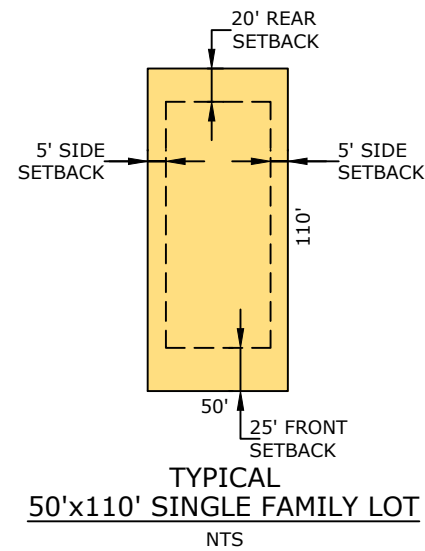


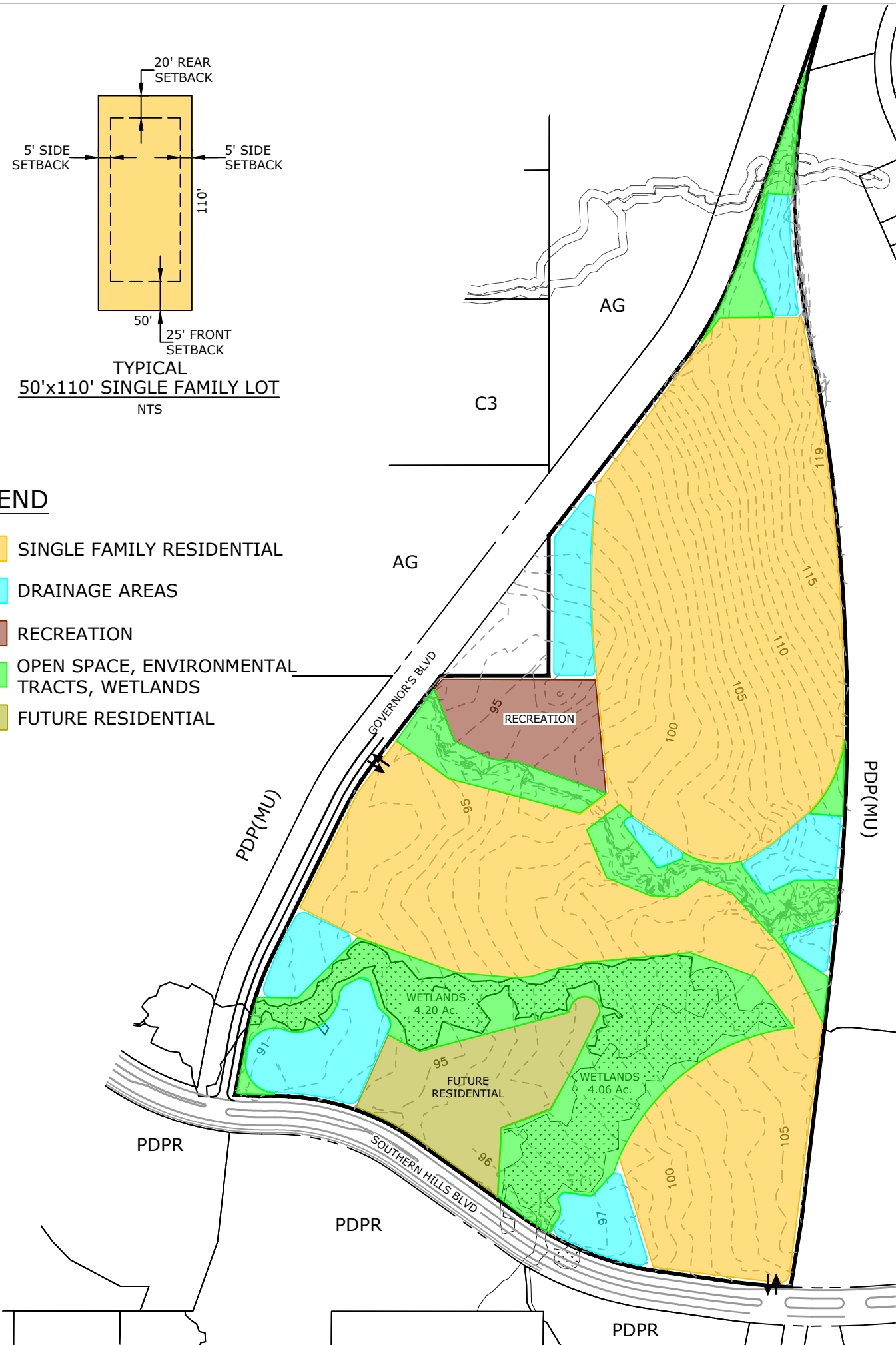
EXHIBIT "C" SITE PLAN

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LEGEND

- SINGLE FAMILY RESIDENTIAL
- DRAINAGE AREAS
- RECREATION
- OPEN SPACE, ENVIRONMENTAL TRACTS, WETLANDS
- FUTURE RESIDENTIAL



Site Data

Owner/Applicant:

SH Venture II, LLC
7807 Baymeadows Road East
Ste. 205,
Jacksonville, FL 32256-9666

Greenpoint Development, LLC
7807 Baymeadows Road East
Ste. 205,
Jacksonville, FL 32256-9666

Parcel Key No.: 01718092

Section/Township/Range: 27/22S/19E

Current Zoning: To be provided.
Proposed Zoning: PDP (R)

Area = +/- 83.30 acres

Proposed No. of Lots: 175

Maximum Height: 35'

Building Setbacks:

Front 25'
Side 5' (Deviation from 10')
Rear 20'

Floodplains:

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053C 0193D Effective Date Feb 02,2012. According to the FIRM, the entirety of Key No. 01718092 is within Flood Zone X. Zone X indicates areas determined to be outside the 0.2% annual chance floodplain.

Fire protection:

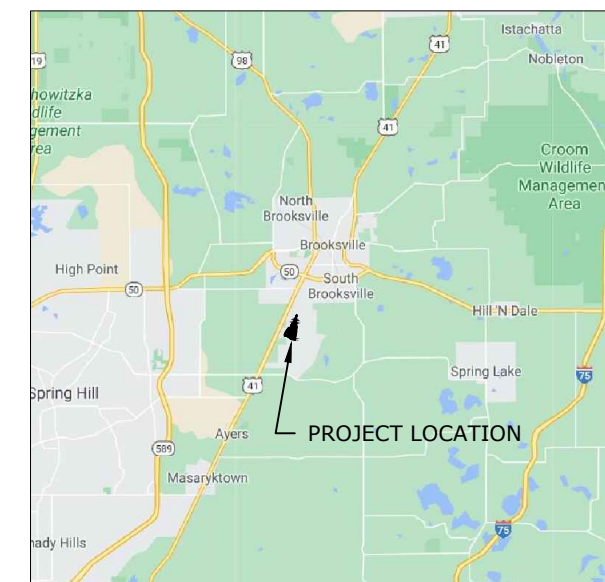
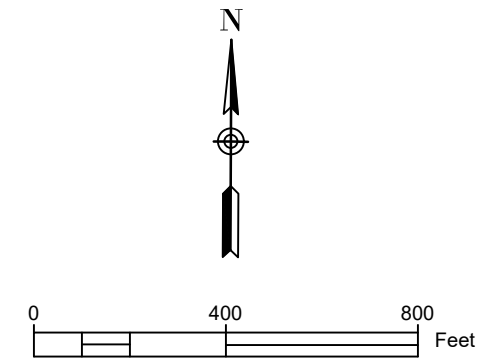
Fire hydrants will be placed throughout the community consistent with City of Brooksville standards. The potable water system will be designed to provide a minimum of 1,000 GPM for use in firefighting as required by NFPA guidelines.

General notes

- 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 The City of Brooksville and any agencies having jurisdiction related to this project.
- Drainage retention area(s) are conceptually located, the actual size and location will be determined with final engineering design.

LAND USE TABLE

LAND USE	ACRES	LOTS	DENSITY
SINGLE FAMILY	46.95		
RECREATIONAL	7.94		
DRAINAGE, OPEN SPACE, BUFFER TRACTS	28.41		
TOTAL	±83.30	Max. 175	Approx. 2.0 D.U. / Ac.



LOCATION MAP
N.T.S.

REZONING MASTER PLAN

SHP WEST

Engineering
Planning
Surveying
Civil
Environmental
Transportation
Construction Management
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 fax (352) 796-8559
EB-0000142

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DATE	REV. BY	REV. NO.	REVISION
12/17/21	WA	-	REVISED OWNER/APPLICANT