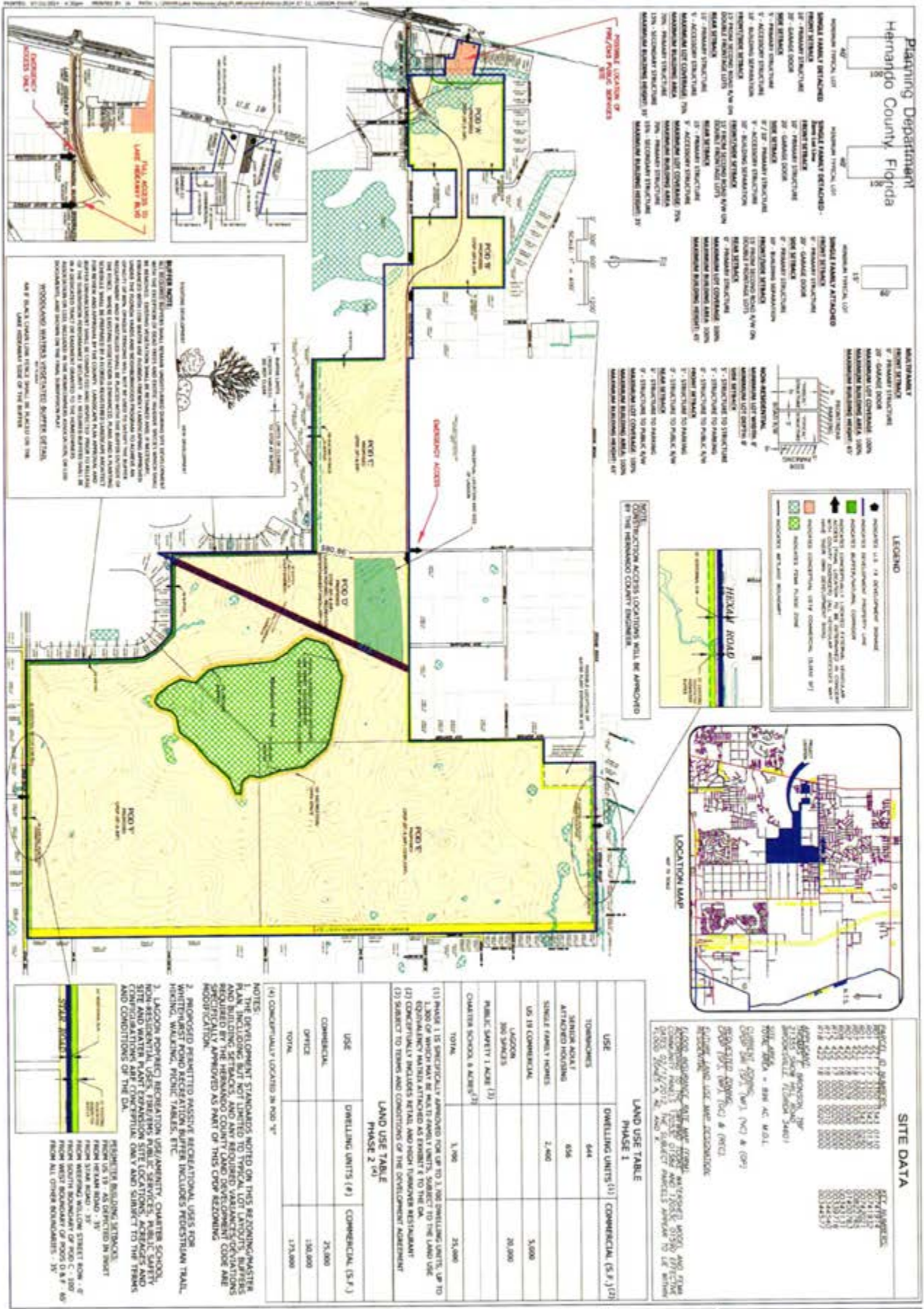


AUG 12 2024

Planning Department
Hernando County, Florida



SITE DATA

| LOT NO. | AREA (SQ. FT.) | AREA (SQ. YD.) | AREA (AC.) |
|---------|----------------|----------------|------------|
| 1 | 10,000 | 229.57 | 2.30 |
| 2 | 10,000 | 229.57 | 2.30 |
| 3 | 10,000 | 229.57 | 2.30 |
| 4 | 10,000 | 229.57 | 2.30 |
| 5 | 10,000 | 229.57 | 2.30 |
| 6 | 10,000 | 229.57 | 2.30 |
| 7 | 10,000 | 229.57 | 2.30 |
| 8 | 10,000 | 229.57 | 2.30 |
| 9 | 10,000 | 229.57 | 2.30 |
| 10 | 10,000 | 229.57 | 2.30 |
| TOTAL | 100,000 | 2,295.7 | 23.00 |

LAND USE TABLE

| USE | DWELLING UNITS (1) | COMMERCIAL (S.F.) (2) |
|-----------------------------|--------------------|-----------------------|
| TOWNHOMES | 644 | |
| SINGLE HOME | 656 | |
| ATTACHED HOUSING | | 2,400 |
| SINGLE FAMILY HOMES | | 3,500 |
| US 19 COMMERCIAL | | 20,000 |
| LAZON | | 20,000 |
| PUBLIC SPACES (1) | | |
| QUARTER SCHOOL & KIDNEY (1) | | |
| TOTAL | 1,300 | 25,000 |

Coastal

Engineering & Architecture
12000 W. US Highway 19, Suite 1000, Fort Lauderdale, FL 33322
Phone: (954) 576-1000



SUPPLEMENTAL EXHIBIT TO
H-21-10 & PERF. CONDITION 20

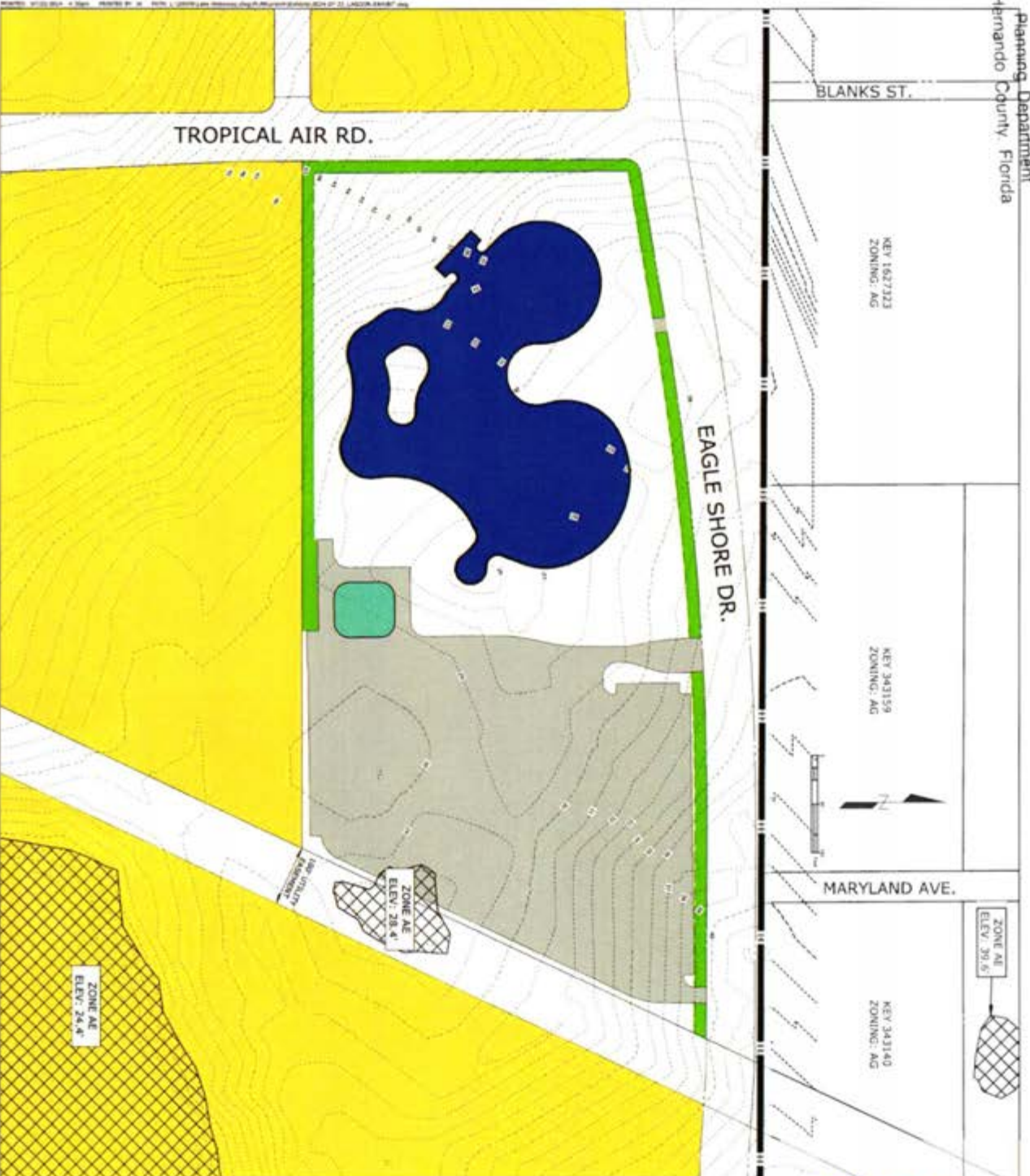
LAKE HIDEAWAY

NOTES:

- THE DEVELOPMENT STANDARDS NOTED ON THIS REZONING/MASTER PLAN, INCLUDING BUT NOT LIMITED TO TYPICAL LOT LAYOUTS, BARRIERS REQUIRED BY THE HERNANDO COUNTY LAND DEVELOPMENT CODE ARE SPECIFICALLY APPROVED AS PART OF THIS CDP REZONING MODIFICATION.
- PROPOSED PERMITTED MASSIVE RECREATIONAL USES FOR WINTERING, WALKING, PLEASURE BOATING, PESTICIDE TREATMENT, WADING, PLEASURE BOATING, ETC.
- LAZON PERMITTED RECREATION USES/AMENITY: QUARTER SCHOOL, NON RESIDENTIAL USES, TERRACES, ART LOCATIONS, PARKS AND CHANGELIGHTS AND CONCEPTUAL CDP AND SUBJECT TO THE TERMS AND CONDITIONS OF THE CDA.
- PROPOSED PERMITTED SERVICES:
 - FROM STATE ROAD - 30'
 - FROM WESTERN WILLOW STREET ROW - 30'
 - FROM WEST BOUNDARY OF PLOTS 8 & 9 - 40'
 - FROM ALL OTHER BOUNDARIES - 30'

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LEGEND

- PARKING & ACCESS
- LAAGOON
- LAAGOON AMENITIES
- LANDSCAPING
- LAKE HIDEAWAY RESIDENTIAL ROOFS
- EXISTING CONTOUR LINE

NOTE: SITE PLAN IS CONCEPTUALY SHOWN AND WILL BE FINALIZED DURING FINAL DESIGN.
SITE DATA

OWNER: HAWK LAKE HIDEAWAY, LLC
PARCEL KEY NO: 34517
SECTION/TOWNSHIP/RANGE: 14/27/18E
CURRENT ZONING: CRP
PROJECT AREA: +/- 32.0 ACRES

| LAND USE TABLE | |
|--------------------------------|-------|
| LAND USE | ACRES |
| LAAGOON & ASSOCIATED AMENITIES | 4.16 |
| PARKING & ACCESS | 4.17 |
| LANDSCAPING & BIOPHILIS | 4.3 |
| TOTAL AREA | 42.0 |

THE LAAGOON AMENITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: SWIMMING POOL, SPA, BOAT LIFT, BOAT TRAILER STORAGE, BOAT TRAILER HOOD TRUCKS AND FOOD SERVICES. THE HOME OF OPERATION FOR RESIDENTS AND THEIR GUESTS SHALL BE LOCATED ON THE EAST SIDE OF THE LAAGOON. THE LAAGOON LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS SPECIFIED WITHIN PERFORMANCE CONDITION 10.8 OF RESOLUTION 2022-09-01 (LST/01/01/01).

- F. LIGHTING: ENHANCED LIGHTING BEYOND MINIMUM STANDARDS SHALL BE REQUIRED AS FOLLOWS:
 - A. LIGHTING THROUGHOUT THE DEVELOPMENT SHALL BE DESIGNED TO SPREAD THE NIGHT SKY, PROVIDING NEARLY A COMPLETELY UNIFORM SKY GLOW THROUGHOUT THE ENTIRE PLANNING THROUGHOUT THE PROJECT FROM THE FUTURE IN-USE LIGHT IS INTENTED.
 - B. INITIAL RESIDENTS, AREA LIGHTING SHALL BE COORDINATE, NOT EXCEED 1.2 FEET IN HEIGHT WITH FULL CUTOFF FIXTURES.
 - C. STREET AND PARKING LOT LIGHTING SHALL BE COORDINATE, COORDINATE WITH FULL CUTOFF FIXTURES, 75% INCIDENT OF ALL LIGHTING FIXTURES WITHIN PARKING LOTS SHALL BE TURNED OFF WITHIN ONE HOUR AFTER COUSING ON BETWEEN 10:00 PM AND 5:00 AM, DEPENDING ON OCCUPANCY.
 - D. INTERCOMMODORITATE, CIVIL, NEIGHBORHOOD/COMMUNITY AND PUBLIC OR PRIVATE RECREATIONAL FACILITY LIGHTING OF EXTERIOR AND SHALL ONLY BE ILLUMINATED WITH IN USE. THE ILLUMINATION MUST BE EXTINGUISHED BY AN AUTOMATIC SENSITIVE DEVICE WITHIN THE HOURS OF 11:00 PM AND 5:00 AM ON SUNDAYS AND HOLIDAYS. THE ILLUMINATION OF THE EXTERIOR AND PUBLIC OCCASION OCCUR REPEATEDLY.
- G. SOAK STRIP LIGHTING SHALL BE ALLOWED WITHIN PUBLIC PRIVATELY OWNED AREAS OPERATED BY THE OWNER, CEO OR THE DEVELOPER, AT THE DEVELOPER'S DISCRETION.

LAGOON LAND USE MAP
LAKE HIDEAWAY



Coastal
Engineering & Construction
1000 ...
3000 ...

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| 1 | | | |
| 2 | | | |

OF SHEET 2