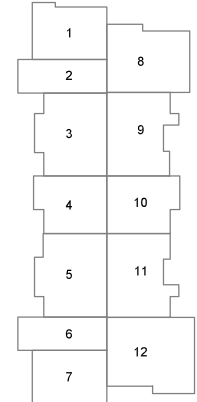
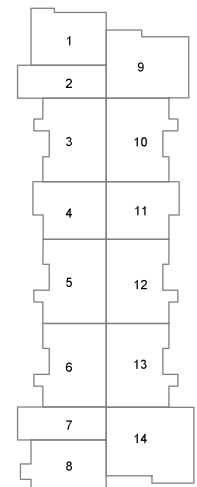


VICINITY MAP
SCALE: NTS



2 STORY
24 UNITS
MINIMUM UNIT SIZE 500FT



2 STORY
28 UNITS
MINIMUM UNIT SIZE 500FT

GENERAL NOTES

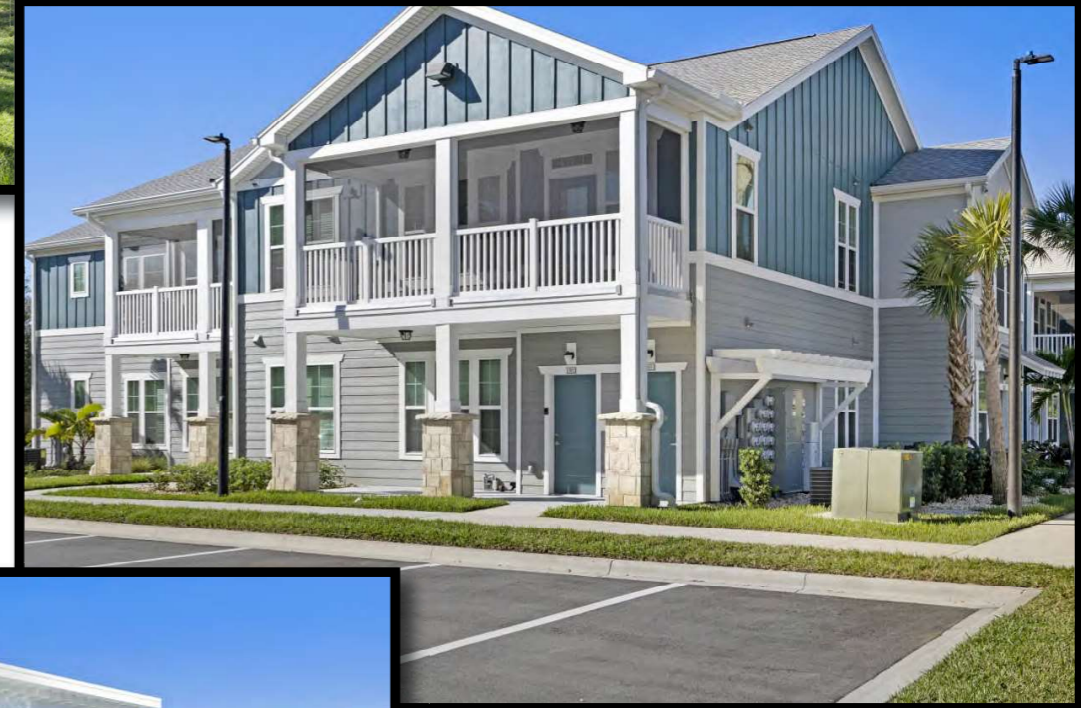
- This Master Development Plan relies upon publicly available data for information regarding project boundary, wetlands, topography, adjacent zoning and land use, roadway locations and adjacent property owners.
- This Master Development Plan illustrates anticipated shared access points along proposed east-west road and expected building types both of which are subject to change.
- This Master Development Plan has been prepared in cooperation with developers of the adjacent southern parcels to insure coordinated site plans for the northeast quadrant of a General Commercial Node as defined by the Hernando County Comprehensive Plan.



CITY: HERNANDO COUNTY		STATE: FL	DRAWN BY: MTD
STREET: COUNTY LINE ROAD_SUNCOAST PARKWAY_NEC		INITIAL DATE DRAWN: 05/27/2022	
REVISIONS			
REV	DESCRIPTION	DATE	REV

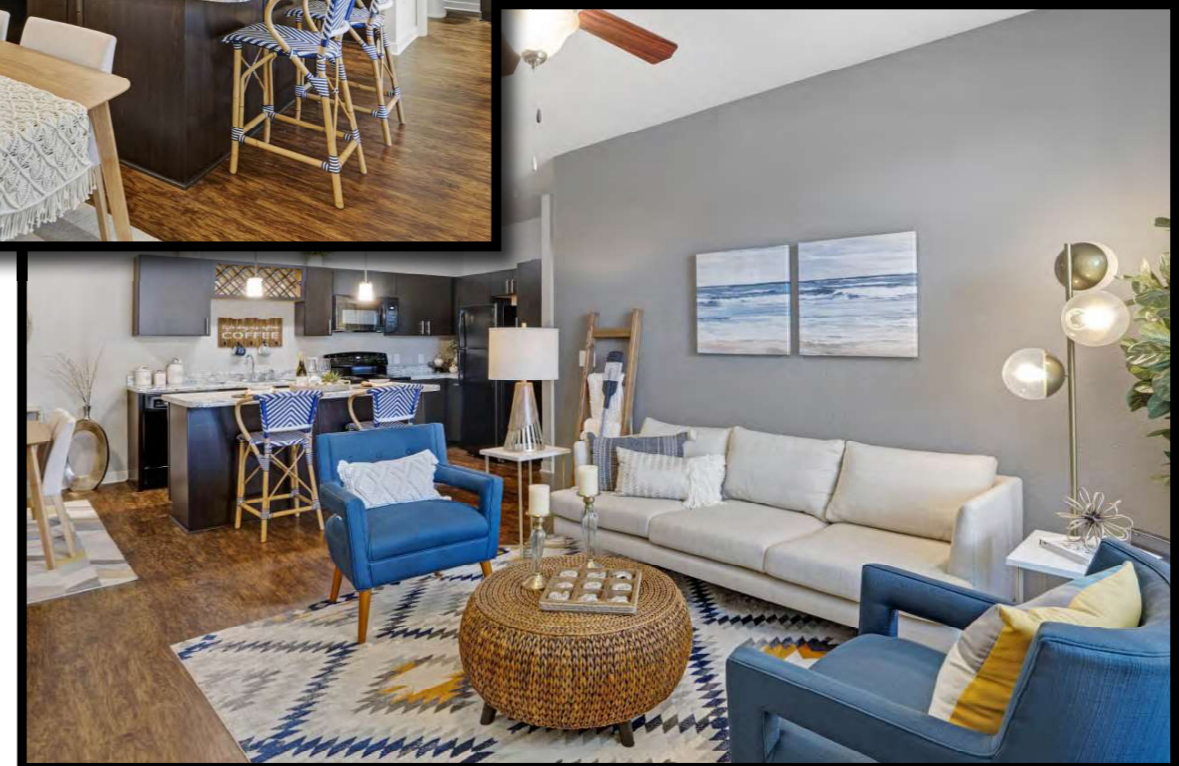
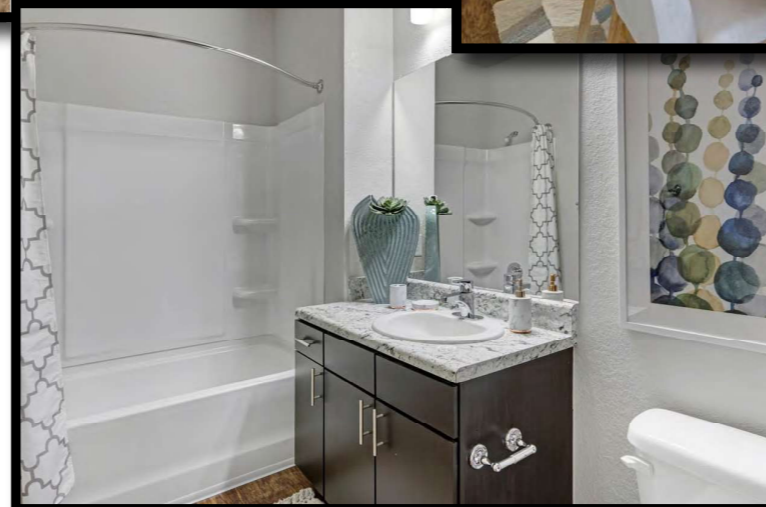
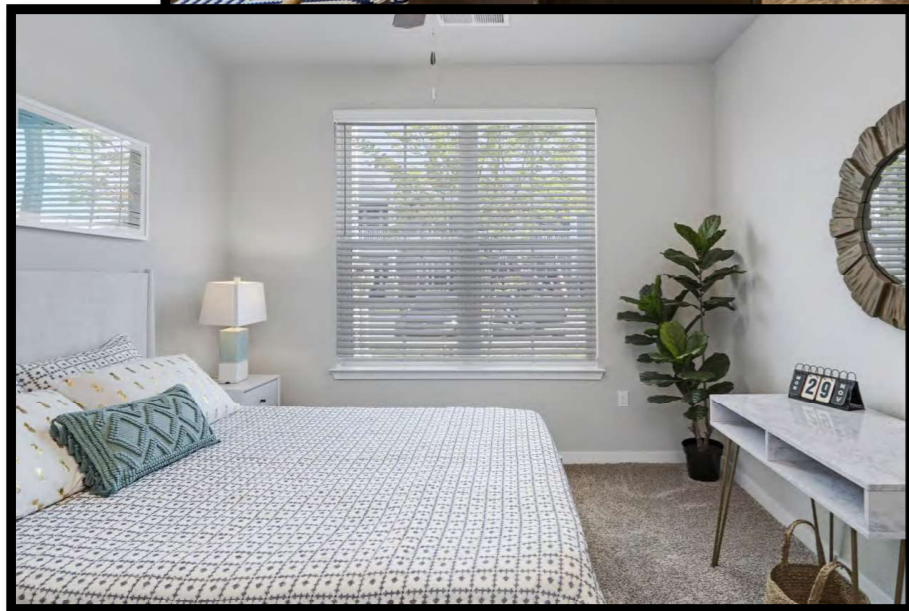
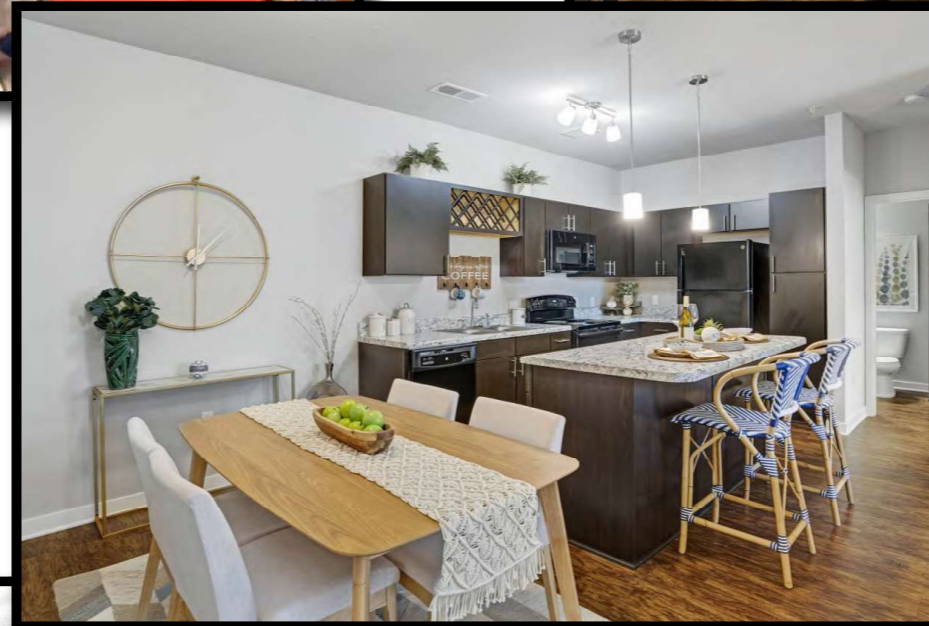
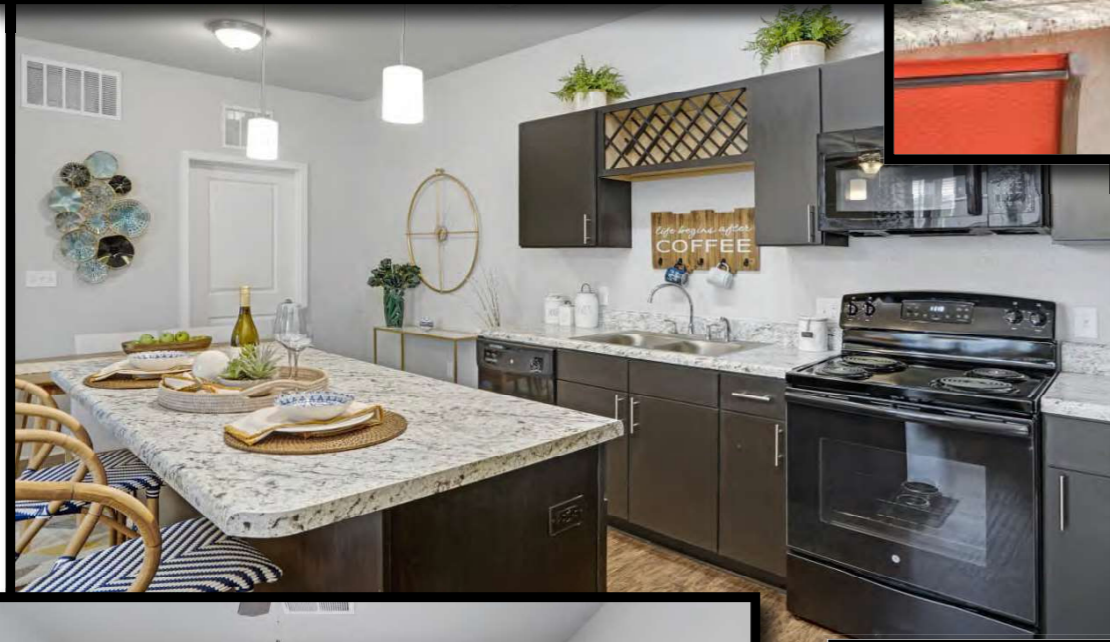
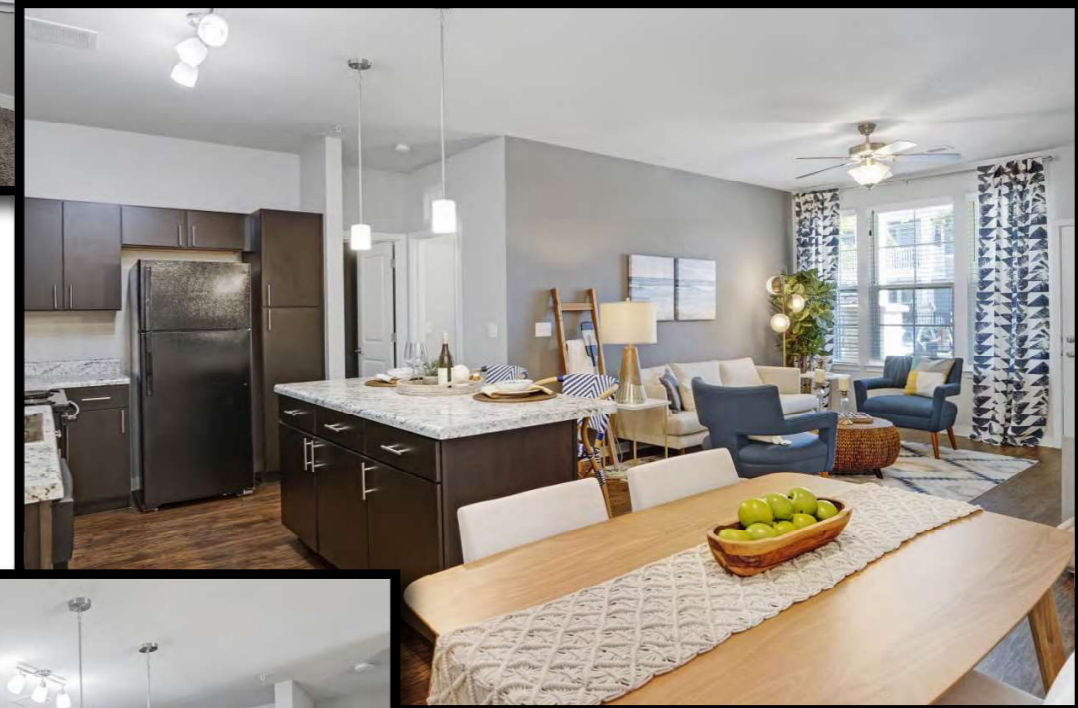
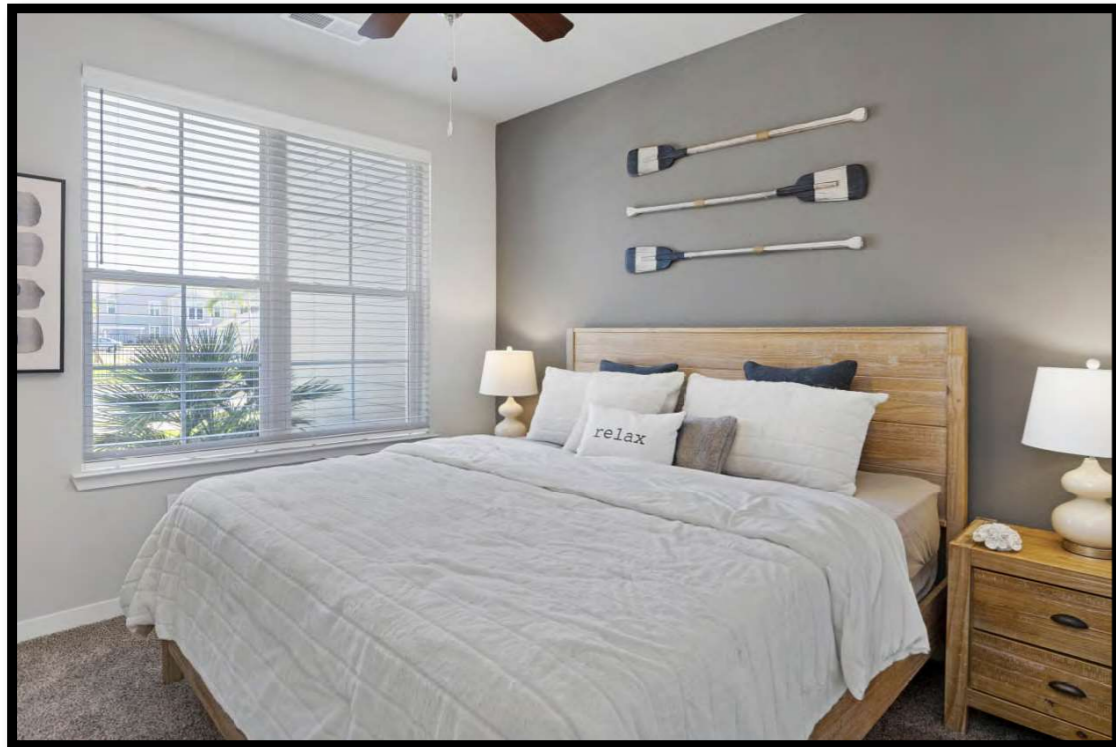
SPRINGS[®]

apartments



SPRINGS[®]

apartments





SPRINGS AT AVALON

HERNANDO COUNTY, FL

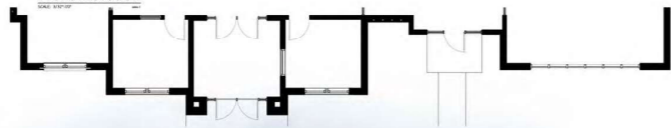


CLUBHOUSE ELEVATIONS

- ASPHALT SHINGLES
- TM-SH-1
- SHEET METAL ROOF
- TM-MR-1
- BOARD & BATTEN
- CBP-A-1
- BOARD & BATTEN
- CBP-A-2
- STONE VENEER
- MS-S-3
- TRIM
- CBP-T-1
- DOOR COLOR
- PT-A-1



Front Elevation



Right Side Elevation



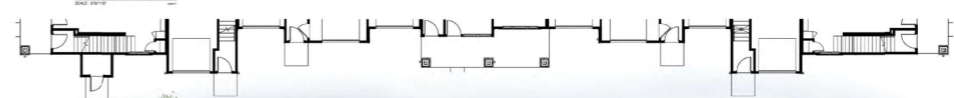
CLUBHOUSE
YOU ARE HERE



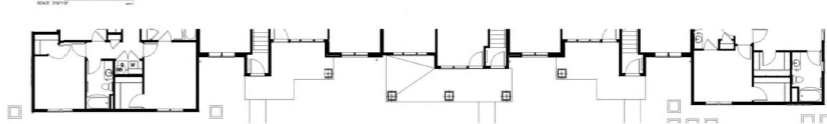
20-UNIT BUILDING ELEVATIONS



Front Elevation



Rear Elevation



BUILDING B20
YOU ARE HERE



- ASPHALT SHINGLES
- TM-SH-1
- SHEET METAL ROOF
- TM-MR-1
- BOARD & BATTEN
- CBP-A-1
- BOARD & BATTEN
- CBP-A-2
- STONE VENEER
- MS-S-3
- TRIM
- CBP-T-1
- DOOR COLOR
- PT-A-1



Rear Elevation



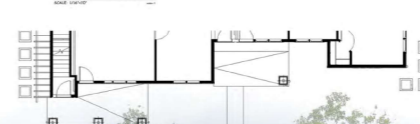
Left Side Elevation



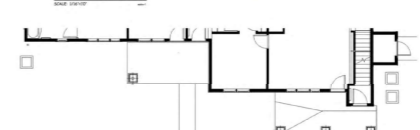
CLUBHOUSE
YOU ARE HERE



Right Elevation



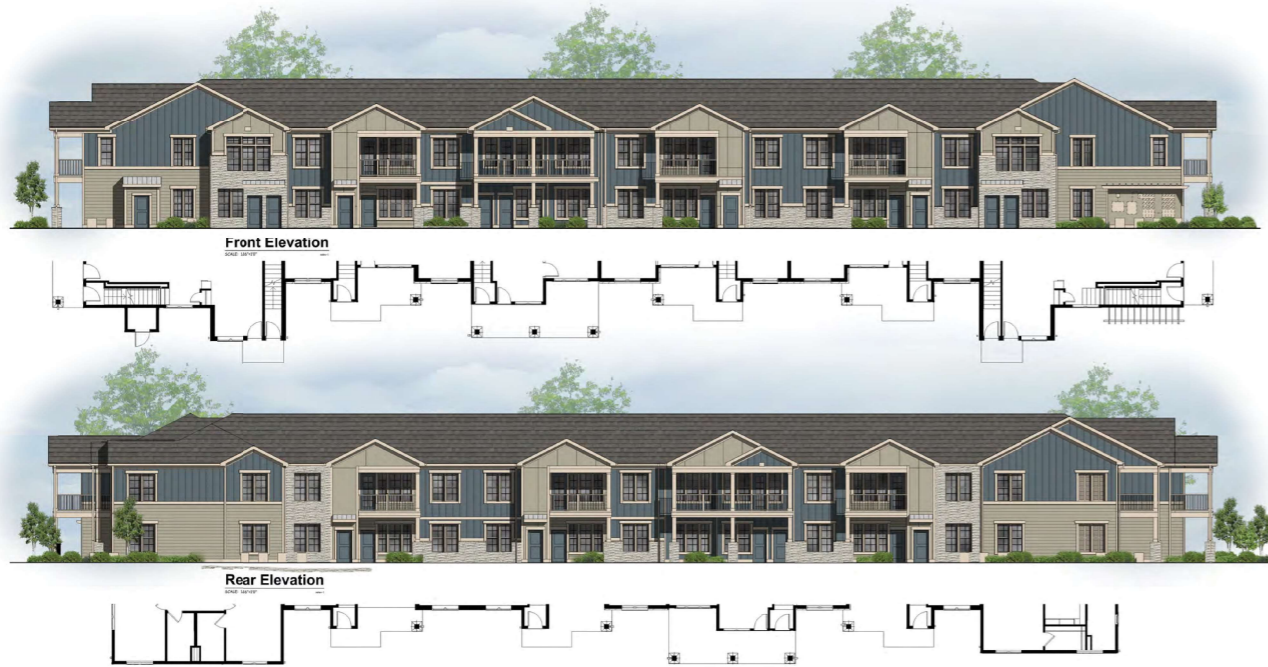
Left Elevation



BUILDING B20
YOU ARE HERE

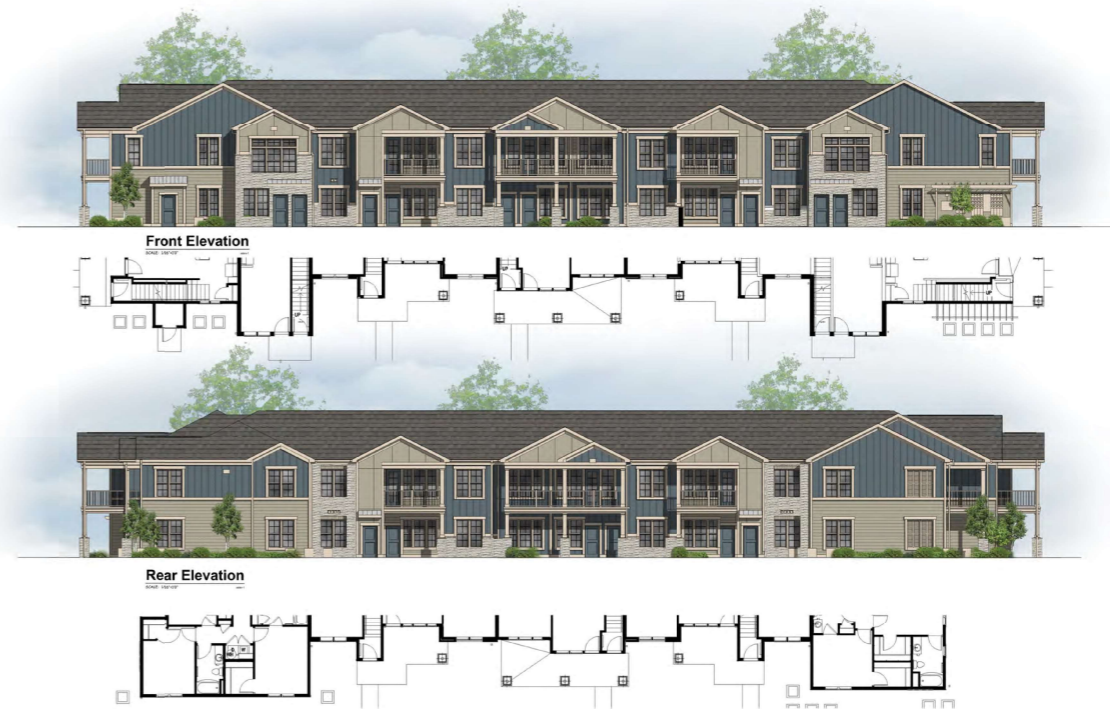


28-UNIT BUILDING ELEVATIONS



BUILDING G28 IIE
YQU ARE HERE

24-UNIT BUILDING ELEVATIONS



BUILDING G24
YQU ARE HERE



ASPHALT SHINGLES



BOARD & BATTEN



LAP PANEL



FLAT PANEL



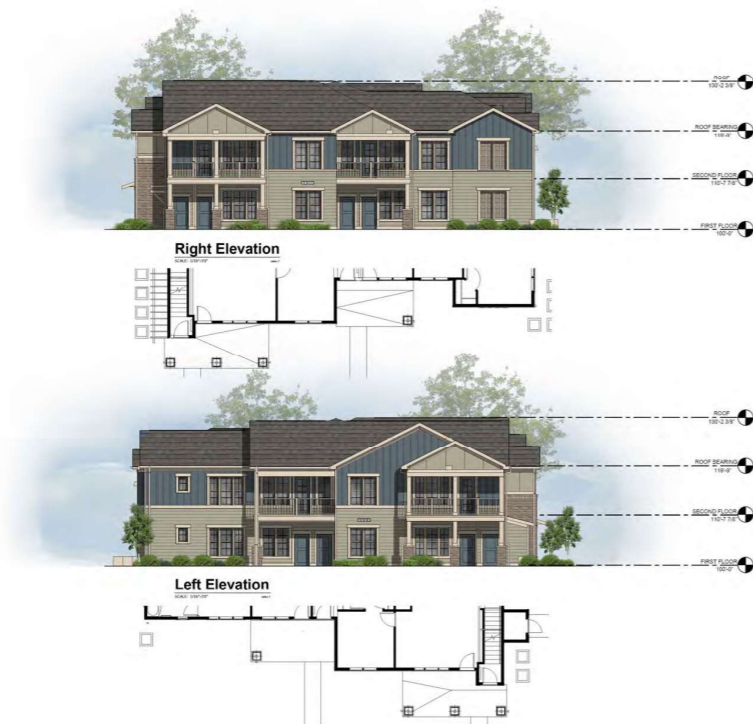
STONE VENEER



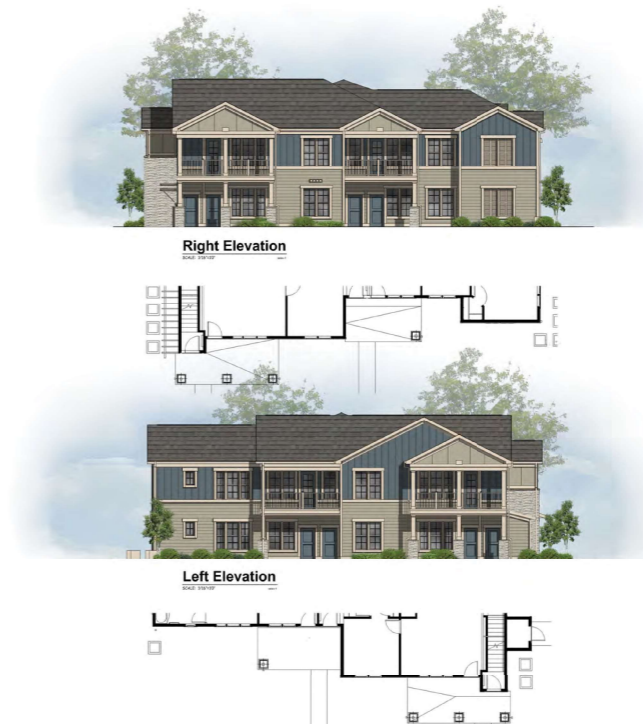
TRIM



DOOR COLOR



28 UNIT BUILDING
YQU ARE HERE



BUILDING G24
YQU ARE HERE



Springs Apartments- Neighborhood Meeting

8/18/2022

5:30pm – 7:30pm

612 households invited, approximately 15 neighbors attended

Continental Attendees:

Gwyn Wheeler – Senior Development Director

Pa Phouala Vang– Development Associate

General questions:

- a) Neighbors expressed concern about having income restricted apartments near their neighborhood. Are any units in the proposed development currently or will ever become income restricted or “Section 8”?

Answer: All Springs communities are market rate. All of Continental’s development are conventionally financed with private equity partners. No incentives or tax subsidies are being pursued. Continental believes that the strong apartment fundamentals and high quality of the project will prevent the property from ever having an income restricted component.

- b) Neighbors inquired on the details of the Apartment homes. What types of units are offered, what is the SF range and what is the rent range?

Answer: Continental will offer studio, 1-bedroom, 2-bedroom and 3-bedroom options. Unit sizes range from 560 sq ft to 1,384 sq ft (average is 986sf). Base rents start at \$1,022 (studio) to \$2,015 (3-bdrm) per month. Approximately \$1.60 psf (\$1.62 with premiums).

Conceptual Site Plan discussion:

- a) The neighbors expressed concern about views from their homes and landscape buffers. What type of landscaping buffers will be provided in the area adjacent to the Trillium homes?

Answer: In addition to substantially increasing the buffer area provided (code requires 30’, Continental is providing 50’- 100’

from the buildings to the property line), Continental will provide high quality landscaping that will meet or exceed code criteria of the City.

- c) Neighbors expressed concern about the additional traffic on the new Arbors Edge Road and Trillium Blvd.

Answer: Continental does not believe that there will be significant use of Trillium Blvd to go North bound. According to the traffic engineers impact statement, the majority of the traffic (97%) will turn South on Trillium to get to the new signalized intersection. Additionally, only 5% of trips will access the site via Trillium Blvd.

- d) Neighbors liked the amenities offered onsite but expressed concern about the lack of a child's playground. Why isn't a playground offered onsite?

Answer: Continental has developed over 30,000 apartment homes across the U.S. Due to our low ratio of 3-bedroom homes (8% at Springs at Avalon), we do not see a large population of children in our Springs communities. Across Continentals portfolio, we only see about 10% of the residents to be children (under the age of 18) living in our communities overall. A significant percentage of our residents are young professionals, without children, or empty nesters. Therefore, a child playground is not an amenity that is high in demand. Continental has found that our residents prefer to see off leash pet parks, a pool, grill areas, community/business space and 24 hr. fitness center as part of the amenity package.

- b) Overall, neighbors were complimentary of the architecture, the site layout and the fact that Continental will own and operate to community in our to provide a high level of onsite maintenance, customer service and a through screening of potential residents.