

**GENERAL NOTES**

- Internal roadway alignment and cross access points are conceptual and subject to change during the Conditional Plat process without requiring a PD modification.
- The site lies within Hernando County Utilities (Water/Wastewater) and Withlacoochee River Electric Coop (WREC) (Electric) service areas. Fire & Rescue/EMS is provided by Hernando County. Cable/Telephone is provided by private providers.
- Neighborhood park location and size shall be in accordance with LDC standards unless an alternative standard is approved during the review process.
- Pending development, agricultural uses are permitted.
- It is anticipated the project will be developed in two phases.
- The management of common areas and facilities shall be through an HOA or CDD.
- The site lies within Flood Zone "X" according to FEMA flood insurance rate map (FIRM) Panel No. 012053C 0309D dated 2/2/12.

**LAND USE TABLE**

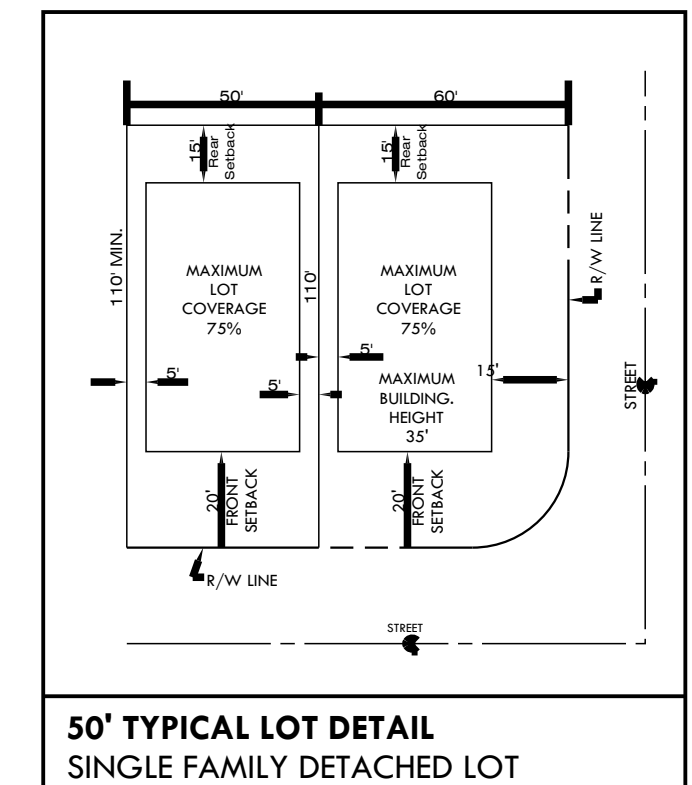
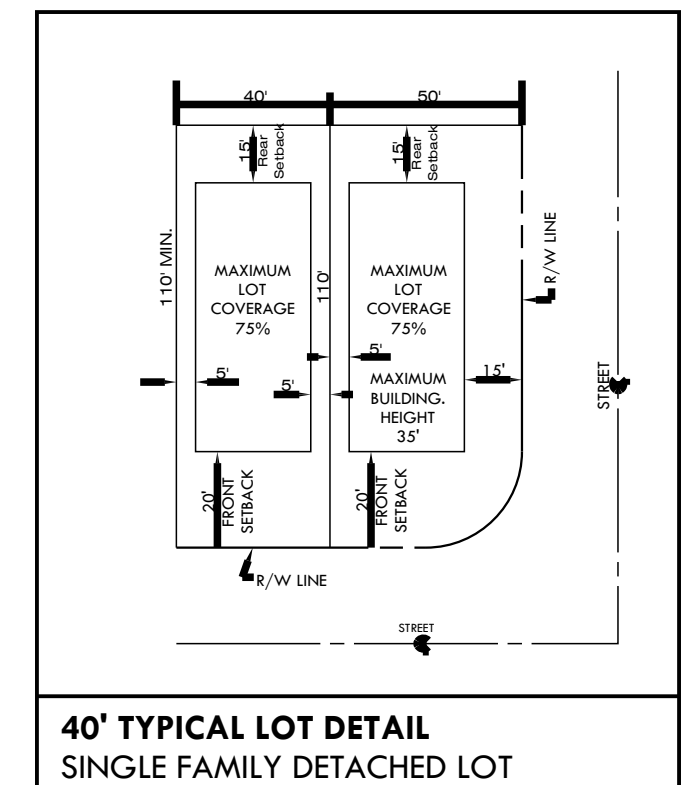
PARCEL KEY NO.	00378415
EXISTING / PROPOSED LAND USE	RES / RES
EXISTING / PROPOSED ZONING	AG & R1C / PD
EXISTING / PROPOSED FLUC	RES / RES
PROPOSED RESIDENTIAL TYPE	SINGLE FAMILY DETACHED
TOTAL AREA	48.87 m.o.l.
FLUC ALLOWABLE DENSITY	293
PROPOSED MAX. RESIDENTIAL UNITS	225
PROPOSED DENSITY	4.6 DU/AC.

**LEGAL DESCRIPTION**  
 The East ¼ of the South ½ of the Southeast ¼, less the Southeast ¼ of the Southeast ¼ of the Southeast ¼ of Section 32, Township 23 South, Range 18 East, Hernando County, Florida. Less and except that portion conveyed to the State of Florida for right-of-way by Deed recorded in Official Records Book 343, page 595, of the Public Records of Hernando County, Florida, more particularly described as follows: That part of the East ¼ of the South ½ of the Southeast ¼, less the Southeast ¼ of the Southeast ¼ of the Southeast ¼ of Section 32, Township 23 South, Range 18 East. Lying within 40 feet of the survey line on State Road 578, Section 08560, said survey line being described as follows: Begin on the SW corner of Section 32, Township 23 South, Range 18 East, said corner being 2,643.95 feet Southerly of the NW corner of the SW ¼ of said Section 32; run then South 89°37'23" East, 5,288.25 feet to the SE corner of said Section 32, said corner being 1,318.10 feet Southerly of the NE corner of the SE ¼ of the SE ¼ of said Section 32. Less existing State Road 578 (County Line Road) right-of-way.  
 Source: Per Commitment for Title Insurance File No.: 110041-20-01061-FL

**SITE DATA**

LAND USE	AREA
RESIDENTIAL (INC. ROADWAYS)	35.21 Ac. (72.0%)
DRAINAGE RETENTION AREA	6.17 Ac. (12.6%)
NEIGHBORHOOD AMENITY AREA	1.45 Ac. (3.0%)
PASSIVE PARK	1.32 Ac. (2.7%)
OPEN SPACE (INC. BUFFERS)	3.51 Ac. (7.2%)
R/W DEDICATION	1.21 Ac. (2.5%)
<b>TOTAL</b>	<b>48.87 Ac.</b>

**MASTER DEVELOPMENT PLAN**  
**KAIMAKLIOTIS PD**  
**PLANNED DEVELOPMENT PROJECT**  
 Hernando County, Florida  
 Rezoning Petition No: XXXX



**RESIDENTIAL DIMENSIONAL STANDARD NOTES**

SINGLE FAMILY DETACHED USE:  
 MINIMUM LOT WIDTH = 40'  
 MINIMUM LOT DEPTH = 110'  
 MINIMUM FRONT SETBACK = 20' (DEVIATION FROM 25')  
 MINIMUM SIDE YARD SETBACK = 5' (DEVIATION FROM 10')  
 MINIMUM REAR SETBACK = 15' (DEVIATION FROM 20')  
 MINIMUM LOT AREA = 4,400 SQ. FT.  
 MAXIMUM LOT COVERAGE = 75% (INCLUDES PRIMARY & ACCESSORY)  
 MAXIMUM HEIGHT = 35'

**LEGEND**

- PROJECT BOUNDARY
- MAJOR ACCESS POINT
- R-3 / RES-6 EXISTING ZONING
- 6' HIGH OPAQUE FENCE
- 40' LOTS
- 50' LOTS
- PASSIVE PARK / AMENITY AREA

**PROFESSIONAL TEAM**

**Legal Counsel:**  
 Hobby & Hobby P.A.  
 109 N. Bush Street  
 Tampa, FL 33602  
 (727) 847-5854

**Environmental:**  
 Clearview Land Design, P.L.  
 1213 E. 6th Avenue,  
 Tampa, FL 33605  
 (813) 223-3919

**Planning & Engineering:**  
 Clearview Land Design, P.L.  
 1213 E. 6th Avenue,  
 Tampa, FL 33605  
 (813) 223-3919

**Survey:**  
 GeoPoint Surveying, Inc.  
 1403 E. 5th Ave.  
 Tampa, FL 33605  
 (813) 248-8888

**Transportation:**  
 Link & Associates, Inc.  
 5023 W. Laurel Street  
 Tampa, FL 33607  
 (813) 289-0039

**REVISIONS**

DESCRIPTION	DATE

PREPARED FOR:  
  
 4600 West Cypress Street  
 Tampa, Florida 33607  
 Office: 813-574-5700

PREPARED BY:  
  
 Engineering Business C.A. No.: 288584065  
 3010 W. Azeele Street, Suite 150  
 Tampa, Florida 33609  
 Office: 813-223-3919

DRAWN: SURAK  
 CHECKED: A. RITENOUR  
 JOB NO.: LNKA-005  
 DATE: 12/08/2020  
 FILE: PD.dwg

**SHEET 1 OF 1**

P:\KAIMAKLIOTIS\HERNANDOCOUNTY\MASTER PLAN\LANDZONING\PD.DWG-EXH ARCH-D 20201207 2:04 PM NELSON GIRALDO