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE (A RADIAL LINE BEARS N.01°09'51"W, TO THE CENTER OF SAID CURVE); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY ALONG THE ARC OF SAID CURVE CONCAVE NORTHERLY, HAVING FOR ITS ELEMENTS A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 01°42'14", AN ARC LENGTH OF 86.69 FEET, AND A CHORD BEARING AND DISTANCE OF N.87°59'02"E, FOR 86.68 FEET; THENCE S.00°45'43"E, FOR 26.97 FEET; THENCE S.89°14'17"W, FOR 87.03 FEET; THENCE N.00°04'41"E, FOR 25.07 FEET TO THE POINT OF BEGINNING.

PART "B"
A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND 1" IRON PIPE MARKING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30, THENCE N.00°06'28"W, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, FOR 465.14 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD NO. 50, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE (A RADIAL LINE BEARS N.33°05'53"W, TO THE CENTER OF SAID CURVE); THENCE ALONG SAID CENTERLINE OF SURVEY, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE NORTHERLY, HAVING FOR ITS ELEMENTS A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 31°54'44", AN ARC LENGTH OF 1595.61 FEET, AND A CHORD BEARING AND DISTANCE OF S.72°51'29"W, FOR 1575.07 FEET; THENCE S.00°04'41"W, FOR 50.01 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50, AND SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE (A RADIAL LINE BEARS N.02°52'05"W, TO THE CENTER OF SAID CURVE); THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE CONCAVE NORTHERLY, HAVING FOR ITS ELEMENTS A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 01°08'50", AN ARC LENGTH OF 58.37 FEET, AND A CHORD BEARING AND DISTANCE OF N.86°33'30"E, FOR 58.37 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S.00°45'43"E, FOR 232.70 FEET; THENCE S.89°14'17"W, FOR 148.31 FEET; THENCE N.00°04'41"E, FOR 203.02 FEET TO THE POINT OF BEGINNING.

AND

PARCEL A2:
COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, RUN THENCE N.1°16'48"E EAST ALONG THE WEST LINE OF SAID EAST 3/4 OF WEST 1/2 OF SOUTHEAST 1/4, A DISTANCE OF 927.71 FEET, RUN THENCE S.89°20'00"E EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 835.92 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S.89°20'00"E EAST A DISTANCE OF 803.07 FEET, RUN THENCE N.0°55'57"E EAST A DISTANCE OF 6.00 FEET, RUN THENCE S.89°20'00"E EAST A DISTANCE OF 32.85 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, RUN THENCE N.0°55'57"E ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 A DISTANCE OF 424.02 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N.1°06'16"E EAST A DISTANCE OF 1301.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2716.26 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 8°48'29", AN ARC DISTANCE OF 417.57 FEET, SUBTENDED BY A CHORD BEARING OF N.85°40'46"E, AND A CHORD DISTANCE OF 417.16 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN THENCE S.1°01'06"W WEST A DISTANCE OF 1337.85 FEET, RUN THENCE N.89°20'00"W WEST A DISTANCE OF 417.31 FEET TO THE POINT OF BEGINNING, (WEST PARCEL).
AND BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 16.00 FEET OF;

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, RUN THENCE N.1°16'48"E EAST ALONG THE WEST LINE OF SAID EAST 3/4 OF WEST 1/2 OF SOUTHEAST 1/4, A DISTANCE OF 927.71 FEET, RUN THENCE S.89°20'00"E EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 835.92 FEET, RUN THENCE N.1°06'16"E EAST A DISTANCE OF 430.02 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N.1°06'16"E EAST A DISTANCE OF 1301.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2716.26 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 8°48'29", AN ARC DISTANCE OF 417.57 FEET, SUBTENDED BY A CHORD BEARING OF N.85°40'46"E, AND A CHORD DISTANCE OF 417.16 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN THENCE S.1°01'06"W WEST A DISTANCE OF 1337.85 FEET, RUN THENCE N.89°20'00"W WEST A DISTANCE OF 417.31 FEET TO THE POINT OF BEGINNING, (WEST PARCEL).

PARCEL 1:
BEGIN AT THE S.W. CORNER OF THE EAST 3/4 OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 22S, RANGE 19E, RUN THENCE N.1°16'48"E 927.71 FEET ALONG THE WEST BOUNDARY OF SAID EAST 3/4 OF WEST 1/2 OF SE 1/4, THENCE S.89°20'00"E PARALLEL TO THE SOUTH BOUNDARY OF SECTION 30, 1638.99 FEET, THENCE N.0°55'57"E, 6.00 FEET, THENCE S.89°20'00"E, 32.85 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF SE 1/4, THENCE S.0°55'57"W, 933.67 FEET TO THE S.E. CORNER OF THE WEST 1/2 OF SE 1/4, THENCE N.89°20'00"E, 1677.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
COMMENCING AT THE SW CORNER OF THE SE 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND THENCE GO S89°15'00"E, ALONG SECTION LINE A DISTANCE OF 395.36 FEET; THENCE GO N.01°16'48"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, CONTINUE THENCE N.01°16'48"E, A DISTANCE OF 906.30 FEET; THENCE GO S.89°20'00"E, A DISTANCE OF 481.00 FEET; THENCE GO S.01°16'48"W, A DISTANCE OF 906.45 FEET; THENCE GO N.89°15'00"W, A DISTANCE OF 481.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND THENCE GO S.89°15'00"E, ALONG SECTION LINE A DISTANCE OF 876.36 FEET; THENCE GO N.01°16'48"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, CONTINUE THENCE N.01°16'48"E, A DISTANCE OF 906.45 FEET; THENCE GO S.89°20'00"E, A DISTANCE OF 721.50 FEET; THENCE GO S.01°16'48"W A DISTANCE OF 907.49 FEET; THENCE GO N.89°15'00"W, A DISTANCE OF 721.50 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:
A PARCEL OF LAND IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 EAST, BEING A PORTION OF THOSE LANDS DESCRIBED IN O.R. BOOK 430, PAGE 1074, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, THENCE S.89°43'01"W, ALONG THE SOUTH LINE OF SAID SECTION 30, 670.88 FEET TO THE POINT OF BEGINNING; THENCE S.89°43'01"W, FOR 414.79 FEET TO THE WEST LINE OF SAID PARCEL; THENCE N.00°29'14"W, ALONG SAID WEST LINE FOR 49.90 FEET; THENCE N.89°42'44"E, FOR 414.97 FEET TO THE EAST LINE OF SAID PARCEL; THENCE S.00°16'53"E, FOR 49.94 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THE EAST 60.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND THENCE GO SOUTH 89°15'00" EAST, ALONG SECTION LINE, A DISTANCE OF 876.36 FEET; THENCE GO NORTH 01°16'48" EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 01°16'48" EAST A DISTANCE OF 906.45 FEET; THENCE GO SOUTH 89°20'00" EAST, A DISTANCE OF 721.50 FEET; THENCE GO SOUTH 01°16'48" WEST A DISTANCE OF 907.49 FEET; THENCE GO NORTH 89°15'00" WEST A DISTANCE OF 721.50 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF WISCON ROAD.

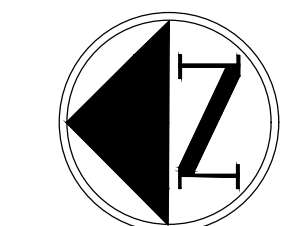
ALL LYING AND BEING SITUATE IN HERNANDO COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, RUN THENCE N.1°16'48"E ALONG THE WEST LINE OF SAID EAST 3/4 OF WEST 1/2 OF SOUTHEAST 1/4, A DISTANCE OF 927.71 FEET, RUN THENCE S.89°20'00"E EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 1638.99 FEET, RUN THENCE N.0°55'57"E, A DISTANCE OF 6.00 FEET, RUN THENCE S.89°20'00"E EAST A DISTANCE OF 32.85 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, RUN THENCE N.0°55'57"E ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 A DISTANCE OF 424.02 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N.0°55'57"E EAST ALONG SAID LINE A DISTANCE OF 1440.84 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 50, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2716.26 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 9°02'42", AN ARC DISTANCE OF 428.80 FEET, SUBTENDED BY A CHORD BEARING OF S.76°45'10"W, AND A CHORD DISTANCE OF 428.36 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE RUN THENCE S.1°01'06"W WEST A DISTANCE OF 1337.85 FEET, RUN THENCE S.89°20'00"E EAST A DISTANCE OF 417.31 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THAT PORTION DEEDED TO THE STATE OF FLORIDA AS RECORDED IN BOOK 983, PAGE 1069, DESCRIBED AS FOLLOWS:

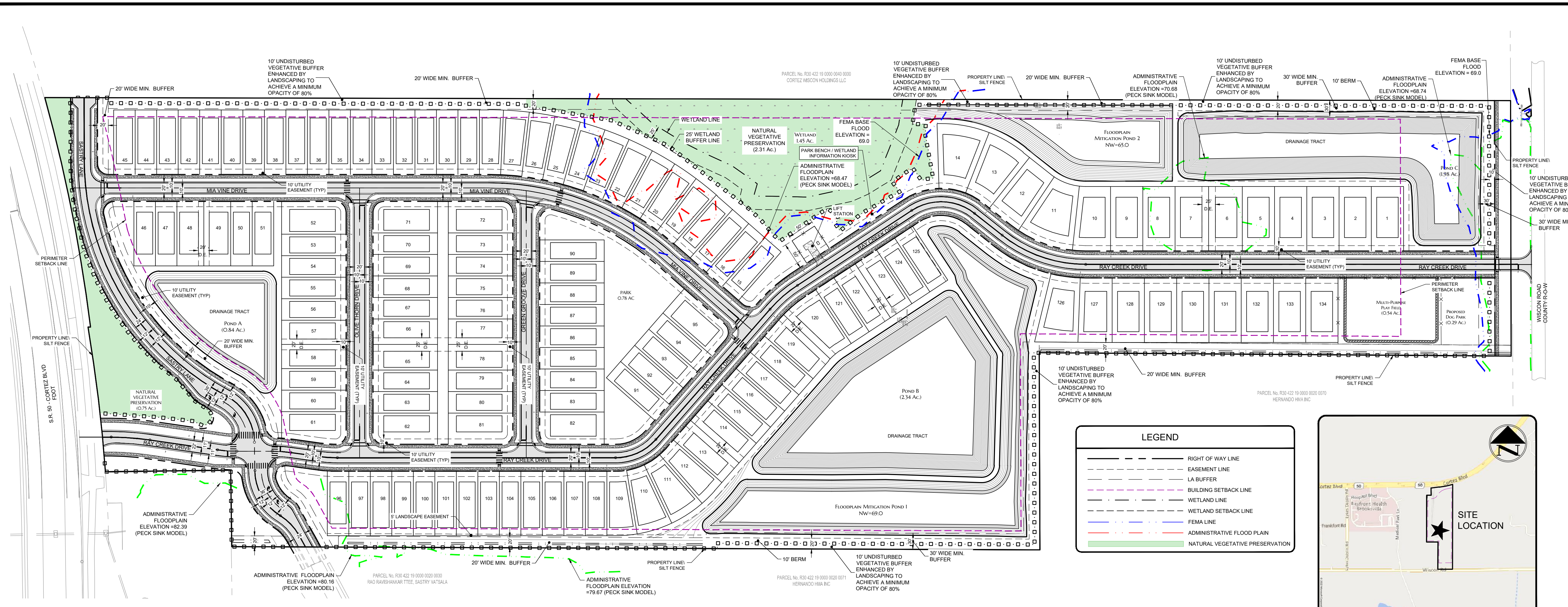
A PARCEL OF LAND BEING A PORTION OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND 1" IRON PIPE MARKING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30, THENCE N.00°06'28"W, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, FOR 465.14 FEET TO A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD NO. 50, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE (A RADIAL LINE BEARS N.33°05'53"W, TO THE CENTER OF SAID CURVE); THENCE ALONG SAID CENTERLINE OF SURVEY, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE NORTHERLY, HAVING FOR ITS ELEMENTS A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 31°54'44", AN ARC LENGTH OF 1595.61 FEET, AND A CHORD BEARING AND DISTANCE OF S.72°51'29"W, FOR 1575.07 FEET; THENCE S.00°04'41"W, FOR 50.01 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50, AND SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE (A RADIAL LINE BEARS N.02°52'05"W, TO THE CENTER OF SAID CURVE); THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE CONCAVE NORTHERLY, HAVING FOR ITS ELEMENTS A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 08°12'56", AN ARC LENGTH OF 423.69 FEET, AND A CHORD BEARING AND DISTANCE OF S.78°44'08"W, FOR 423.33 FEET; THENCE N.00°00'29"W, FOR 4.45 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 50, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE (A RADIAL LINE BEARS N.09°22'12"W, TO THE CENTER OF SAID CURVE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, EASTERLY ALONG THE ARC OF SAID CURVE CONCAVE NORTHERLY, HAVING FOR ITS ELEMENTS A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 08°24'08", AN ARC LENGTH OF 427.46 FEET, AND A CHORD BEARING AND DISTANCE OF N.76°25'44"E, FOR 427.06 FEET TO THE POINT OF BEGINNING.

T:\Projects\176-01-02-Construction Plans\Current Plans\176-01-02-03-1-C-3.1.dwg
04/26/2023 10:17:07 PM PLOT DTD BY: [Name]

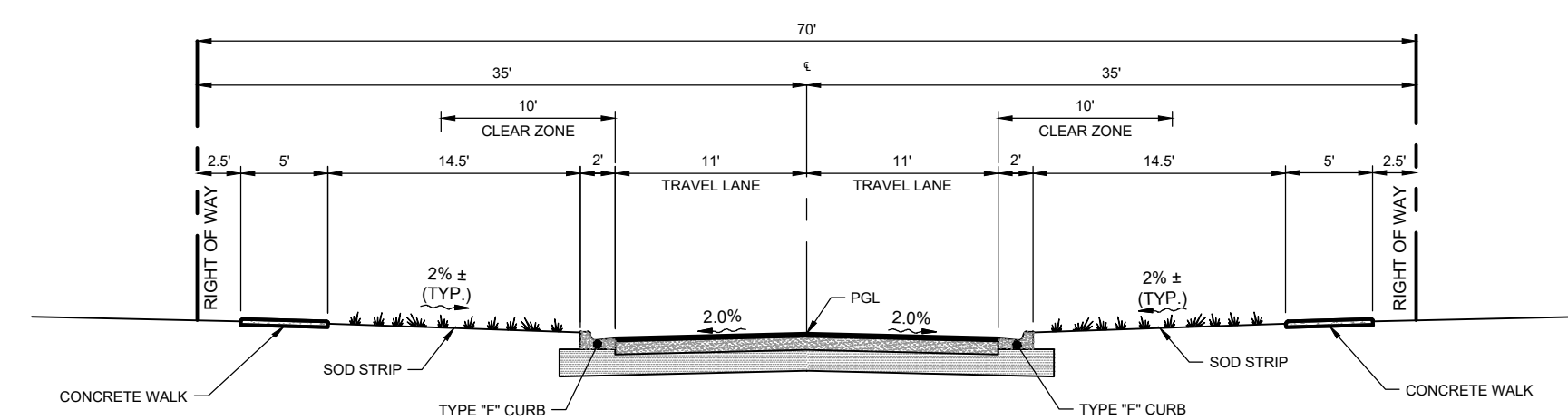
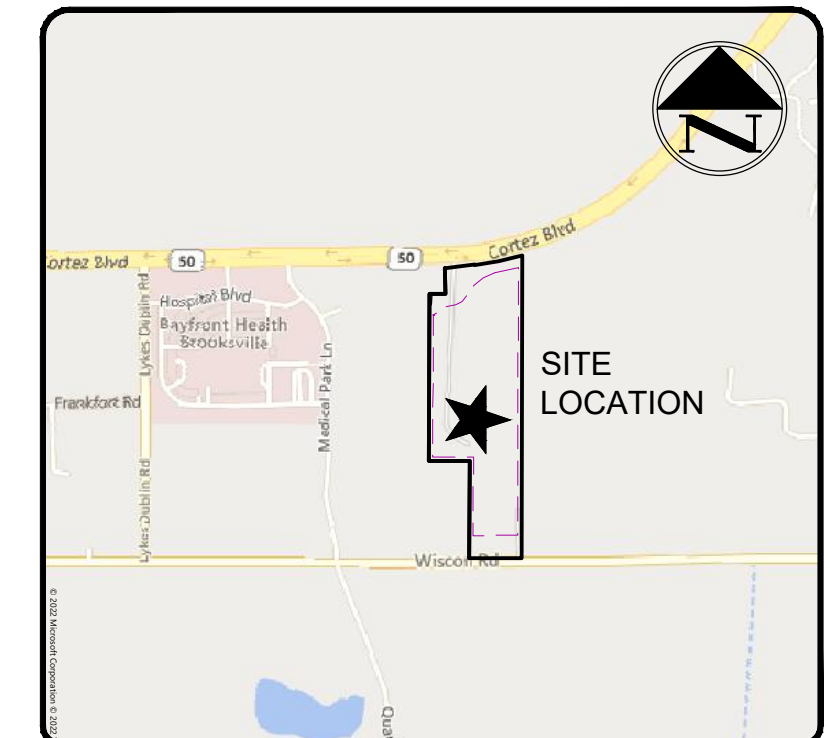


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SCALE IN FEET

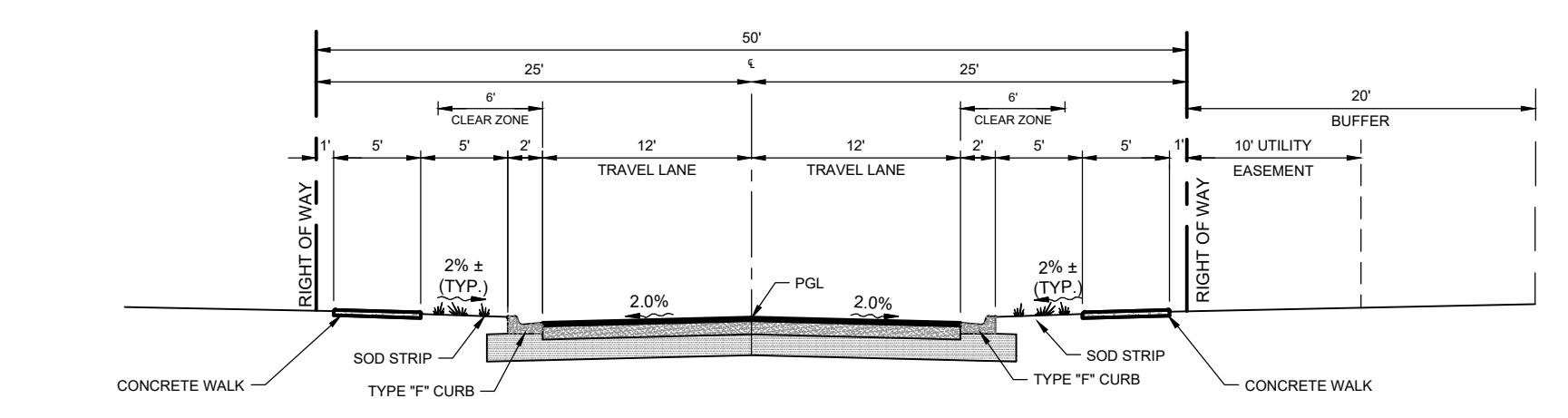
CONSTRUCTION PLAN REVISIONS
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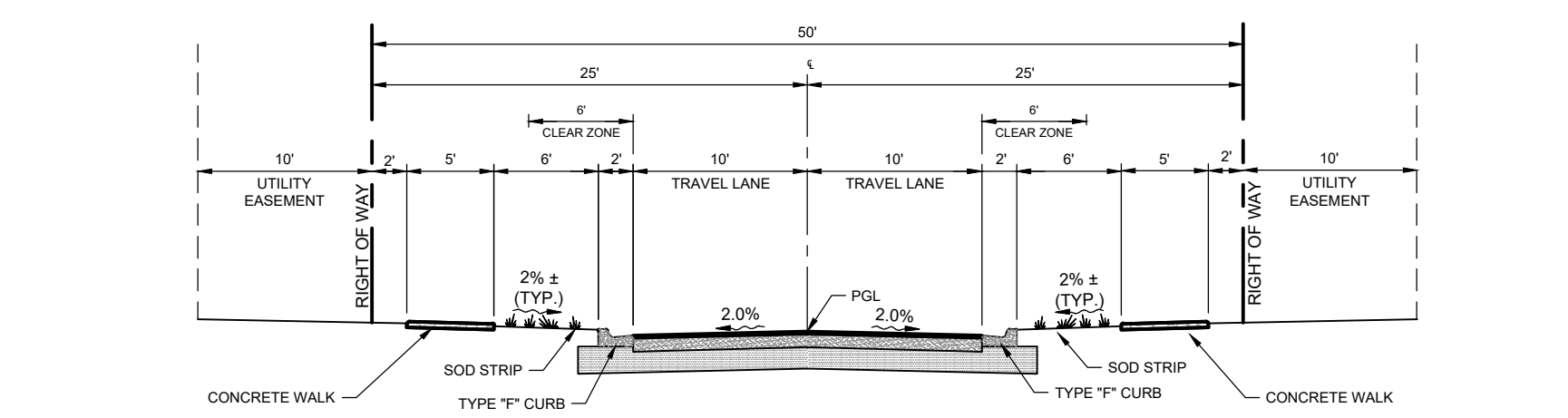
LEGEND	
(Dashed line)	RIGHT OF WAY LINE
(Dotted line)	EASEMENT LINE
(Dash-dot line)	LA BUFFER
(Long-dash line)	BUILDING SETBACK LINE
(Short-dash line)	WETLAND LINE
(Blue dashed line)	FEMA LINE
(Red dashed line)	ADMINISTRATIVE FLOOD PLAIN
(Green shaded area)	NATURAL VEGETATIVE PRESERVATION



TYPICAL 70' MAJOR LOCAL ROAD SECTION
N.T.S.



TYPICAL 50' FRONTAGE ROAD SECTION
N.T.S.



TYPICAL 50' LOCAL ROAD SECTION
N.T.S.

BUFFERS:
1. THE BUFFER TRACTS INDICATED ON THE PLAN WILL CONSIST OF NATURAL VEGETATION WHERE POSSIBLE ENHANCED TO ACHIEVE A MINIMUM OPAQCIY OF 80% WHERE NEEDED. WHERE SITE GRADING REQUIRES THE REMOVAL OF NATURAL VEGETATION ENHANCED LANDSCAPING WILL BE PROVIDED TO MEET OPAQCIY CONSISTENT WITH COUNTY STANDARDS.

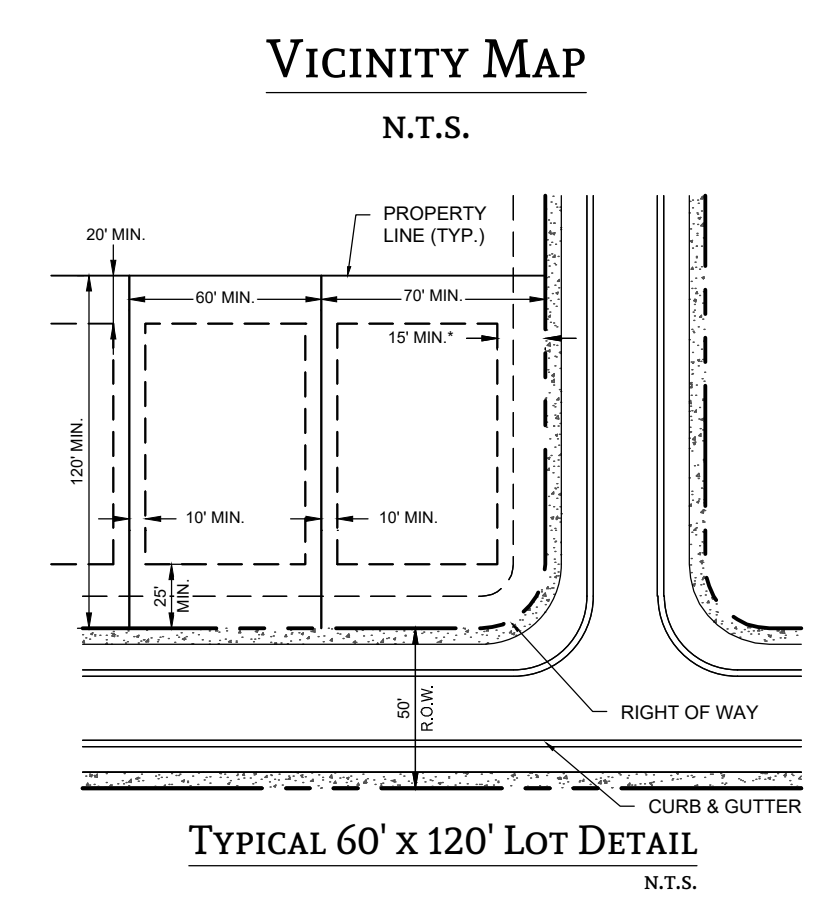
FLOOD PLAIN:
1. THE PROJECT IS SITE ZONE 'X' & 'AH' PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 129530191D EFFECTIVE FEBRUARY 2ND, 2012.

FIRE PROTECTION:
1. FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 200' CURB LINE DISTANCE INTERVALS WHICH IS CONSISTENT WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES AS REQUIRED BY HERNAIDO COUNTY.

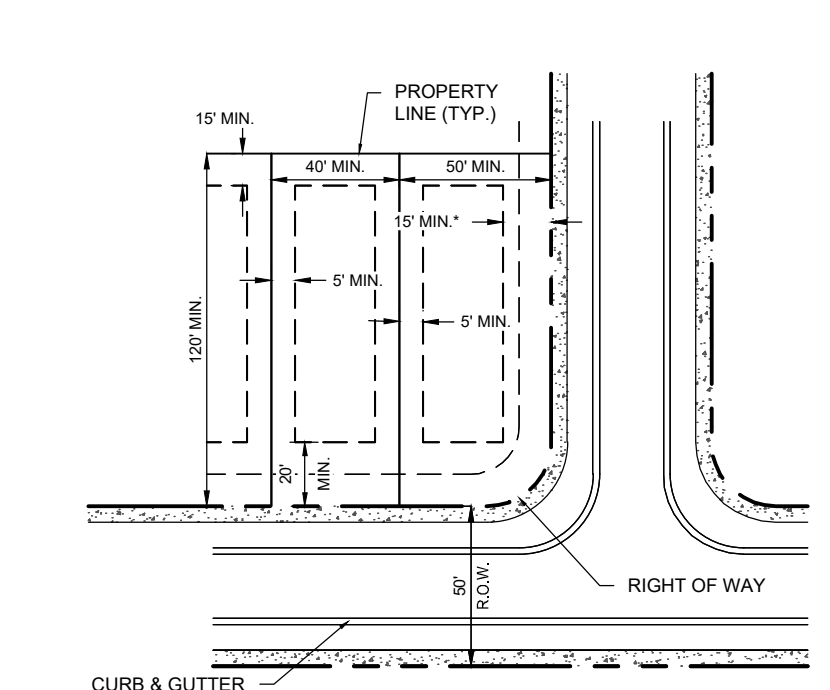
GENERAL NOTES:
1. THE PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
2. POTABLE WATER PROVIDED BY THE CITY OF BROOKSVILLE.
3. SANITARY SEWER DISPOSAL PROVIDED BY THE CITY OF BROOKSVILLE.
4. PROJECT WILL CONSIST OF A MAXIMUM OF 136 SINGLE FAMILY UNITS.
5. THIS IS A PLANNING DOCUMENT AND IS NOT TO 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 HERNAIDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
6. DRAINAGE RETENTION AREAS ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.
7. ALL STREETS AND LOTS ARE ABOVE THE 100 YEAR FLOODPLAIN.

SITE DATA TABLE	
PROJECT LOCATION	CITY OF BROOKSVILLE HERNAIDO COUNTY, FLORIDA
TOTAL PROJECT AREA	42.79 AC±
WETLANDS	1.68-ACRES±
UPLANDS	40.9-ACRES±
SINGLE FAMILY DETACHED	134 (3.13 DU/AC.)
40' x 120' LOTS MIN. LOT AREA 4,800 SF	111
60' x 120' LOTS MIN. LOT AREA 7,200 SF	23
PAVED ROADS	132,594 SQ FT±
NATURAL VEGETATION REQUIRED	3.00 AC.
NATURAL VEGETATION PROVIDED	3.06 AC.
*PARK / AMENITY	* 3.92 AC.
BUFFERS	2.69 AC.
BUFFERS	2.69 AC.
PERIMETER BUILDING SETBACKS	
FROM CORTEZ BOULEVARD	95'
FROM FRONTAGE ROAD	35'
FROM EAST/WEST PROPERTY LINES	35'
FROM WISCON ROAD	205'

NOTE:
*AMENITIES WILL BE PROVIDED FOR WETLAND A, THEREFORE WETLAND A IS INCLUDED IN PARK/AMENITY CALCULATIONS.



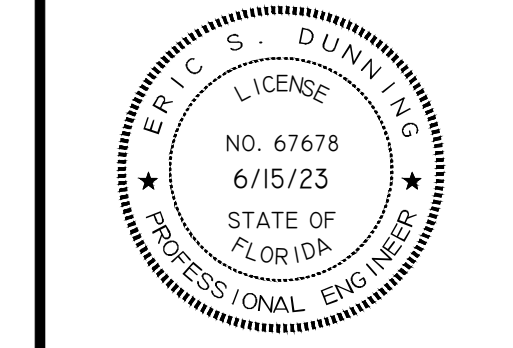
TYPICAL 60' x 120' LOT DETAIL
N.T.S.



TYPICAL 40' x 120' LOT DETAIL
N.T.S.

LEYLAND PRESERVE
CLIENT: MERITAGE HOMES
CONDITIONAL PLAT

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26000638



ERIC S. DUNNING
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 67678

PROJECT No. 176-01-02