

OPAL FARMS SITE PLAN

CLARK  
LOT COUNT  
40 X 120 = 244  
50 X 120 = 348  
60 X 120 = 145

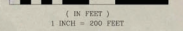
TOTAL LOT COUNT 737 (AS DRAWN)

LOT COUNT SUBJECT TO CHANGE DEPENDING UPON FINAL ENGINEERING AND SITE PLAN CONDITIONS AND END RESULT LOT SIZES. LOT TYPES TOWNHOMES, SINGLE FAMILY AND TWIN VILLAS

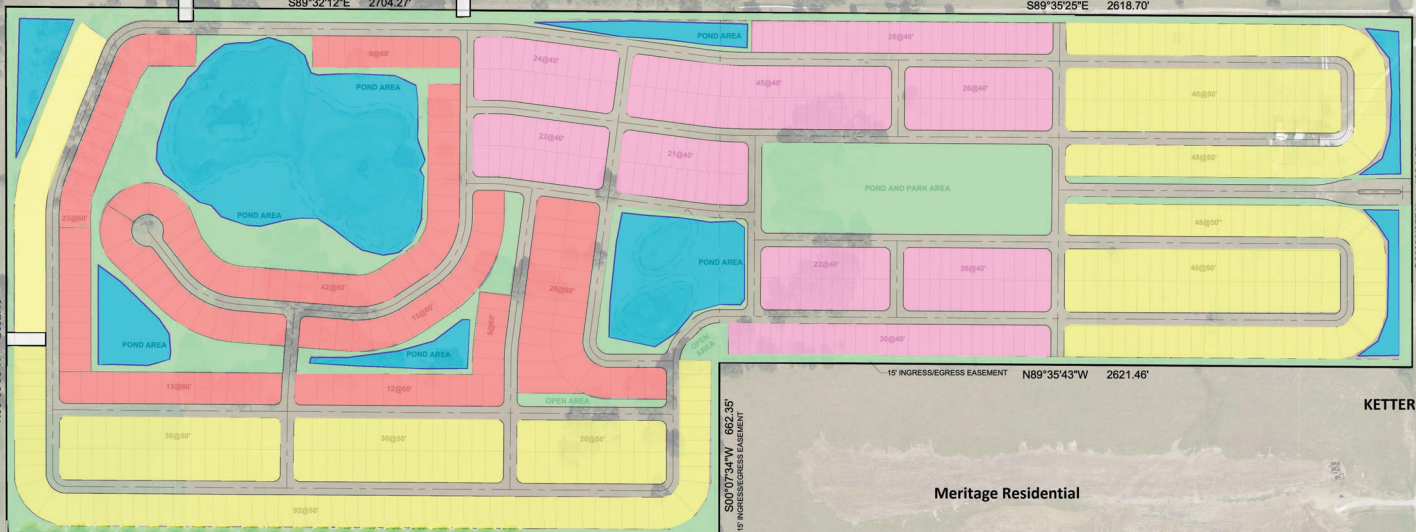


NORTH

GRAPHIC SCALE



( IN FEET )  
1 INCH = 200 FEET



CROSS ACCESS POSSIBLE

CROSS ACCESS POSSIBLE

BERMED BUFFER

N00°05'30"W 2652.15'

N00°09'02"W 653.74'

N00°09'02"W 1911.22'

N89°32'51"W 1340.87'

S00°00'44"E 1247.88'

N89°34'12"W 1343.88'

N89°34'43"W 674.17'

S00°04'18"W 662.32'

S00°03'25"W 664.12'

S00°07'34"W 662.35'

S00°07'37"W 664.25'

S89°35'25"E 2618.70'

N89°35'43"W 2621.46'

S00°00'25"W 1324.85'

KETTERING ROAD

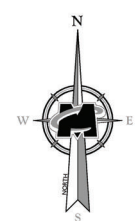
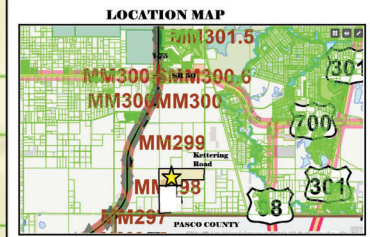
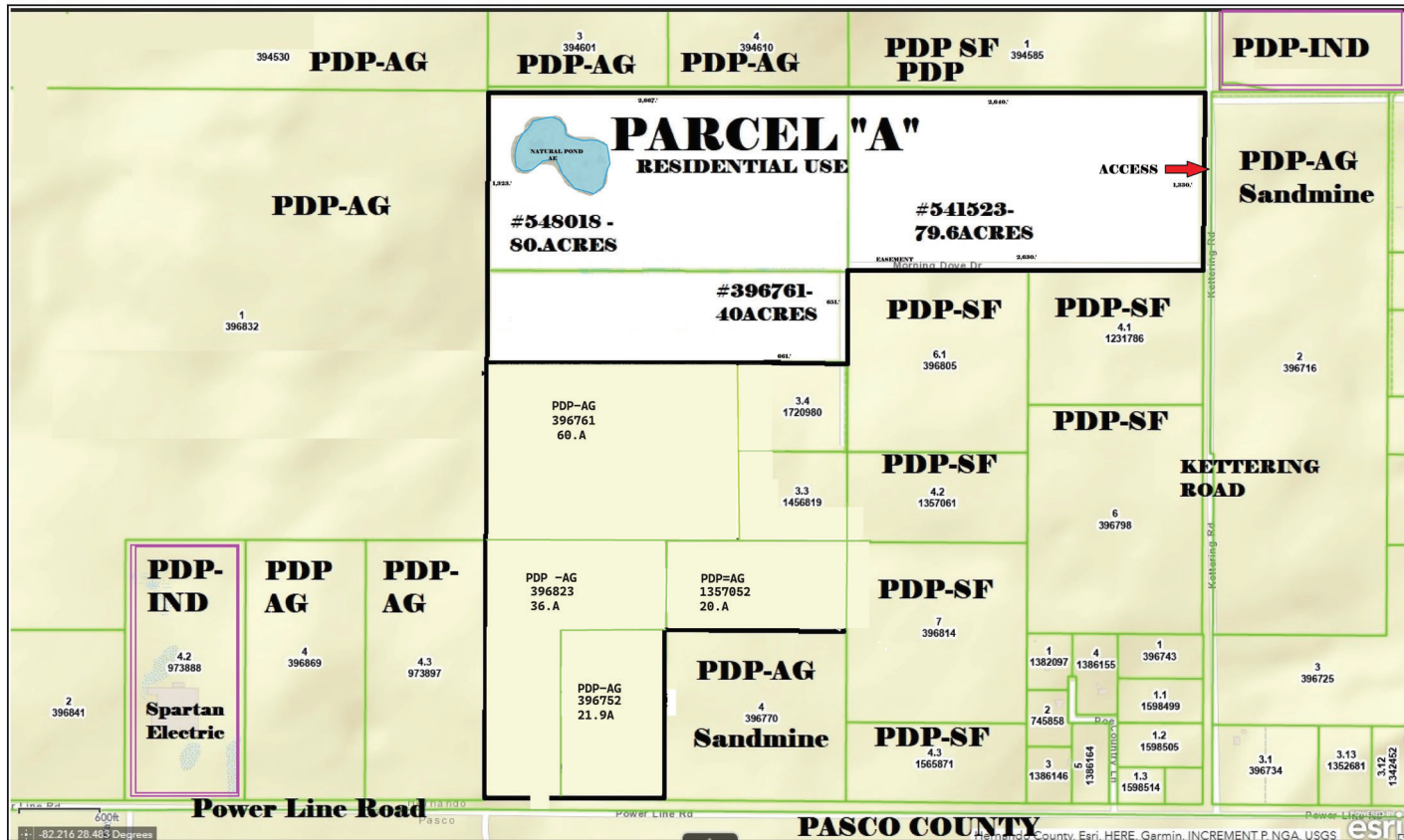
Meritage Residential

SANDMINE PEDONE

NIC

NIC

N89°34'43"W 2018.23'



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REV.	DATE	DRAWN BY	DESCRIPTION

**PLANNED DEVELOPMENT**

**OPAL FARMS RESIDENTIAL**

**TAMPA OFFICE**  
5401 West Village Parkway  
Suite 100  
Tampa, FL 33634  
Phone: 813.207.1041  
Fax: 813.281.1050

DATE:  TIME:  DRAWN BY:  CHECKED BY:

PROJECT NUMBER:  SHEET NUMBER:

**ZONING PLAN**

SHEET NUMBER: **I** of **I**

**LEGAL DESCRIPTIONS:**  
# 396761  
The S 1/4 of the NE 1/4 and the N 1/2 of the N 1/2 of Section 17, Township 23 South, Range 21 East, Hernando County, Florida.

OPERATORS RESERVE THE RIGHT TO RESIDE UPON ANY REAL PROPERTY PLACED IN TRUST AS THEIR RESIDENCE DURING THEIR LIFE, IT IS THE INTENT OF THIS PROVISION TO RETURN TO ANY TRUSTEE OR BENEFICIARY, HEIR OR POSSESSOR, RIGHT IN AND TO SUCH REAL PROPERTY TO COMPLY WITH FLORIDA STATUTES REGARDING SUCH INTEREST BEING HEREBY DECLARED TO BE SEVERABLE FROM ALL REAL ESTATE AS THAT TERM IS EMPLOYED IN SECTIONS 6, ARTICLE X OF THE STATE CONSTITUTION.

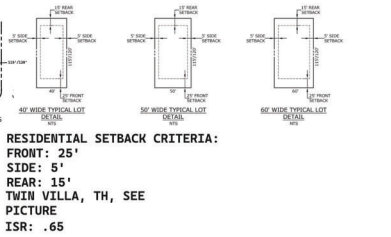
FULL POWER AND AUTHORITY IS GRANTED BY THIS DEED TO THE TRUSTEES OR THEIR SUCCESSORS TO INVEST, CONVEY, ASSIGN, SELL, LEASE, ENCUMBER OR OTHERWISE TO MANDATE AND CONVEY OF THE REAL ESTATE OF ANY PART OF IT.

#548018, R17-429-21-0000-0020 AND  
#548028, R17-429-21-0000-0010

The N 1/2 of the NW 1/4 of Section 17, Township 23 South, Range 21 East, Hernando County, Florida; and

The N 1/2 of the NE 1/4 of Section 17, Township 23 South, Range 21 East, Hernando County, Florida; and

The South 55 feet of the East 68 feet of Lot 4, Block 14, of Saxon's Addition to Brooksville, as per map or plat thereof recorded in Plat Book 3, page 2, public records of Hernando County, Florida. South 55 feet together with the West 37 feet of the East 1/2 of said Block 14 for right of ingress and egress only to above property.



**PROJECT NOTES:**

1. Applicant: SOUTHERN STATES HOMES LLC, 5401 West Village Parkway, Suite 100, Tampa, FL 33634, Phone: 813-207-1041, Fax: 813-281-1050
2. Property Name: Parcel A = 80.0 acres
3. Parcel Number: 396761
4. Parcel Size: 80.0 acres
5. Survey: Survey No. 1326297
6. Assessor's Parcel Number: 396761
7. Nearest Condition: This is a Building Plot. Full Construction Description shall be prepared through the County at the appropriate time. They will show the construction plans and the utilities as required.
8. Access: Access for Parcel A shall be off of Kettering Road.
9. Easements: All easements shall be shown on the site plan.
10. The final site plan will need to be updated to utilize the new road center line (MDC). Some setbacks may be required. As a security center will also be added into the plan.
11. If 60' or less, the minimum setback shall be reduced from the face to accommodate the lot.
12. The perimeter buffer is 20' wide. A trail system may be incorporated into this buffer.



CONCEPT PLAN ATTACHED

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION