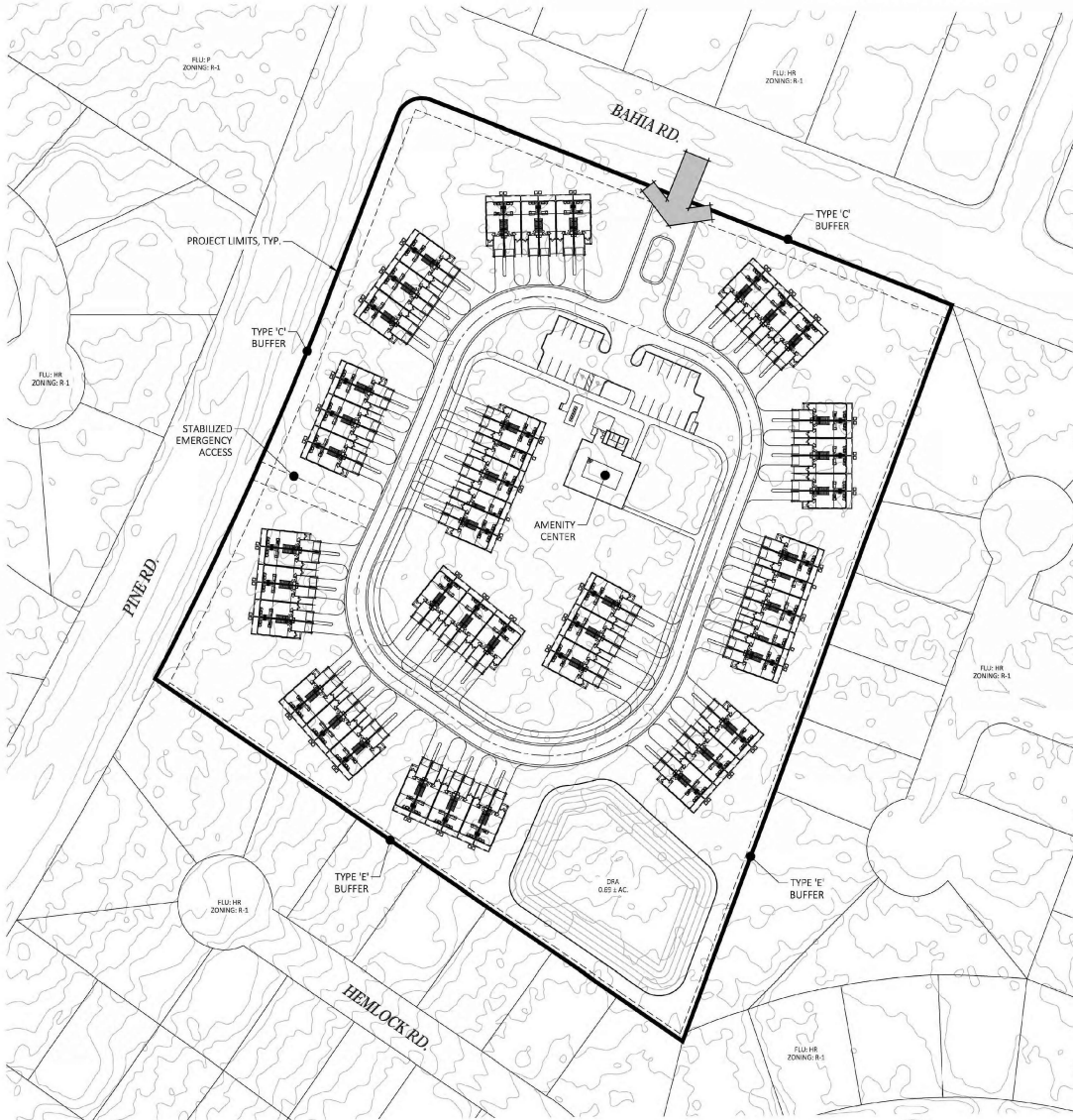


Armstrong Whisper Woods - PUD Concept Plan

MARION COUNTY, FLORIDA



SITE DATA TABLE

OWNER:
DEVELOPER: ARMSTRONG LAND LLC
ADDRESS: 4800 W CYPRUS ST, SUITE 200
TAMPA, FL 33607

PARCELS: 9007-000-12

PROJECT AREA:
TOTAL = 10.33 ± AC.

LAND USE & ZONING:
EXISTING FUTURE LAND USE: HR
EXISTING ZONING: R-1
PROPOSED ZONING: PUD

REQUIRED OPEN SPACE:
REQUIRED: 2.07 ± AC (19.33 X 0.2)

PROPOSED OPEN SPACE:
REQUIRED: 4.63 ± AC
PASSIVE OPEN SPACE: 0.41 ± AC
IMPROVED OPEN SPACE: 0.27 ± AC (0.60 X 0.30)

DMV: 0.27 ± AC (0.60 X 0.30)

BUFFERS: 0.93 ± AC

TOTAL AS SHOWN: 5.86 ± AC

MINIMUM TO BE PROVIDED: 2.07 ± AC (19.33 X 0.2)

DENSITY:
TOTAL ALLOWABLE = 82 UNITS (10.33 X 8)
TOTAL PROPOSED = 82 SINGLE FAMILY RESIDENTIAL UNITS

MINIMUM BUILDING SETBACKS:
FRONT - 10'
REAR - 10'
SIDE - 10'

MAX BUILDING HEIGHT:
40'

PROPOSED BUFFERS:
AS SHOWN ON CONCEPT PLAN

GENERAL NOTES

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES. AT THE DISCRETION OF THE DEVELOPER, THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTALS. EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILING (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, DEVELOPMENT AND REAL ESTATE OFFICES) WHICH SHALL REMAIN IN PLACE UNTIL THE NEXT PHASE IS CONSTRUCTED. IMPROVEMENTS NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
2. ALL BUFFERS SHALL ADHERE TO THE MARION COUNTY LDC STANDARDS FOR ADDITIONAL USES ON THE SITES OF THE FULLY DEVELOPED PROJECTS EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
3. THE PROJECT SHALL CONNECT TO MARION COUNTY UTILITIES FOR WATER AND SEWER.
4. SURVEYS TO BE CONDUCTED ON ONE (1) OF THE SCALE THROUGHOUT DEVELOPMENT.
5. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
6. THIS PROJECT WILL BE PLANNED AS AN OPEN SPACE.
7. THIS PROJECT IS ENTIRELY WITHIN FLOOD ZONE X BASED ON FEMA MAP 12080564D.

DEVELOPMENT NOTES

1. GRADE DEFINITION ZONING AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE EVENTUALLY MAINTAINED BY DECLARANT POA.

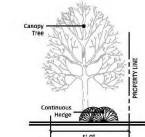
BUFFER NOTES

TYPE 'E' BUFFER:
BUFFER SHALL CONSIST OF A 5-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFCRESS SHALL NOT BE USED IN THIS BUFFER.

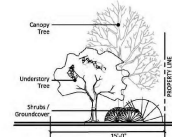
TYPE 'C' BUFFER:
TYPE 'C' BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, INCLUDING TURFCRESS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

ARCHITECTURAL STYLE

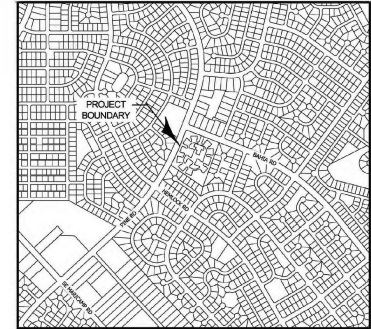
NOTE: FACADE COLORS SHALL BE LOW REFLECTIVITY, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TONE AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING HORIZONTAL COLORS.



TYPE 'E' BUFFER DETAIL
SCALE: N.T.S.



TYPE 'C' BUFFER DETAIL
SCALE: N.T.S.

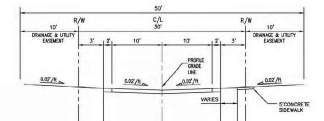


VICINITY MAP
SCALE: 1" = 100'

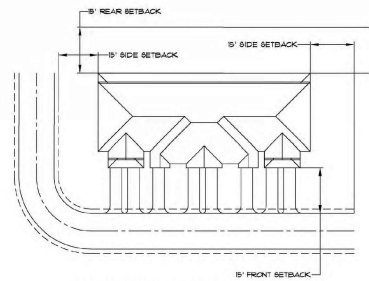
TOWNHOMES



TOWNHOMES

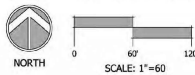


NEIGHBORHOOD STREET
N.T.S.



TYPICAL SFR TOWNHOME SETBACKS
N.T.S.

NOTE: TYPICAL LOT LAYOUT FOR TOWNHOMES MAY BE DESIGNED AS MINIMUM 0' FRONT LINE SETBACKS



NORTH

SCALE: 1" = 60'

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REVISIONS

DATE

ARMSTRONG HOMES
WHISPER WOODS
MARION COUNTY, FLORIDA
P.U.D. CONCEPT PLAN

DATE: 9/2/2021
DRAWN BY: NR
CHKD BY: TB
JOB NO. 21-7092