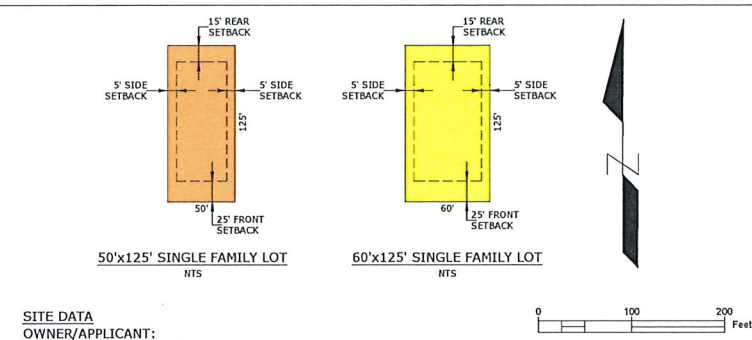
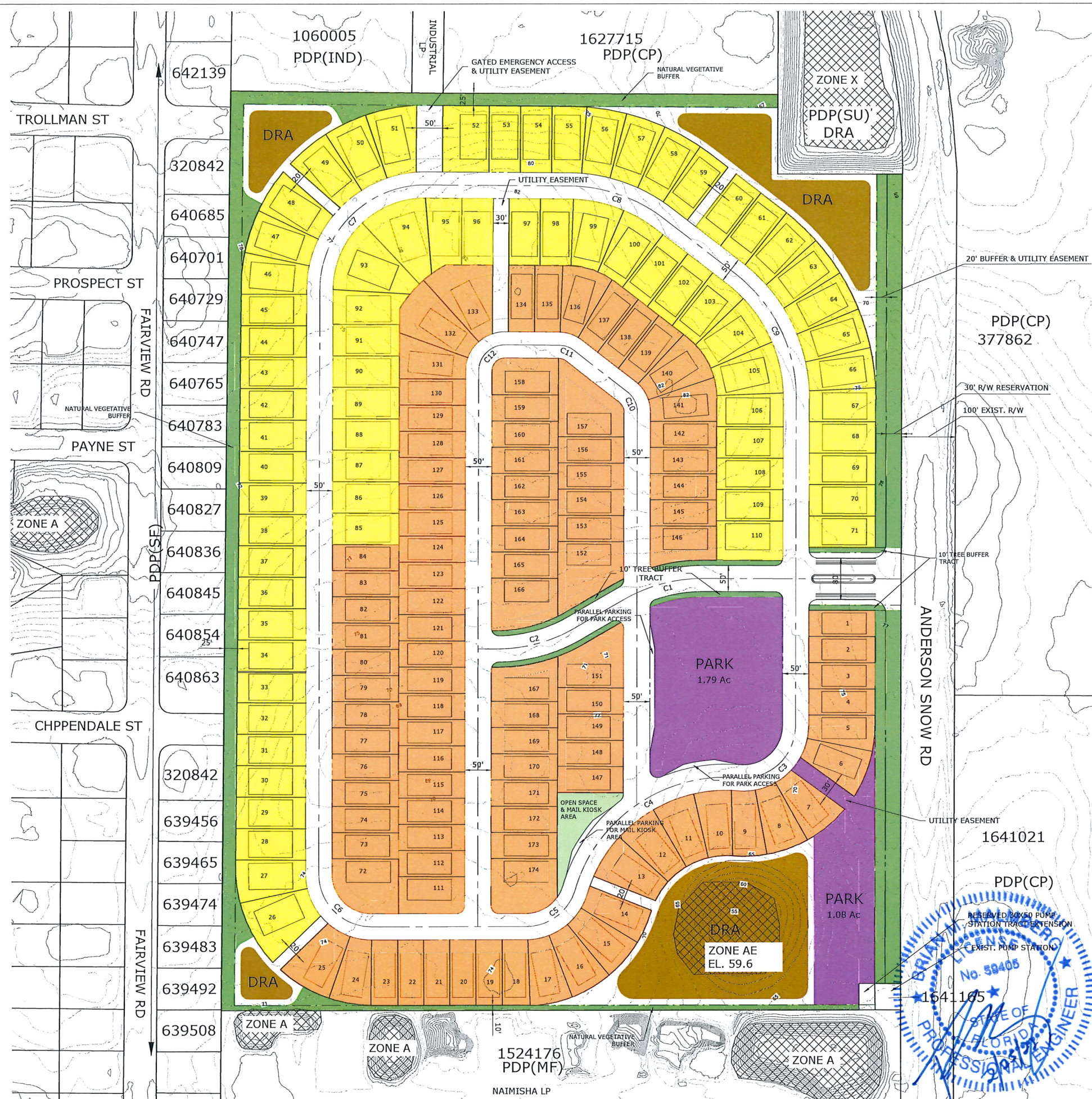


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**SITE DATA**  
 OWNER/APPLICANT:  
 M/I HOMES OF TAMPA, LLC  
 4343 ANCHOR PLAZA PARKWAY, STE. 200  
 TAMPA, FL 33634

PARCEL KEY NO.: 00377853  
 SECTION/TOWNSHIP/RANGE: 22/235/18E  
 CURRENT ZONING: PDP (SF)  
 AREA = +/- 51.1 ACRES

**PROPOSED NO. OF LOTS: 174**  
 50x125 LOTS = 102  
 60x125 LOTS = 72

**BUILDING SETBACKS:**  
 FRONT 25'  
 SIDE 5' (DEVIATION FROM 10')  
 REAR 15' (DEVIATION FROM 20')  
 REAR (ABUTTING ANDERSON SNOW RD) 45' (INCLUSIVE OF VEGETATIVE BUFFER)

MINIMUM LOT SIZE: 6,000 S.F.  
**BUFFER NOTE:** SEE VEGETATIVE BUFFER DETAIL ON SHEET 2

**FLOOD PLAIN:**  
 THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C 0326D AND 0328D EFFECTIVE DATES FEBRUARY 2,2012. A PORTION OF THE SITE FALLS WITHIN THE PITHLACHASCOTTE R./BEAR CREEK WATERSHED FLOODPLAIN JUSTIFICATION STUDY AREA. THIS PROPERTY CONTAINS AN AREA OF 1% ANNUAL CHANCE FLOODPLAIN WITH ELEVATION 59.6'

NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.

**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 SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES AS REQUIRED BY HERNANDO COUNTY.

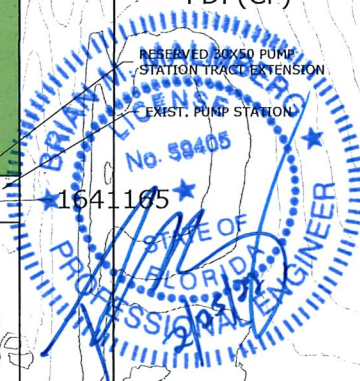
HOMEOWNER'S ASSOCIATION DOCUMENTS WILL BE IN PLACE TO RESTRICT THE CONSTRUCTION OF PERMANENT WALLS THAT PRECLUDE ACCESS TO THE SIDE YARDS. FENCING WILL BE ALLOWED TO THE MID-POINT OF THE SIDE YARD OF THE HOME IF CONSTRUCTED WITH A MINIMUM 36-INCH GATE IN WHICH TO ACCESS THE REAR YARD.

**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 IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.  
 2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

LAND USE TABLE			
LAND USE	ACRES	LOTS	DENSITY
SINGLE FAMILY	30.79	174	
RECREATIONAL	2.87	2.22 AC REQ.	
PRESERVED NATURAL VEGETATION	3.66		
DRAINAGE, ROADS, OPEN SPACE, TREE BUFFER TRACTS	13.74		
<b>TOTAL</b>	<b>±51.1</b>	<b>174</b>	<b>3.41 D.U./Ac.</b>



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	030°00'00.00"	300.00	157.08'	155.29'	S75°12'22.72"W
C2	030°00'00.00"	300.00	157.08'	155.29'	N75°12'22.72"E
C3	094°46'44.31"	100.00	165.42'	147.19'	S47°35'44.87"W
C4	078°17'13.49"	300.00	409.91'	378.76'	S55°50'30.29"W
C5	073°16'31.87"	100.00	127.89'	119.35'	N53°20'09.48"E
C6	090°13'56.99"	100.00	157.49'	141.71'	S44°54'35.78"E
C7	090°13'52.76"	200.00	314.97'	283.41'	S45°19'19.10"W
C8	037°10'53.31"	300.00	194.68'	191.28'	N70°58'17.86"W
C9	052°35'13.93"	300.00	275.35'	265.78'	N26°05'14.24"W
C10	052°35'13.93"	50.00	45.89'	44.30'	N26°05'14.24"W
C11	037°10'53.31"	50.00	32.45'	31.88'	N70°58'17.86"W
C12	090°13'54.21"	50.00	78.74'	70.85'	S45°19'18.37"W



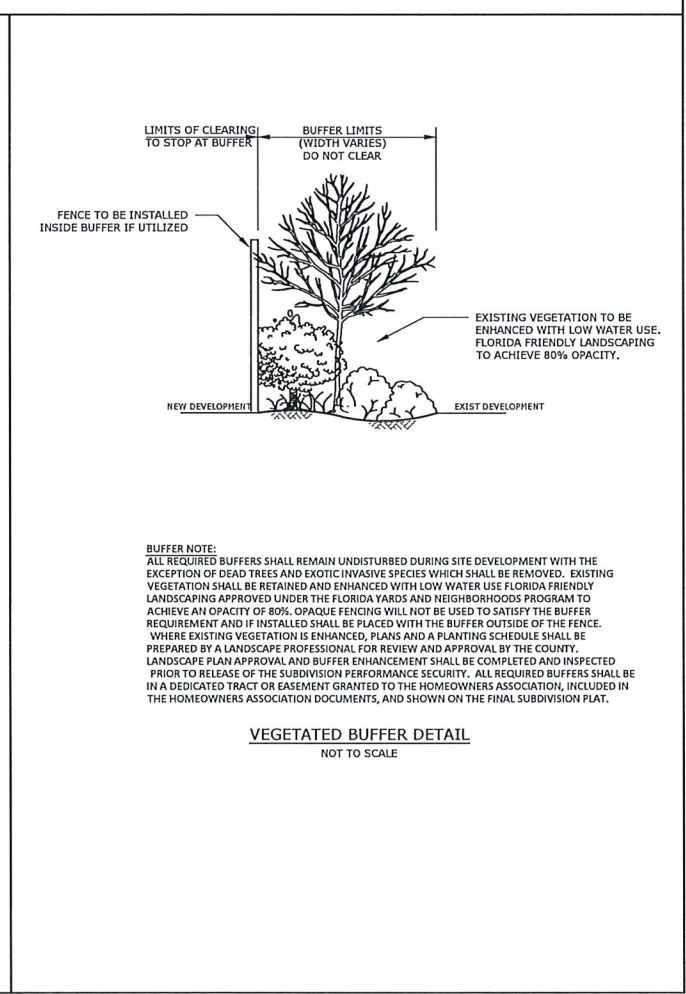
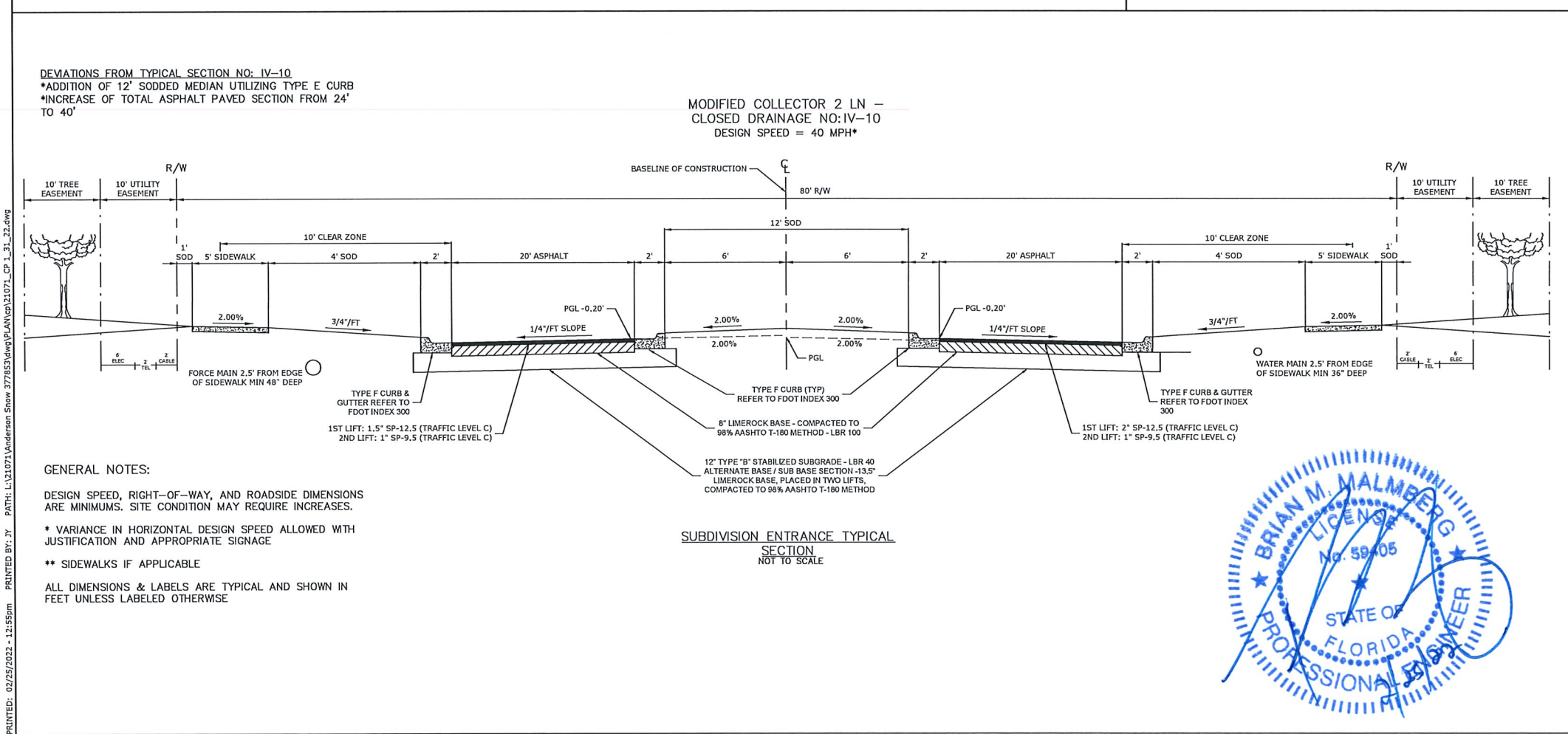
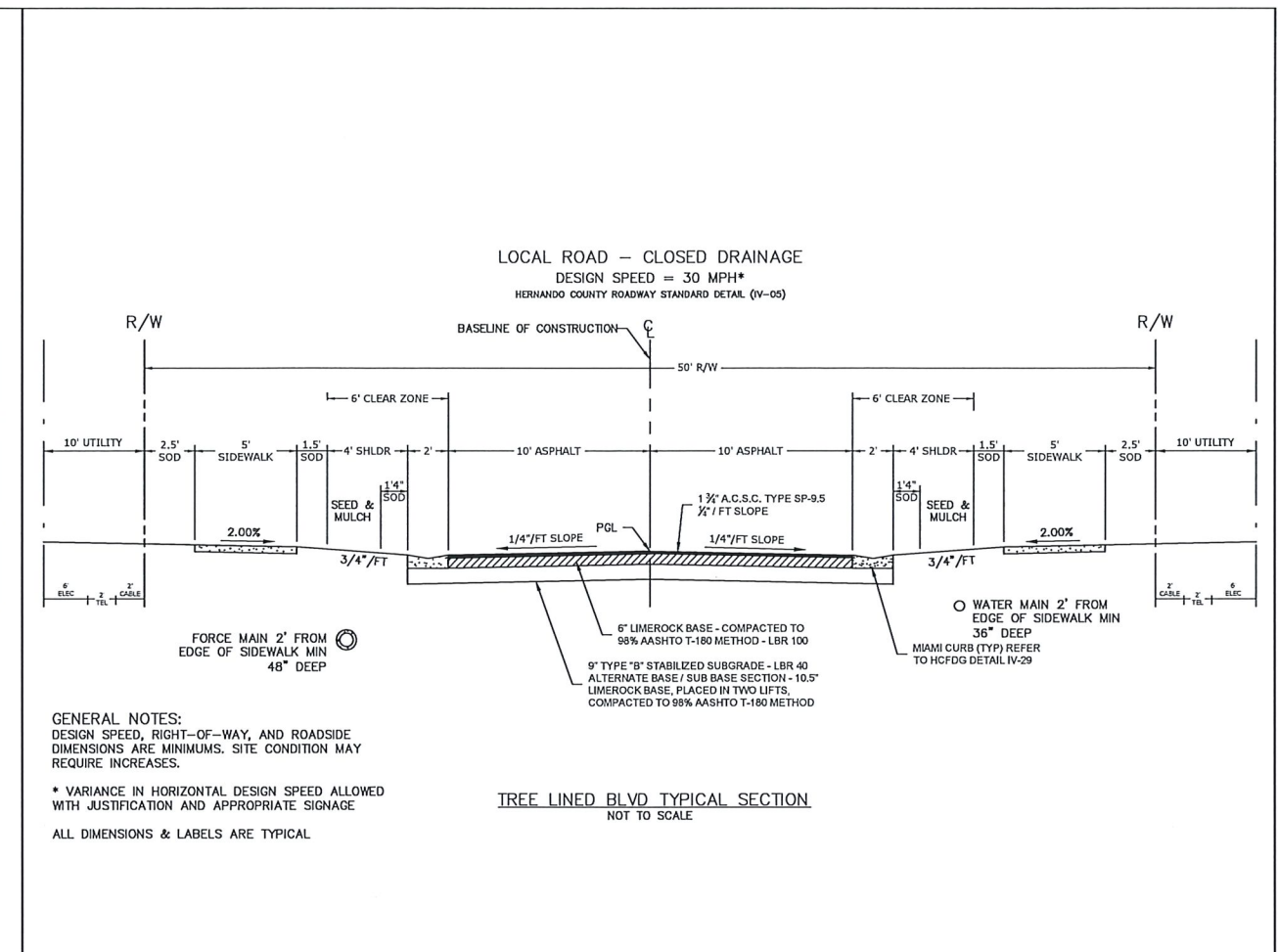
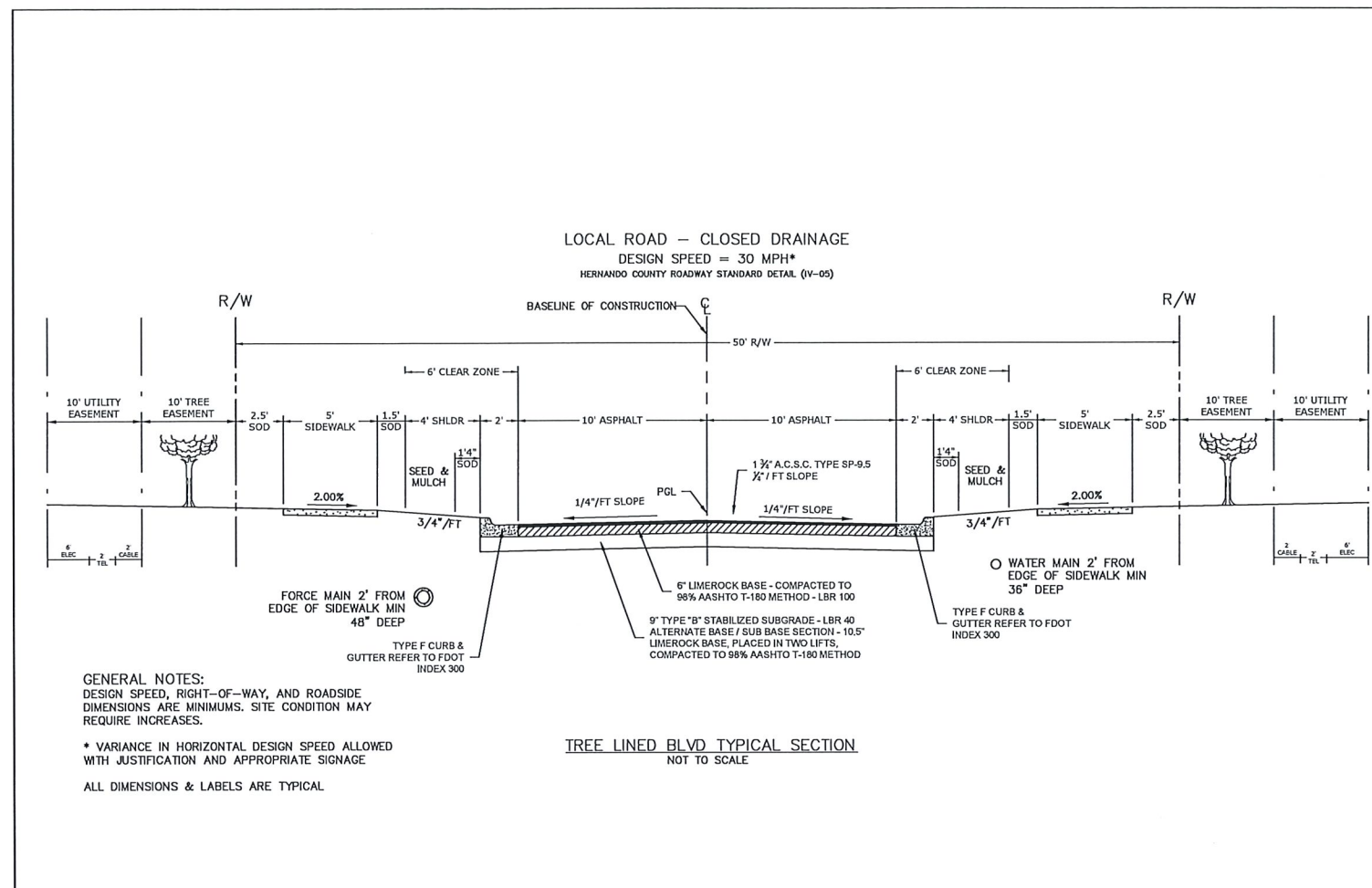
**CONDITIONAL PLAT**  
 ANDERSON SNOW RD  
 PARCEL KEY 377853

Engineering  
 Planning  
 Surveying  
 Environmental  
 Construction Management  
**Coastal**  
 engineering associates, inc.  
 966 Candlelight Boulevard • Brooksville • Florida 34601  
 (352) 796-9423 • Fax (352) 799-8359  
 EB-000142

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**1**  
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**TYPICAL SECTIONS**

**ANDERSON SNOW RD  
PARCEL KEY 377853**

**Coastal**  
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**2**

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