

Drawing name: H:\049707017 - Liberty Bluff IV\CADD\CONSTRUCTION\03B-MASTER SITE PLAN.dwg 03-MASTER SITE Aug 21, 2007 1:14pm by: frankgzebrin
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PROJECT SUMMARY

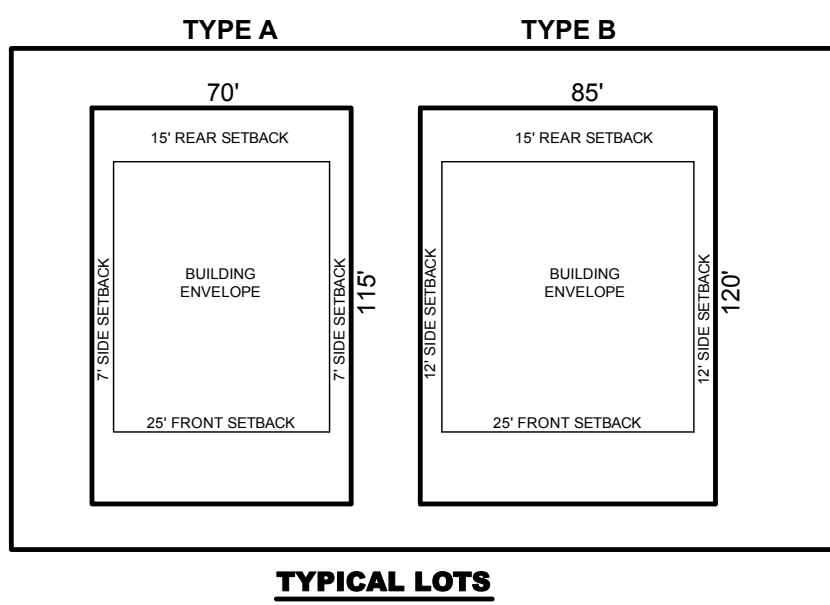
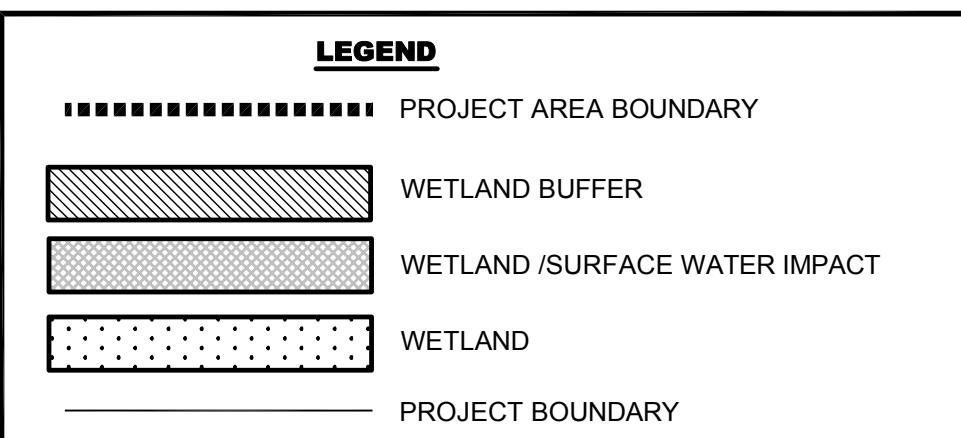
PARENT TRACT AREA	- 138.80 AC
PROJECT AREA	- 139.70 AC
WETLAND AREA (ON SITE)	- 1.14 AC.
PARK AREA	- 4.78 AC
RETENTION AREA	- 11.60 AC
IMPERVIOUS AREA	- 53.06 AC
TOTAL UNITS	- 303

PARCEL ID'S

27-27-27-000000-023030
 27-27-27-000000-023020
 27-27-27-000000-023010
 27-27-27-000000-022020
 34-27-27-000000-011010
 34-27-27-000000-011020

GENERAL NOTES

- THE MINIMUM HOME SIZE IS 1700 SQ. FT.(R-1) AND 1900 SQ. FT.(R-1A), PLUS A 400 SQ. FT. GARAGE.
- PROJECT TO BE DEVELOPED IN ONE PHASE.
- EXISTING LAND USE: PASTURE, GROVE, SINGLE FAMILY HOME
- PROPOSED LAND USE: SINGLE FAMILY HOMES
- MINIMUM SETBACKS ARE:
 R-1A FRONT = 25 FT
 ADJACENT TO STREET = 25 FT
 SIDE = 12 FT
 REAR = 15 FT
 MAX IMPERVIOUS = 48% (4,200 S.F.)
 R-1 FRONT = 25 FT
 ADJACENT TO STREET = 25 FT
 SIDE = 7 FT
 REAR = 15 FT
 MAX IMPERVIOUS = 52% (4,800 S.F.)
- THE PROPOSED STREET, WATER AND SEWER SYSTEMS, WASTEWATER PUMP STATIONS AND SYSTEM, AND DRAINAGE SYSTEM WILL BE MAINTAINED BY HAINES CITY.
- ALL BUFFERING PARKS, RETENTION PONDS AND SINGLE FAMILY LOTS MUST BE IRRIGATED AND HAVE SOD.
- ALL PROPOSED ROBINSON DRIVE IMPROVEMENTS SHALL BE COMPLETED BY OTHERS
- 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 = 305(2.5)(4.5) = 3.44 ACRES
 1000
 PARK 1: 0.73 AC
 PARK 2: 2.34 AC
 PARK 3: 1.21 AC
 TOTAL: 4.28 AC
- LANDSCAPING WITHIN ALL STREET RIGHTS-OF-WAY, COMMON GROUNDS, AND COMMUNITY PARKS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
- THE DRAINAGE STRUCTURES, INCLUDING RETENTION PONDS AND PIPES, SHALL BE MAINTAINED BY THE HOA.
- DECORATIVE STREET LIGHTING AND STREET NAME SIGNS SHALL BE MAINTAINED BY THE HOA.
- FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE HAINES CITY LAND DEVELOPMENT REGULATIONS.
- PROVIDE 5" HYDRA-STORZ QUICK CONNECT HYDRANT SYSTEMS ON EACH FIRE HYDRANT AS SPECIFIED BY HAINES CITY WATER DISTRIBUTION SPECIFICATIONS.
- 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 UPKEEP OF THOSE AREAS.
- RUNOFF FROM EACH BUILDING WILL BE DIRECTED TOWARD THE SURFACE WATER MANAGEMENT SYSTEM.
- ALL WELLS TO BE ABANDONED/PLUGGED IN ACCORDANCE WITH SWFWMD RULE 40D-3.531
- REQUIRED PARK AMENITIES:
 PARK 1 (Pocket Park): 4' sidewalk, benches, canopy trees, understory trees, palm trees and sod.
 PARK 2 (Community Park): Gazebo, picnic tables, grill and trash can, canopy trees, understory trees, palm trees, sodded play area and a 4' sidewalk.
 PARK 3 (Community Park): Tot lot, benches, canopy trees, understory trees, palm trees, sodded play area and a 4' sidewalk.



WETLANDS AND SURFACE WATERS ON-SITE					
ID	FLUCFCS*	Acreege	Area Not Impacted (Acres)	Permanent Impact (Acres)	Impact Type
W-A	641 - Freshwater Marsh	0.03	0	0.03	fill
W-B	644 - Emergent Aquatic Vegetation	0.97	0.97	0	
W-C	641 - Freshwater Marsh	0.47	0.00	0.47	fill
W-D	644 - Emergent Aquatic Vegetation	0.48	0	0.48	fill
W-E	641 - Freshwater Marsh	0.38	0.38	0	
W-F	644 - Emergent Aquatic Vegetation	0.49	0	0.49	fill
W-G	641 - Freshwater Marsh	0.15	0.15	0	
W-1	524 - Lakes < 10 acres	0.58	0.58	0	
W-2	525 - Lakes < 10 acres	0.01	0	0.01	fill
W-3	526 - Lakes < 10 acres	0.04	0	0.04	fill
W-4	527 - Lakes < 10 acres	0.40	0	0.40	fill
W-5	528 - Lakes < 10 acres	0.04	0	0.04	fill

*FDOT Florida Land Use, Cover and Forms Classification System, Handbook. January 1999.

