



PROPERTY DESCRIPTION

DESCRIPTION:

BUFFERS:

1. THE BUFFER TRACTS INDICATED ON THE PLAN WILL CONSIST OF NATURAL VEGETATION WHERE POSSIBLE ENHANCED TO ACHIEVE A MINIMUM OPACITY OF 80% WHERE NEEDED. WHERE SITE GRADING REQUIRES THE REMOVAL OF NATURAL VEGETATION, ENHANCED LANDSCAPING WILL BE PROVIDED TO MEET OPACITY CONSISTENT WITH COUNTY STANDARDS.

FLOOD PLAIN:

1. THE PROJECT IS SITE ZONE 'X' PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0167D EFFECTIVE FEBRUARY 2ND, 2012.

FIRE PROTECTION:

1. FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 205' CURB LINE DISTANCE INTERVALS WHICH IS CONSISTENT WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE MINIMUM OF 1,000 GPM FOR USE IN FIREFIGHTING AS REQUIRED BY NFA GUIDELINES AS REQUIRED BY HERNANDO COUNTY.

GENERAL NOTES:

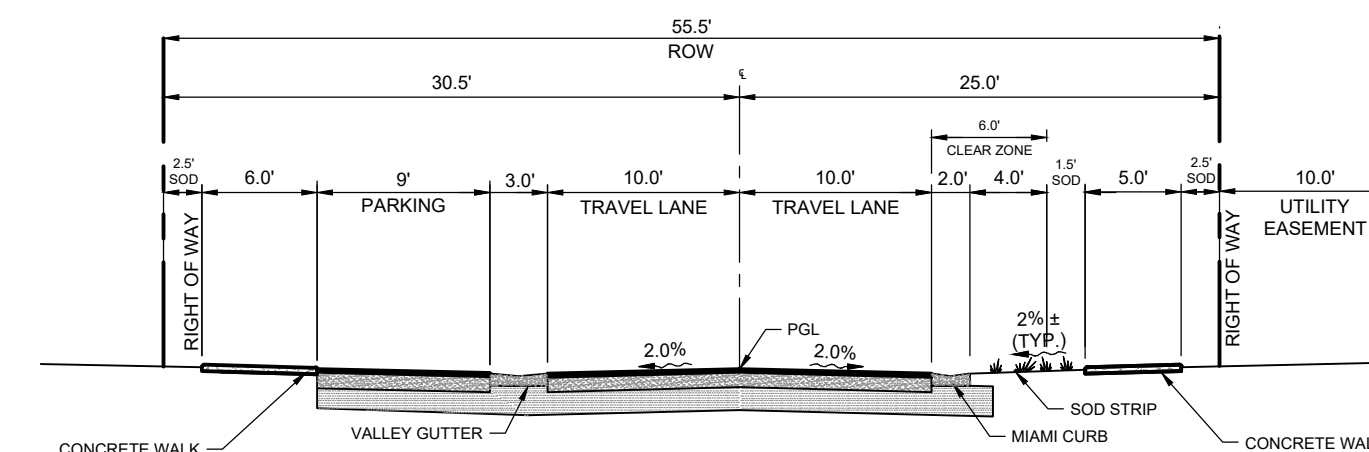
1. THE PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
2. POTABLE WATER PROVIDED BY HERNANDO COUNTY.
SANITARY SEWER DISPOSAL PROVIDED BY HERNANDO COUNTY.
3. PROJECT WILL CONSIST OF A MAXIMUM OF 76 MULTI-FAMILY TOWNHOME UNITS.
4. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDED IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLAN. THE PROJECT IS SUBJECT TO THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
5. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINALE ENGINEERING DESIGN.
6. ALL STREETS AND LOTS ARE ABOVE THE 100 YEAR FLOODPLAIN.

CURVE No.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	78.54'	50.00'	90°00'00"	S45° 35' 45"E	70.00'
C2	78.54'	50.00'	90°00'00"	S44° 24' 12"W	70.00'
C3	78.50'	50.00'	89°57'00"	N45° 37' 20"W	70.00'

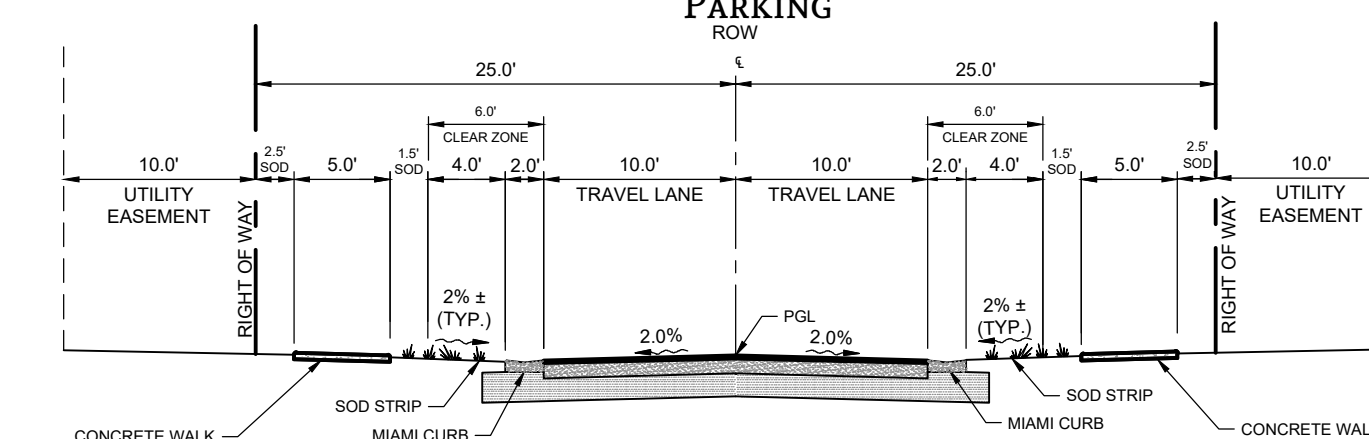
PROJECT LOCATION	HERNANDO COUNTY, FLORIDA
PROJECT AREA	±6.91
PROPOSED PROPERTY USE	MULTI- FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	76 TOWNHOME LOTS
OPEN SPACE/PARK	±2.12 AC. -TRACT B OFFSITE
TOTAL DEVELOPMENT AREA	±6.91 AC.
PERIMETER SETBACKS	NORTH: 25 FEET EAST : 25 FEET SOUTH: 35 FEET WEST: 50 FEET
MAXIMUM HEIGHT	35 FEET (2 STORIES)
INTERNAL BUILDING SETBACK	FRONT PRIMARY SETBACK: 23 FEET SIDE SETBACK: 0/7.5 FEET REAR: 15 FEET SIDE CORNER SETBACK: 15 FEET
BUFFERS	WEST 25 FOOT VEGETATIVE BUFFER SOUTH 25 FOOT LA BUFFER

SURROUNDING PROPERTY INFORMATION:

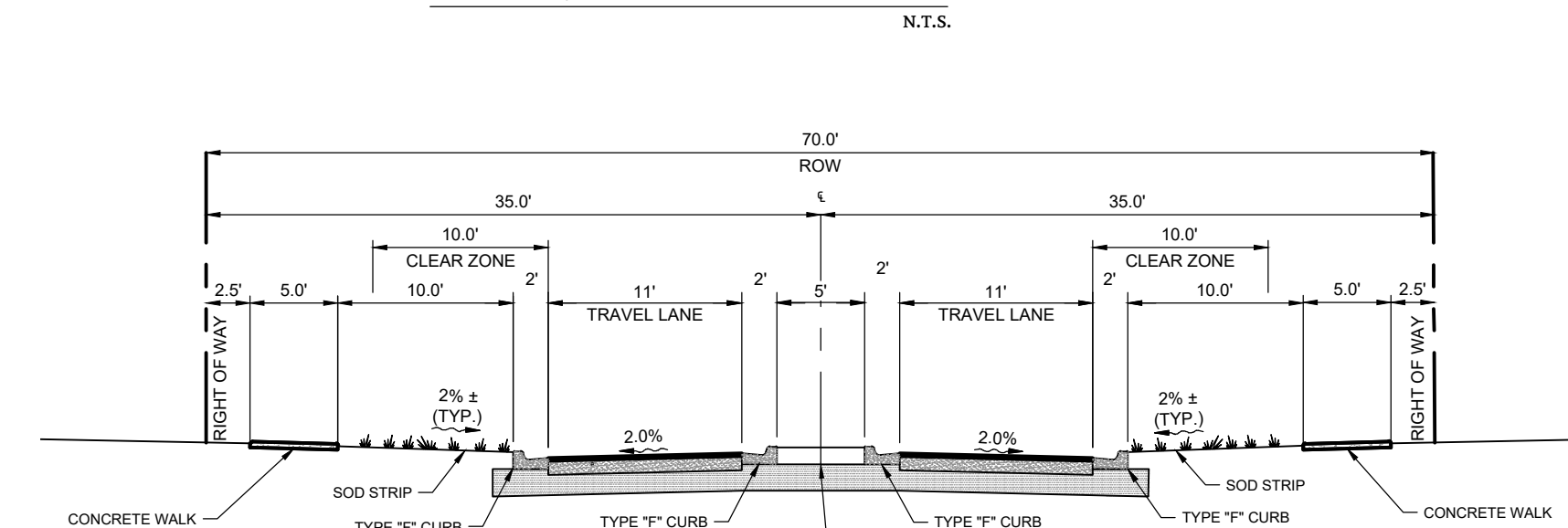
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B	FLU: RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0230 ZONING: R29PDM1 OWNER: SIMONS DEBORAH S, SIMONS STEPHEN OWNER: SIMONS DEBORAH S, SIMONS STEPHEN	F	FLU: RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0220 ZONING: R29PDM1 OWNER: TULL ROLL PROPERTIES LLC OWNER: TULL ROLL PROPERTIES LLC	J	FLU: RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0140 ZONING: R29PDM1 OWNER: TULLER DAVID, JOE OWNER: TULLER DAVID, JOE	O	FLU: COMMERCIAL PARCEL ID: R29 222 18 375 0000 0020 ZONING: R29PDM1 OWNER: VISA PARK PARTNERS LLC OWNER: VISA PARK PARTNERS LLC
C	FLU: RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0220 ZONING: R29PDM1 OWNER: ROWSE AMY R OWNER: ROWSE AMY R	G	FLU: RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0170 ZONING: R29PDM1 OWNER: ANDERSON ANDREA OWNER: ANDERSON ANDREA	K	FLU: COMMERCIAL PARCEL ID: R29 222 18 375 0000 0020 ZONING: R29PDM1 OWNER: J E GLAND HOLDINGS LLP OWNER: J E GLAND HOLDINGS LLP	P	FLU: RESIDENTIAL PARCEL ID: R29 222 18 375 0000 0030 ZONING: R29PDM1 OWNER: VISTA PARK PRO OWNERS ASSOC OWNER: VISTA PARK PRO OWNERS ASSOC
D	FLU: RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0210 ZONING: R29PDM1 OWNER: LOTTEN DONALD L, TURISHI BARBARA OWNER: LOTTEN DONALD L, TURISHI BARBARA	H	FLU: RESIDENTIAL PARCEL ID: R29 222 18 2500 0030 0160 ZONING: R29PDM1 OWNER: ANDERSON ANDREA OWNER: ANDERSON ANDREA	L	FLU: COMMERCIAL PARCEL ID: R29 222 18 375 0000 0040 ZONING: R29PDM1 OWNER: VISTA PARK PARTNERS LLC OWNER: VISTA PARK PARTNERS LLC	Q	FLU: RESIDENTIAL PARCEL ID: R29 222 18 375 0000 0021 ZONING: R29PDM1 OWNER: MONTICELLO FAMILY HOLDINGS LLC OWNER: MONTICELLO FAMILY HOLDINGS LLC



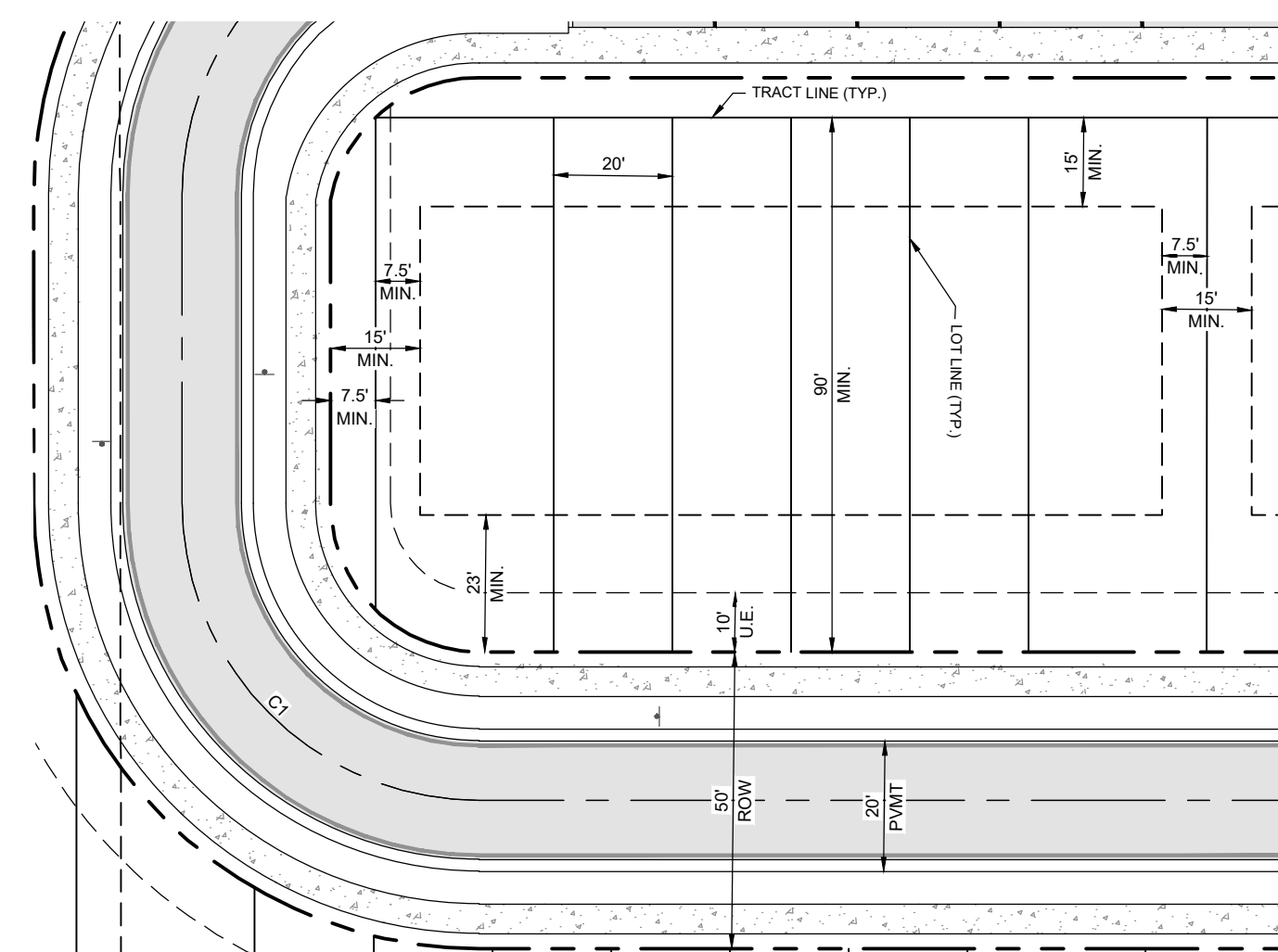
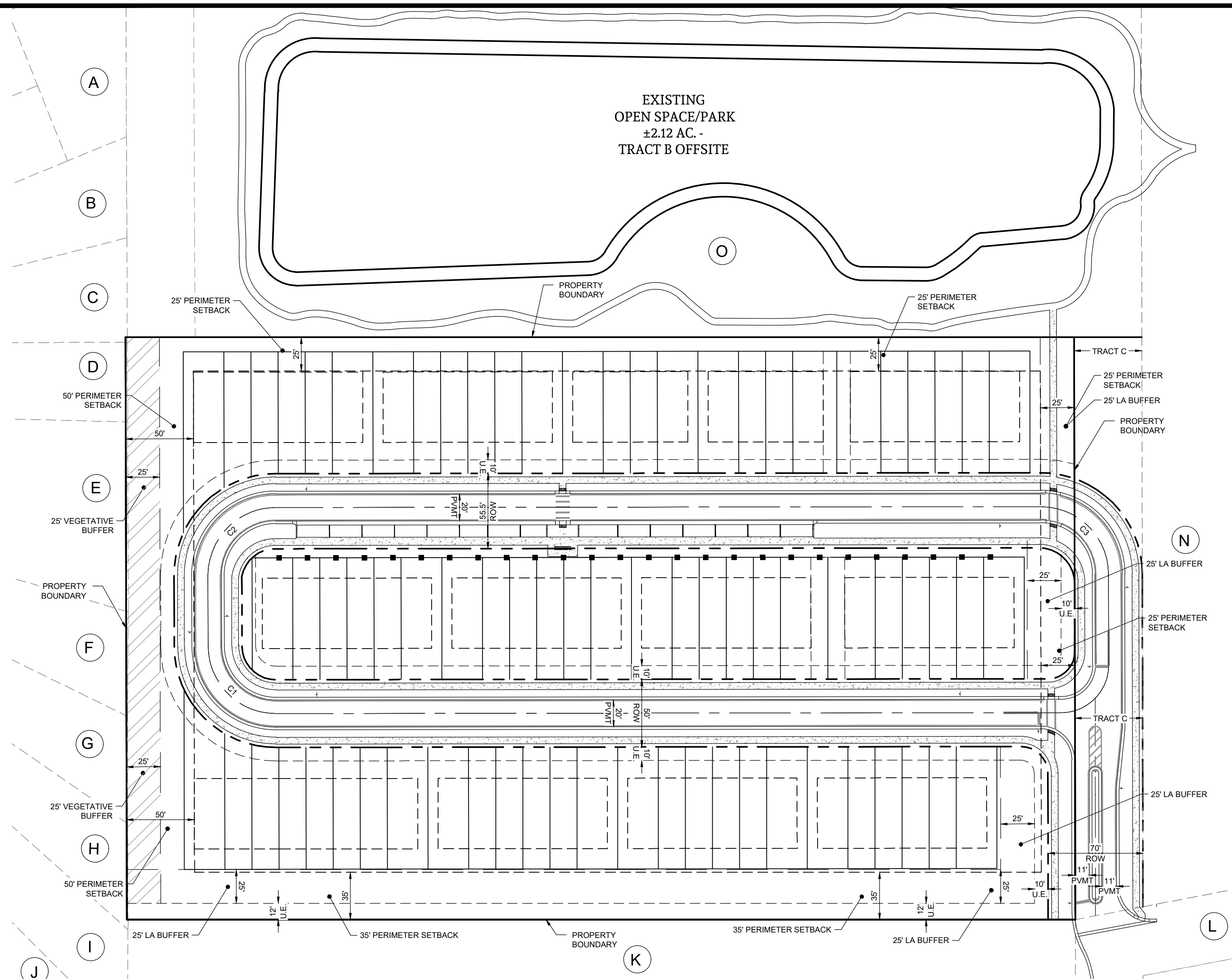
TYPICAL 55.5' LOCAL ROAD SECTION W/



TYPICAL 50' LOCAL ROAD SECTION



TYPICAL 70' MAJOR LOCAL ROAD SECTION



TYPICAL 20' x 90' LOT DETAIL

