

GENERAL NOTES

- INTERNAL ROADWAY ALIGNMENT AND CROSS ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING THE CONDITIONAL PLAT PROCESS WITHOUT REQUIRING A PD MODIFICATION.
- THE SITE LIES WITHIN THE HERNANDO COUNTY UTILITIES (WATER/WASTEWATER) AND WITH LACOCHEE RIVER ELECTRIC COOP (WREC) (ELECTRIC) SERVICE AREAS. FIRE & RESCUE/EMS IS PROVIDED BY HERNANDO COUNTY. CABLE/TELEPHONE IS PROVIDED BY PRIVATE PROVIDERS.
- NEIGHBORHOOD PARK/AMENITY IS CONCEPTUAL IN LOCATION AND SIZE. THEY SHALL BE IN ACCORDANCE WITH LDC STANDARDS UNLESS AN ALTERNATIVE STANDARD IS APPROVED DURING THE REVIEW PROCESS.
- DRAINAGE RETENTION AREAS ARE CONCEPTUAL IN LOCATION AND SIZE. THESE ARE SUBJECT TO FINAL ENGINEERING.
- PENDING DEVELOPMENT, INTERIM AGRICULTURAL USES ARE PERMITTED.
- IT IS ANTICIPATED THAT THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
- THE MANAGEMENT OF COMMON AREAS AND FACILITIES SHALL BE THROUGH AN HOA OR CDD.
- THE SITE LIES WITHIN FLOOD ZONES AE AND X ACCORDING TO FEMA FLOOR INSURANCE RATE MAP (FIRM) PANEL NO. 12053C.

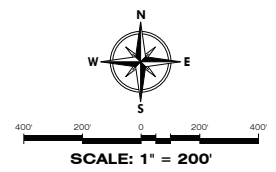
LEGAL DESCRIPTION

ALL OF THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF THE PRESENT RIGHT-OF-WAY OF U.S. HIGHWAY 19:
 THE WEST 1/2 OF THE NORTHEAST 1/4 AND NORTH 1/2 OF SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA.
 LESS THE FOLLOWING DESCRIBED PARCELS:
 1. COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, THENCE GO NORTH 89°50'00" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHEAST 1/4, A DISTANCE OF 655.00 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 00°10'00" WEST A DISTANCE OF 130.00 FEET; THENCE GO NORTH 89°50'00" EAST A DISTANCE OF 450.00 FEET; THENCE GO SOUTH 00°10'00" EAST A DISTANCE OF 130.00 FEET; THENCE GO SOUTH 89°50'00" WEST A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING.
 2. THE NORTH 50 FEET AND THE EAST 155 FEET OF THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, LYING EAST OF U.S. HIGHWAY 19, AND LESS THE NORTH 136.00 FEET OF THE EAST 155.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST.
 3. PROPERTY DESCRIBED ON O.R. BOOK 778, PAGE 163, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
 DESCRIPTION PER EXHIBIT "A" OF O.R. BOOK 778, PAGE 163;
 PARCEL 1:
 THE SOUTH 200.00 FEET OF THE EAST 400.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA.
 PARCEL 2:
 A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE S.00°57'11"W, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4, 349.35 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.00°57'11"W, ALONG SAID EAST BOUNDARY, 380.00 FEET; THENCE N.89°02'49"W, 150.00 FEET; THENCE N.00°57'11"E, 380.00 FEET; THENCE S.89°02'49"E, 150.00 FEET TO THE POINT OF BEGINNING.
 PARCEL 3:
 A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE S.00°57'11"W, ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4, 480.00 FEET; THENCE N.48°51'11"W, 498.36 FEET; THENCE N.49°33'55"E, 240.83 FEET; THENCE S.88°48'14"E, ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4, 200.00 FEET TO THE POINT OF BEGINNING.

LAND USE TABLE	
Total Project Area	±128.64 acres
Residential PDP Area	±125.14 acres (70.29 west of OHW line)
Commercial PDP Area	±3.5 acres
Parcel Key Nos.	00418907, 01243835, 01357631, 01777492
Existing Future Land Use	RES
Existing Zoning District	CPDP (Commercial and Residential)
Proposed Future Land Use	RES
Proposed Zoning District	CPDP (Commercial and Residential)
Allowable Uses	Single-family detached residential within Residential PDP area, C-1 Uses within Commercial PDP area
Proposed Density	1.8 du/ac
Maximum Units Proposed	222
Allowable Density per FLUC	772

DEVELOPMENT STANDARDS TABLE		
Commercial Parcel	Minimum Setbacks	
	US Hwy 19	125'
	Bourassa Boulevard	35'
	Side	20'
	Rear	35'
Residential Parcel	Minimum Setbacks	
	Single-Family Detached	Front 22.5'
		Side 5'
		Side Corner 15'
	Rear	12.5'
Amenity Buildings	Front	10'
	Side	10'
	Rear	10'

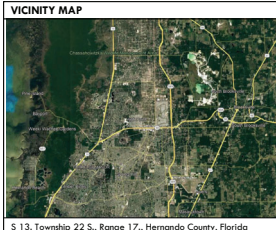
PROFESSIONAL TEAM	
Local Counsel: Hobby & Hobby P.A. 10948 E. Lake Avenue Tampa, FL 33607 (813) 222-9919	Environmental: Clearview Land Design, P.L. 1215 E. 8th Avenue Tampa, FL 33605 (813) 222-9919
Planning & Engineering: Clearview Land Design, P.L. 10125 Oak Avenue Tampa, FL 33605 (813) 222-9919	Survey: GeoPoint Surveying, Inc. 10125 Oak Avenue Tampa, FL 33605 (813) 222-9919
Transportation: Linck & Associates, Inc. 10125 Oak Avenue Tampa, FL 33605 (813) 249-0299	



LEGEND	
	PROJECT BOUNDARY
	MAJOR ACCESS POINT
	WETLANDS
	25' WETLAND BUFFER
	COMMERCIAL
	40' LOTS
	50' LOTS
	PASSIVE PARK / AMENITY AREA / OPEN SPACE
	ON-STREET PARKING

SITE DATA TABLE	
Land Use	Area
Residential (incl. Roadways)	39.6 ac.
Tooke Lake Area	63.3 ac.
Drainage Retention Areas	10.74 ac.
Neighborhood Amenity Area	1.27 ac.
Open Space (incl. Buffers)	9.71 ac.
R/W Dedication	0.52 ac.
Commercial PDP Area	3.5 ac.
Total Project Area	128.64 ac.

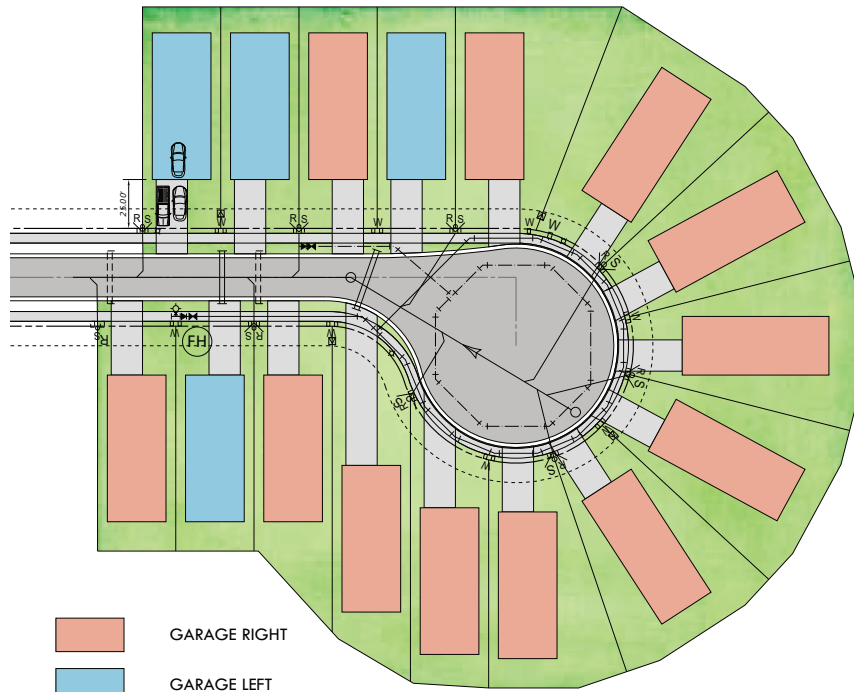
Note: All areas are conceptual and are subject to final engineering.



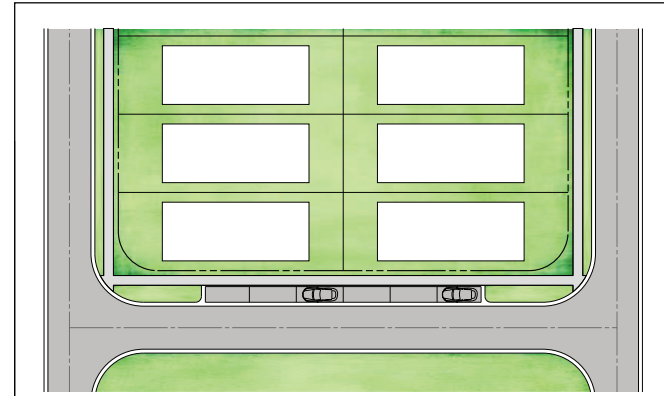
MASTER DEVELOPMENT PLAN
CRYSTAL WATERS PD
 PLANNED DEVELOPMENT PROJECT
 Hernando County, Florida
 Rezoning Petition No: xxxx

REVISIONS		DATE
DESCRIPTION	DATE	XX/XX/XX
xxxx		

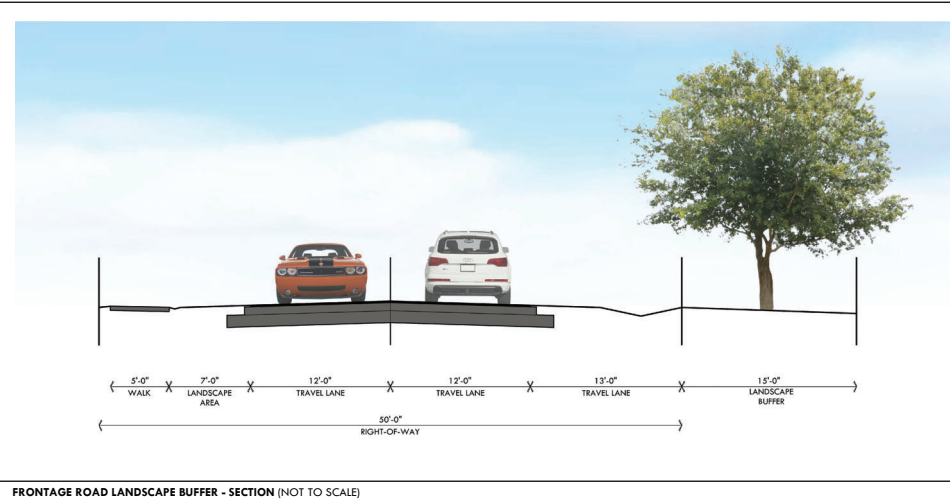
PREPARED FOR:		PREPARED BY:	
D-R HORTON America's Builder 12602 Telecom Drive Tampa, Florida 33637 Office: 813-740-9720		Clearview LAND DESIGN, P.L. Registered Business Number: RY28858 3010 W. Azule Street, Suite 150 Tampa, Florida 33609 Office: 813-223-3919	
DRAWN: GIBALDO	CHECKED: A. BENDROW	DATE: 05/01/2024	FILE: RES-PD.dwg
SHEET 1 OF 2			



TYPICAL CUL-DE-SAC (SCALE: 1" = 30')



TYPICAL ON-STREET PARKING (SCALE: 1" = 30')



FRONTAGE ROAD LANDSCAPE BUFFER - SECTION (NOT TO SCALE)

MASTER DEVELOPMENT PLAN
CRYSTAL WATERS PD
 PLANNED DEVELOPMENT PROJECT
 Hernando County, Florida
 Rezoning Petition No: xxxx

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REVISIONS	
DESCRIPTION	DATE
INITIAL SUBMITTAL	05/01/24

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JOB NO.: DRG-CW-001	DATE: 05/01/2024
	REV: PD.dwg

SHEET 2 OF 2