

APPROVED MASTER PLAN
BCC HEARING DATE: 7/11/08
COMMENTS:
 See PD 146
 Del specific
 METL
 LITTLE MASTER SIGN OF COMMUNITY DEVELOPMENT
 VERIFIED BY: COD

Plan filed with
 Hernando County
 JUL 07 2008

61 TOTAL LOTS:
(min. 1/2 ac)

OWNER:
 G2 BROOKSVILLE BELLC
 612 SE 86 AVENUE, STE 21
 FT. LAUDERDALE, FL 33301
 (954) 452-2770 OFFICE

VICINITY MAP

TYPICAL LOT LAYOUT

SITE DATA:
 TOTAL ACRES: 76.47 -- ACRES
 YONTZ ROAD RIGHT-OF-WAY: 65.4' -- ACRES (0.78%)
 ROADWAY: 6.5' -- ACRES (0.09%)
 WETLANDS: 4.50' -- ACRES (0.06%)
 SURFACE WATER: 1.54' -- ACRES (0.02%)
 STORMWATER POND: 5.57' -- ACRES (0.07%)
 FLOODPLAIN COMPENSATION: 1.54' -- ACRES (0.02%)
 OPEN SPACE FOR UNUSABLE: 1.54' -- ACRES (0.02%)

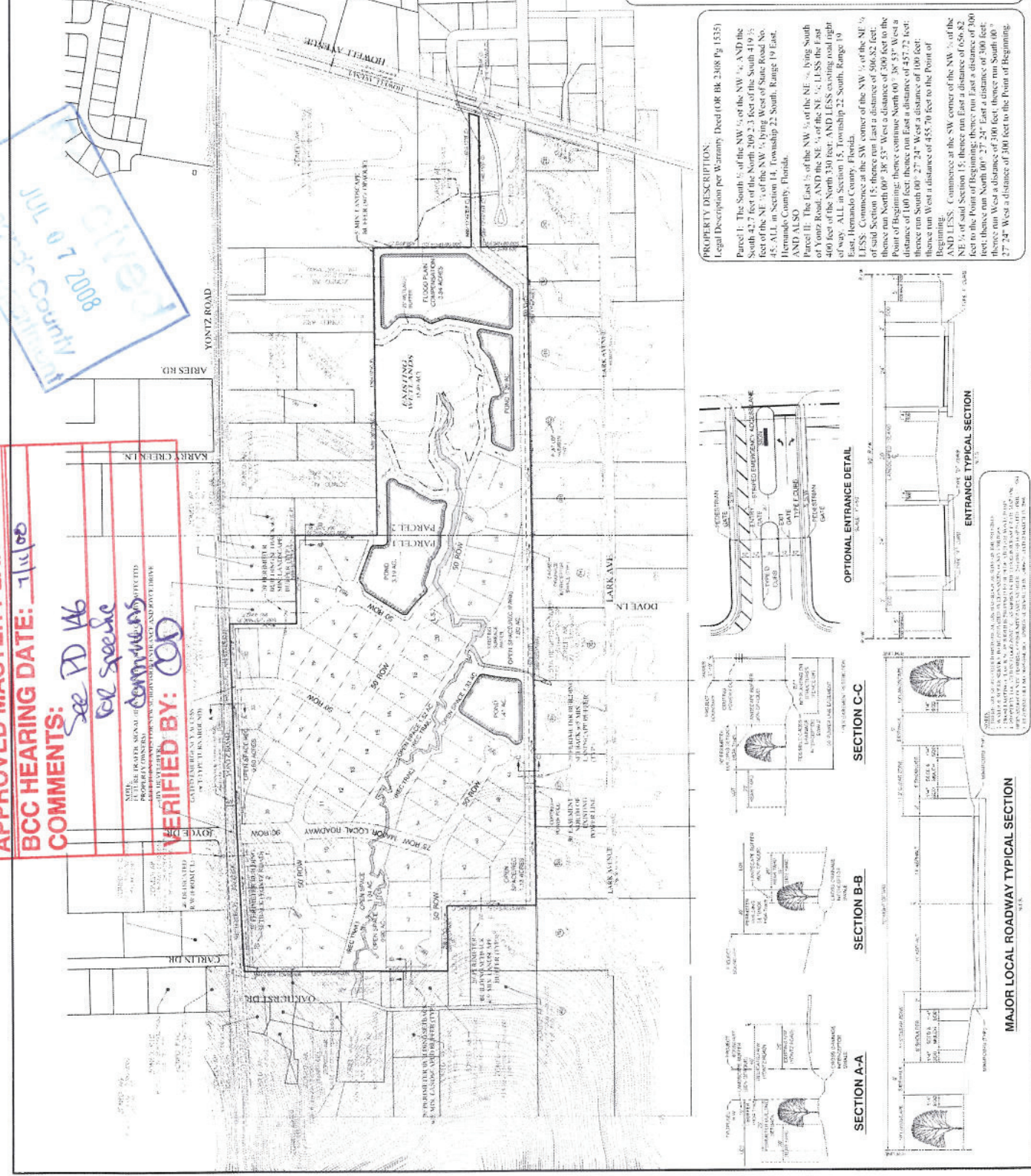
TOTAL LOTS: 61 LOTS - MINIMUM 1/2 ACRE (21.380 SQ FT) +
 LOT COVERAGE MAX. BUILDABLE FOOTPRINT:
 35% (76.2) SQ. BASED ON TYPICAL 1/2 ACRE LOT

PROPOSED DENSITY:
 GROSS: 61 UNITS / 61 ACRES = 1.00 UNITS/AC
 NET: 61 UNITS / 60.7 ACRES = 1.00 UNITS/AC

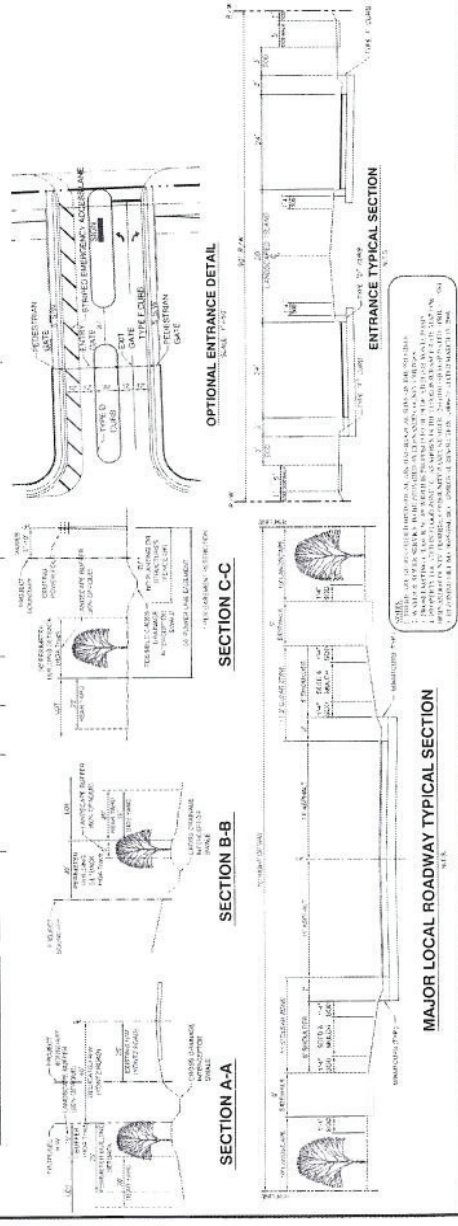
PERMITTER BUILDING SETBACKS:
 NORTH: 15 FEET (YONTZ ROAD)
 EAST: 20 FEET
 SOUTH: 20 FEET
 WEST: 20 FEET

LANDSCAPE BUFFER SETBACKS (MIN. LANDSCAPED 30% OF PLOT):
 NORTH: 10 FEET (YONTZ RD)
 WEST: 10 FEET (90' POWER LINE FANBUSH)
 SOUTH: 5 FEET
 EAST: 5 FEET

INTERNAL LOT SETBACKS:
 SIDE YARD: 10 FEET
 REAR YARD: 20 FEET
 CORNER LOT YARD: 20 FEET



PROPERTY DESCRIPTION:
 Legal Description per Warranty Deed (OR BK 2308 Pg 1375)
 Parcel 1: The South 1/2 of the NW 1/4 of the NW 1/4 AND the South 42.7 feet of the North 209 2.3 feet of the South 419 1/2 feet of the NE 1/4 of the NW 1/4, being West of State Road No. 45; ALL in Section 14, Township 22, South, Range 19 East, Hernando County, Florida.
 AND ALSO Parcel 2: East 1/2 of the NW 1/4 of the NE 1/4, being South of Lark Avenue, AND the NE 1/4 of the NE 1/4, L155 the East 400 feet of the North 340 feet, AND LESS existing road right of way. ALL in Section 15, Township 22, South, Range 19 East, Hernando County, Florida.
 LESS: Commence at the SW corner of the NW 1/4 of the NE 1/4 of said Section 15; thence run East a distance of 506.82 feet; thence run North 60° 38' 53" West a distance of 300 feet to the Point of Beginning; thence continue North 60° 38' 53" West a distance of 100 feet; thence run East a distance of 457.72 feet; thence run South 60° 27' 24" West a distance of 100 feet; thence run West a distance of 455.70 feet to the Point of Beginning.
 AND LESS: Commence at the SW corner of the NW 1/4 of the NE 1/4 of said Section 15; thence run East a distance of 506.82 feet; thence run North 60° 37' 24" East a distance of 300 feet; thence run West a distance of 300 feet to the Point of Beginning; thence run West a distance of 300 feet to the Point of Beginning.



MAJOR LOCAL ROADWAY TYPICAL SECTION

ENTRANCE TYPICAL SECTION

NOTE:
 1. THIS PLAN OF SITE DEVELOPMENT IS SUBJECT TO ALL APPLICABLE ORDINANCES OF THE COUNTY.
 2. THE LANDSCAPE PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE CONSIDERED A PART OF THE SITE PLAN.
 3. THE LANDSCAPE PLAN IS SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER.
 4. THE LANDSCAPE PLAN IS SUBJECT TO THE APPROVAL OF THE COUNTY COMMISSIONER.