



LOCATION MAP
N.T.S.

Owner/Applicant:
Clever Cow LLC
9414 Lorendale Circle
Spring Hill, FL 34608

Parcel Key No.: 1170618 & 346717

Section/Township/Range: 31/22/18

Current Zoning: CPDP (SF) and (OP) with C1 uses
Proposed Zoning: PDP (MF)

Area = +/- 44.96 acres

Maximum No. of Units: 350

SITE DATA

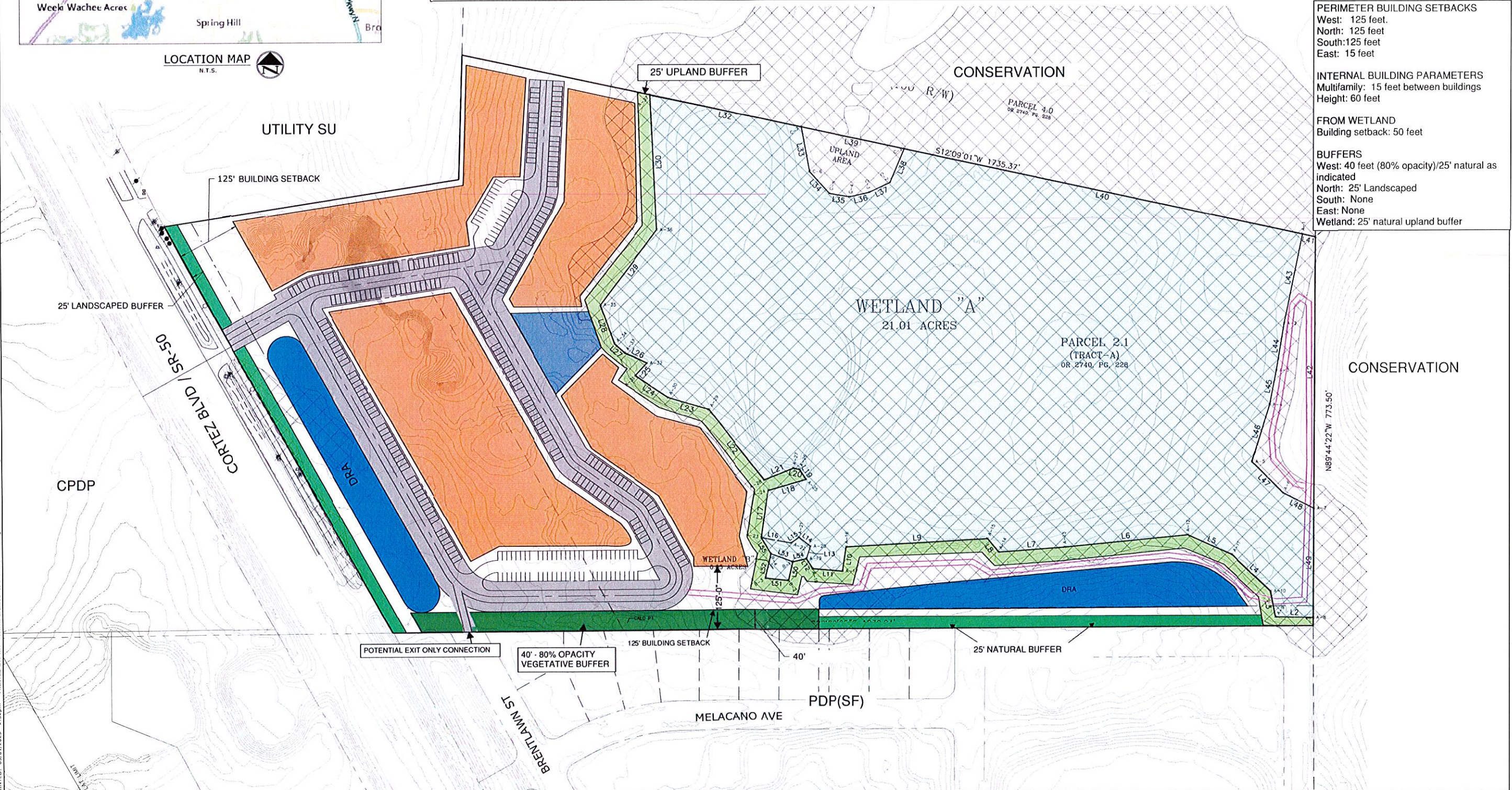
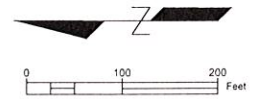
Buffers:
The 40' vegetative buffer tract indicated on this plan will consist of natural vegetation where possible, enhanced to 80% opacity where needed. Where site grading requires the removal of natural vegetation, a vegetative buffer will be landscaped within the buffer tract consisting of vegetation and opacity consistent with county standards.

Flood Plain:
The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053C 0168D Effective Date Feb 02,2012. Majority of the property is Zone AE with the proposed development area being in Zone A.

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.

LEGEND

- MULTIFAMILY AREA
- LEASING OFFICE & CLUBHOUSE
- VEGETATIVE BUFFER 80% OPACITY
- UPLAND BUFFER
- DRAINAGE AREA
- ACCESS / PARKING
- WETLANDS
- FLOOD ZONE
- RECREATIONAL WALK AREA
- NATURAL/LANDSCAPED BUFFER



PERIMETER BUILDING SETBACKS
West: 125 feet
North: 125 feet
South: 125 feet
East: 15 feet

INTERNAL BUILDING PARAMETERS
Multifamily: 15 feet between buildings
Height: 60 feet

FROM WETLAND
Building setback: 50 feet

BUFFERS
West: 40 feet (80% opacity)/25' natural as indicated
North: 25' Landscaped
South: None
East: None
Wetland: 25' natural upland buffer

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ZONING MASTERPLAN

CLEVER COW LLC

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DATE	REV. BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"