

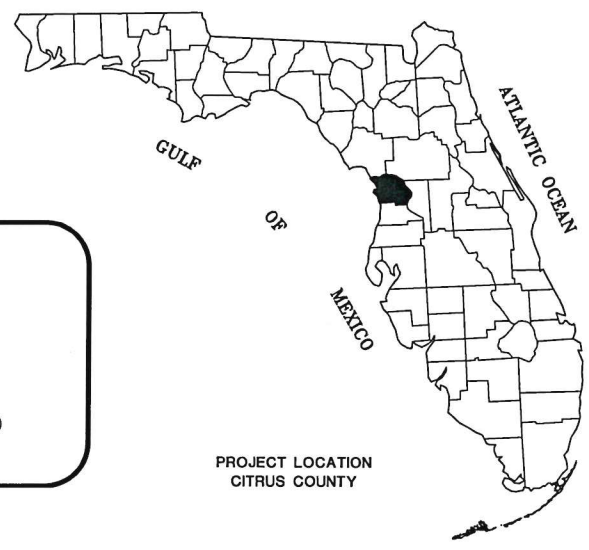
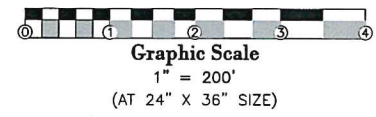
MINIMUM REQUIRED VISIBILITY STANDARD FOR MAKING PRINTS & COPIES

PROPERTY DATA

PROPERTY ID:
 PARCEL: 18E18S20 22000 (ALT. KEY No. 3520013)
 AREA: 147.59 Acres +/-
 FLOOD ZONE INFORMATION:
 FEMA: PANEL 12017C0194D, SEPTEMBER 26, 2014
 FLOOD ZONE: X
 ZONING SUMMARY:
 FUTURE LAND USE: (RMU) RESIDENTIAL MIXED USE
 ZONING: (RUR) RURAL RESIDENTIAL DISTRICT
 DEVELOPMENT: PINE RIDGE ESTATES/CITRUS SPRINGS; BINDING LETTER #05-2010-001
 DENSITY: PER APPROVED MASTER PLAN
 ADJACENT ZONING: RUR (NORTH AND WEST); MDR-MEDIUM DENSITY RESIDENTIAL (EAST).

SITE ADDRESS:
 4439 W. NORVELL BRYANT HIGHWAY
 LECANTO, FLORIDA
 BUILDING SETBACKS:
 25 FT. FRONT
 5 FT. SIDE
 10 FT. REAR
 LAND USE NOTES:
 MAXIMUM FLOOR AREA RATION = 1.0
 MAX. ISR LOT COVERAGE = 70%
 UTILITIES:
 PUBLIC WATER SUPPLY: CITRUS COUNTY UTILITIES
 WASTEWATER SERVICE: CITRUS COUNTY UTILITIES
 ELECTRIC SERVICE: DUKE ENERGY
 GAS SERVICE: FLORIDA PUBLIC UTILITIES
 OWNER:
 GULF TO LAKES ASSOCIATES, LLLP
 P.O. BOX 2050
 LECANTO, FL 34460

**DELTA LAND GROUP, LLC
 CONCEPT D**

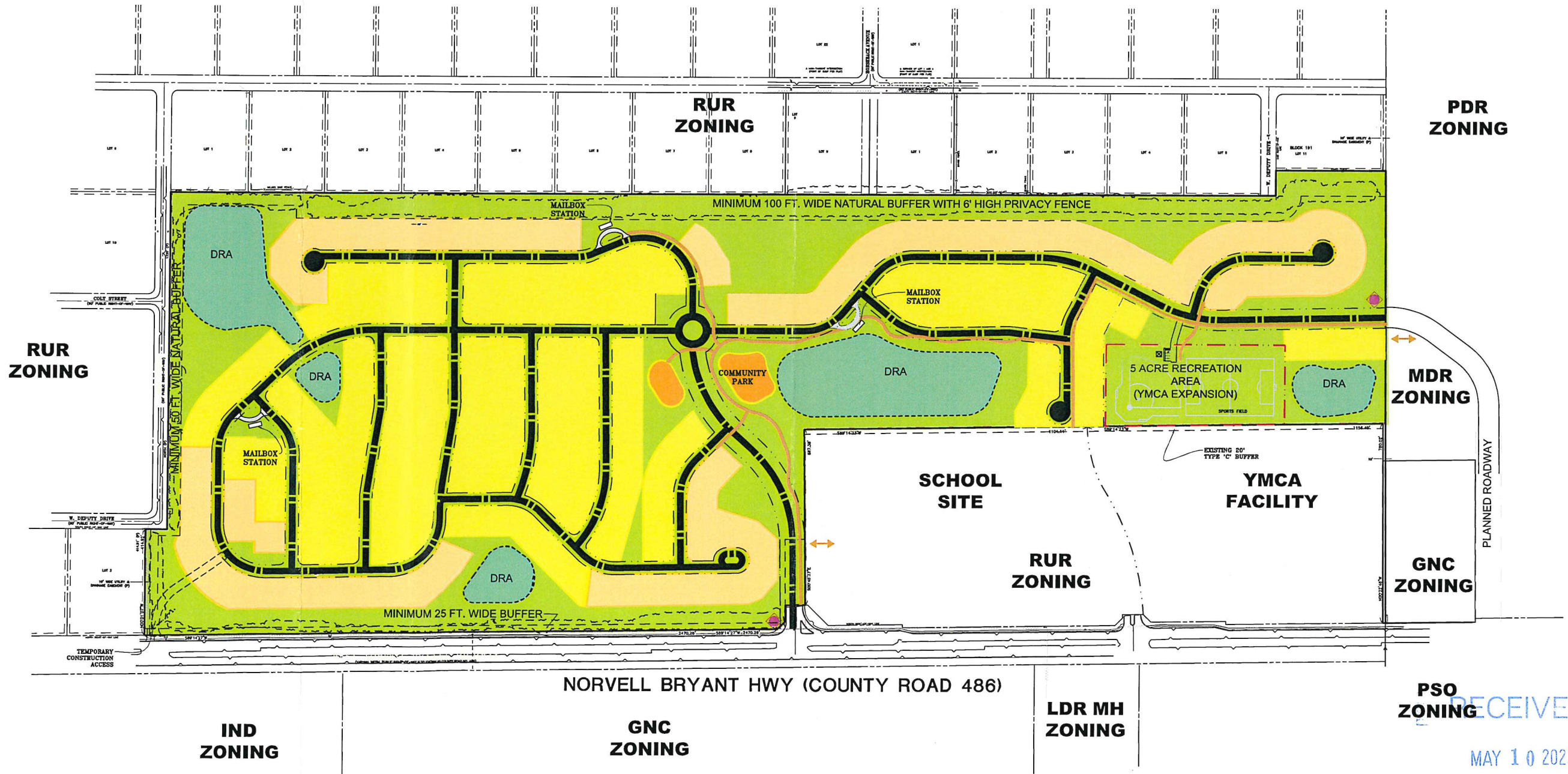


DEVELOPMENT SUMMARY

TOTAL DEVELOPMENT AREA: 146.90 Acres +/-
 PLANNED RESIDENTIAL LOT AREA: 112.50 Acres +/-
 OPEN SPACE AREA (Required): 29.40 Acres +/-
 TOTAL NUMBER OF HOMESITES: 382 Lots
 PLANNED DEVELOPMENT DENSITY: 2.60 Units/Acre (MEDIUM DENSITY)
 RECREATION AREA (YMCA EXPANSION): 5 Acres +/-

LEGEND

- 50 FT MIN. LOT WIDTH
- COMMUNITY PARK
- 60 FT OR LARGER WIDTH
- SIGNAGE
- STORM WATER MANAGEMENT AREA
- MULTI-USE TRAIL (PEDESTRIAN WALKWAY)
- OPEN SPACE / GREEN SPACE



**PD MASTER PLAN - EXHIBIT A
 (PINE RIDGE UNIT II PARCEL)
 CITRUS COUNTY, FLORIDA**

PREPARED FOR
DELTA LAND GROUP, LLC

SECTION 20, TOWNSHIP 18 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA

NO.	DATE	REVISIONS:

APPR. BY: _____

FILE NO.	512.01
JOB NO.	512
SHEET	01 OF 01

RECEIVED
 MAY 10 2023

Plotted: 4/5/2023 6:23:47 PM : Chuck Pigeon