

Drawing name: H:\049707018 - Liberty Bluff III\CADD\CIVIL\CONST\03 MASTER SITE PLAN.dwg 03-MASTER SITE Aug 21, 2007 1:11pm by: frank.gabarring  
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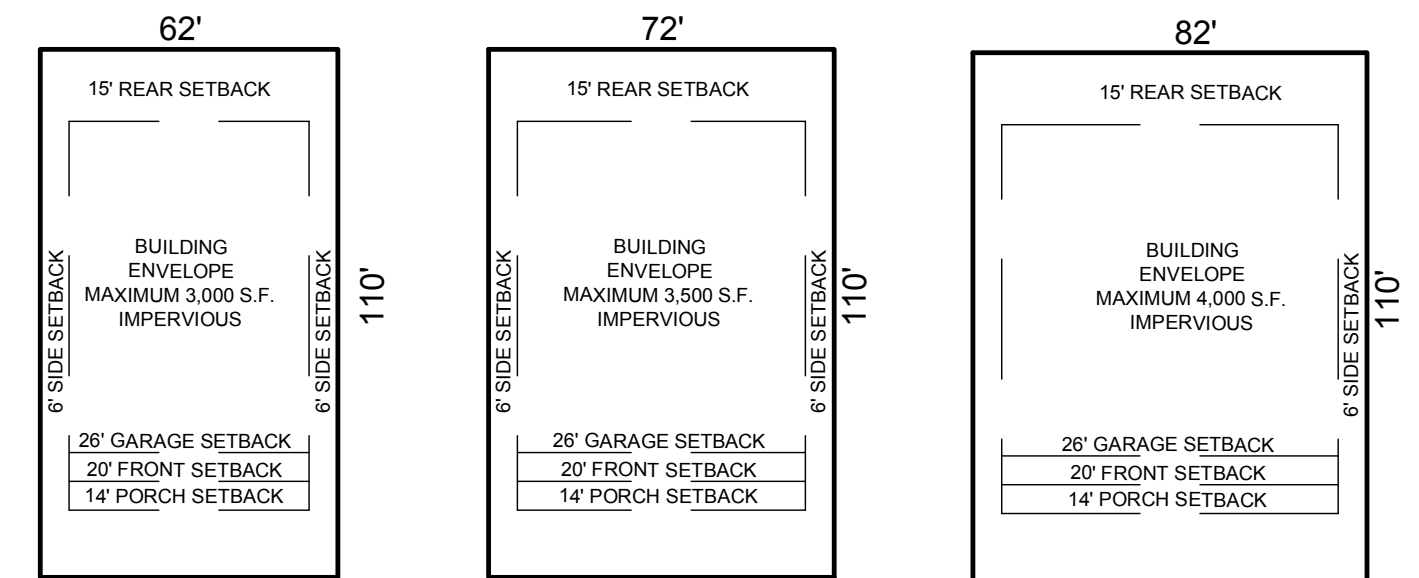
**PROJECT SUMMARY**

**PROJECT AREA** - 51.61 AC  
**PARK AREA** - 3.59 AC  
**RETENTION AREA** - 3.56 AC

**GENERAL NOTES**

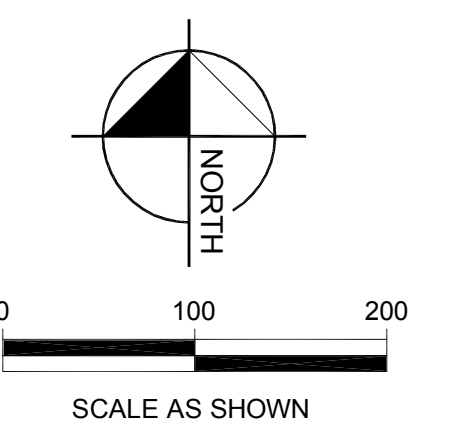
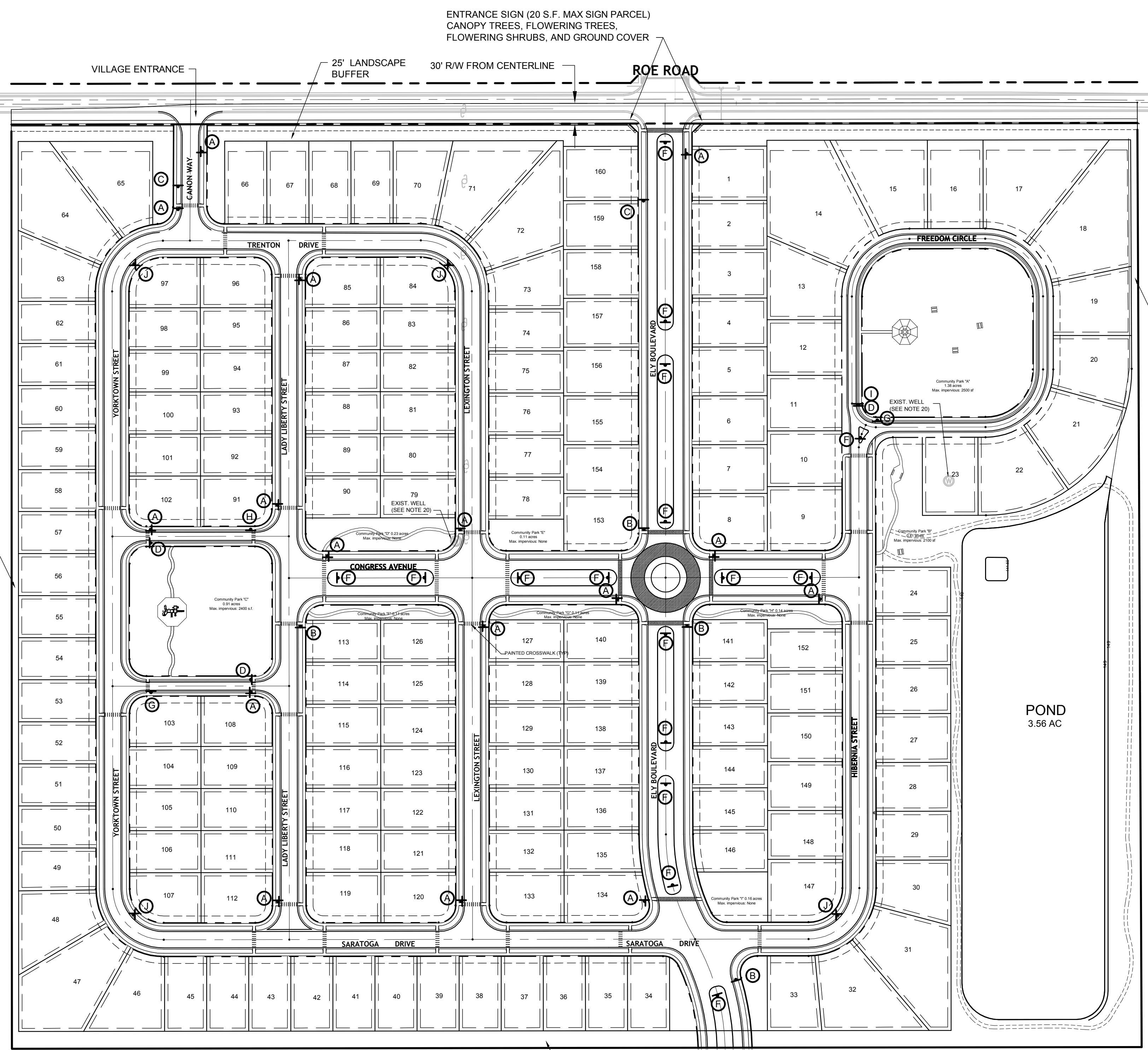
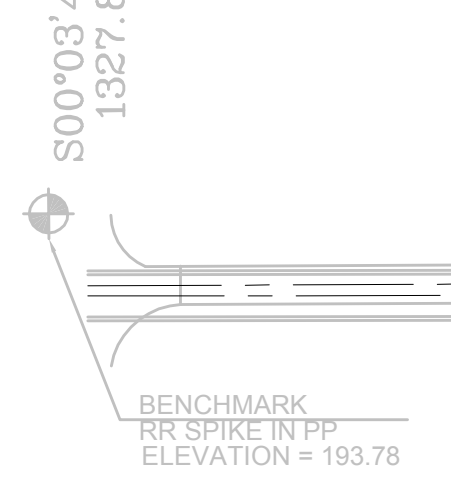
- THE MINIMUM HOME SIZE IS 1700 SQ. FT., PLUS A 400 SQ. FT. GARAGE.
- PROJECT TO BE DEVELOPED IN ONE PHASE.
- MINIMUM SETBACKS ARE:  
 FRONT = 20 FT  
 FRONT COVERED PORCH = 14 FT  
 FRONT SIDE = 18 FT  
 GARAGE FRONT = 26 FT  
 SIDE = 6 FT  
 REAR = 15 FT
- ALL HOMES SHALL HAVE A FRONT COVERED PORCH WHICH SHALL BE A MINIMUM OF 6' DEEP AND 15' WIDE.
- THE PROPOSED STREET, WATER AND SEWER SYSTEMS, AND DRAINAGE SYSTEM WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- REQUIRED PARKS AND AMENITIES:  
 PARK A (Community Park): Gazebo, picnic tables, grill and trash can, canopy trees, understory trees, palm trees, sodded play area and a 4' sidewalk.  
 PARK B (Pocket Park): 4' sidewalk, benches, canopy trees, understory trees, palm trees and sod.  
 PARK C (Community Park): Tot lot, benches, canopy trees, understory trees, palm trees, sodded play area and a 4' sidewalk.  
 PARK D (Pocket Park): 4' sidewalks, benches, canopy trees, understory trees and sod.  
 PARK E (Pocket Park): Benches, canopy trees, understory trees, palm trees and sod.  
 PARK F (Pocket Park): 4' sidewalks, benches, canopy trees, understory trees and sod.  
 PARK G & H (Pocket Park): 4' sidewalks, benches, canopy trees, understory trees, palm trees and sod.
- The developer shall provide:  
 A 10' bike path on the South side of Roe Road.  
 A 24' road will be constructed for Roe Road with 2' F curb and a 5' sidewalk.  
 A 5' sidewalk on the North side of Roe Road  
 Type "D" curb for all island medians
- All buffering parks, retention ponds, landscaped medians and single family lots must be irrigated and have Floratam sod.
- All retention pond areas shall be landscaped with shrubs and mix of understory and canopy trees.
- All lots shall access interior roads only.
- Three (3) trees per lot are proposed, including one street tree
- PARK REQUIREMENTS: @ 4.5 AC / 1,000 RESIDENTS  
 2.5 PEOPLE / 1 LOT = 163 (2.5)(4.5)  
 1000 = 1.83 AC.
- Landscaping within all street right-of-way, common grounds, and community parks shall be maintained by the Homeowners Association (HOA).
- The drainage structures, including retention ponds, shall be maintained by the (HOA).
- Decorative street lighting and street name signs not meeting City of Haines City lighting Standards shall be maintained by the (HOA).
- Fire hydrants shall be installed in accordance with the Haines City LDRs. Location of fire hydrants will be shown on construction documents.
- Provide 5" Hydra-Storz quick connect hydrant systems on each fire hydrant as specified by Haines City Water Distribution specifications.
- See schematic drawing for the route location to the Master lift Station to waste water treatment facility.
- Drainage along the perimeter, retention pond, parks and other common areas will be covered by an easement to be addressed in the HOA documents stating that the HOA is responsible for the up keep of those areas.
- All wells shall be abandoned/plugged in accordance with SWFWMD Rule 40D-3.531; and the well is not to be utilized after construction.
- All swales, retention pond backslopes, and all disturbed areas not otherwise landscaped shall be sodded.
- All road signage and stop bars will meet City of Haines City Standards and DOT Regulations.

**TOTAL UNITS - 160**    62'x110' - 114 : 34-147  
 72'x110' - 31 : 1-8, 24-33, 148-160  
 82'x110' - 15 : 9-23



**TYPICAL LOT CONFIGURATION**

NTS



**STREET SIGN LEGEND**

<b>A</b> - (2) STREET SIGN (D3) (1) STOP SIGN (R1-1)	<b>E</b> - (1) 30 MPH SPEED LIMIT (R2-1)
<b>B</b> - (1) STOP SIGN (R1-1)	<b>F</b> - (1) MEDIAN SIGN (R4-7)
<b>C</b> - (1) 20 MPH SPEED LIMIT (R2-1)	<b>G</b> - (1) ONE WAY RIGHT (R6-1)
<b>D</b> - (1) DO NOT ENTER (R5-1)	<b>H</b> - (1) ONE WAY LEFT (R6-2)
	<b>I</b> - (1) YIELD SIGN (R1-2)
	<b>J</b> - (2) STREET SIGN (D3)

INVESTIGATE BEFORE YOU EXCAVATE  
**Sunshine State**  
 One Call  
 1-800-432-4770  
 TOLL FREE  
 FL. STATUTE 303.36(1)(7)(F) REQUIRES MIN. OF 3 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.

No.	REVISIONS	DATE	BY
1	ADDED REVISED PER SWFWMD VERBAL COMMENTS 05-17-07	05/18/07	NJM
2	ADDED 140' ROADWAY CONNECTION, REMOVED 2 LOTS (#34 & #35)	04/18/07	NJM

SCALE AS NOTED  
 DESIGNED BY SP  
 DRAWN BY SP  
 CHECKED BY CLC  
  
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DATE DEC 2006  
 PROJECT NO. 049707018

**LIBERTY BLUFF PHASE III**  
 FLORIDA

**MASTER SITE PLAN**  
 DESIGN ENGINEER: ANDREAS MICHAEL SAGER  
 FLORIDA REGISTRATION NUMBER: 54568  
 SHEET NUMBER 3 of 30