

Notes:

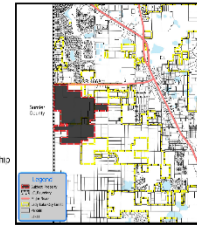
Total Acreage: 421 +/- acres (10,338,760 sq ft)
 Total Developable Acreage: 412 +/- acres (17,946,729 sq ft)
 Existing Zoning of Period: PUD
 Proposed Zoning: Single-Family/Multi-Family/Commercial
 Density: 3.6 Units/Acre
 Minimum Dwelling Size: Apartments - 800 sq ft
 Adjacent Zoning: North - R1, RA, AR
 South - A
 East - A
 West - Summer County PUD
 HDD-TND, Urban Low
 HDD-TND
 9 acres

Maximum building height 35' as measured from finished grade to mean roof height.
 Open space required - 25% per 4-02 (10.25 acres)
 Open space provided - 46% (195.23 acres)
 Buffers: 11.91 acres
 Amenities/Parks: 26.3 acres
 Open: 73.68 acres
 WMA: 53.34 acres
 Total: 195.23 acres

Perimeter Building setbacks:

Front setback - 25' from property line
 Side setback - 25' from property line
 Setback between structures - 30'
 Buffers:
 North - 20' Enhanced Landscape Buffer
 South - 20' Landscape Buffer "A"
 West - 15' Enhanced Landscape Buffer "A"
 East - 20' Landscape Buffer "A"

Proposed 50' ROW Total
 All features shown are subject to engineering.
 Fire truck and turn around to be addressed at site plan submittal.
 Police and fire protection will be provided by Town of Lady Lake.
 Inside and reclaimed water provided by Town of Lady Lake.
 Sewer service from the Town of Lady Lake.
 The site will meet all applicable stormwater rules and regulations.
 Existing vegetation to be utilized in landscape buffers wherever possible.
 Any fencing must be decorative type.
 Light poles and fixtures shall be decorative and dark sky compliant.
 Common area landscaping will be under single entity maintenance, not cared for by homeowners.
 All roads, retention areas, parking areas are private and under single ownership and control.
 Project will be constructed in multiple phases.
 15' Enhanced buffer to retain existing vegetation and trees where possible.
 Electric provided by SECO, Natural gas provided by TECO.
 Plans are Conceptual Only and are subject to engineering.



Site Location

Owners:

Louis Meucci, Trustee
 940 Via San Polo
 Lady Lake, FL 32159-4241

Shirley H. Meucci, Trustee
 302 NW 18th Street
 Delray Beach, FL 33444

Triston Meucci, Life Estate
 220 HWY. 466
 Lady Lake, FL 32159

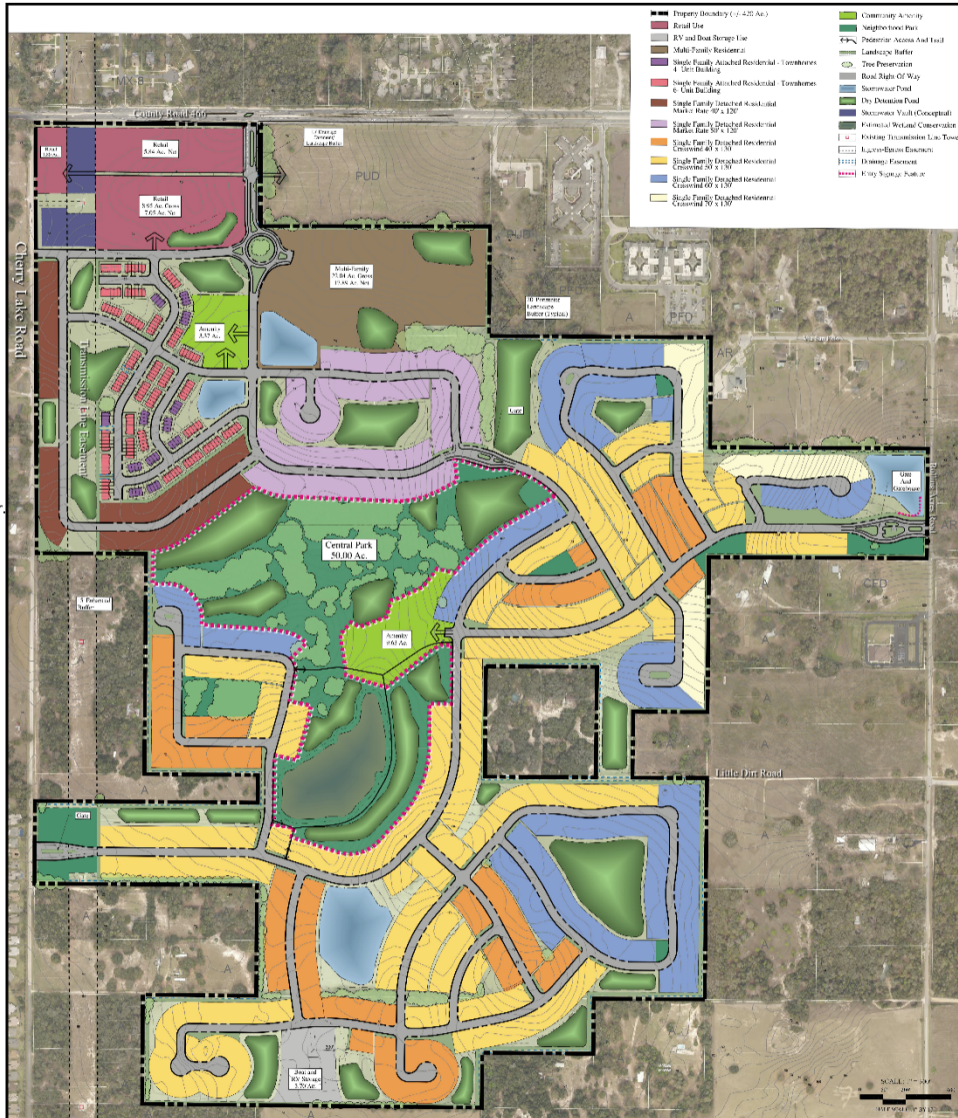
Kerry Hill, Personal
 Representative of the
 Estate of Douglas A Hill, Sr.
 2904 Register Road
 Fruitland Park, FL 34731

Mark & Susan Daigneau
 P.O. Box 49117
 Leesburg, FL 34747-1117

Levon and Sarah Mears
 68 NW 120th, Avenue
 Oxford, FL 34484

Applicant:

LPG Urban and Regional
 Planners, Inc.
 c/o Greg Bellevue
 1162 Camp Avenue
 Mount Dora, Florida 32757
 (352)-385-1940



Land Use Summary

Description	Ac. +/-
Total Site Area	421
Estimated Wetlands	9
Estimated Transmission Line Easement	12
Estimated Net Developable	400

Commercial/Office Professional

Description	Sq. Ft.
Commercial	120,000
Medical Office	15,000
General Office	3,000
Total	138,000

Residential Summary

Description	DU
Multi-Family (est)	330
Townhome	216
SF Market Rate	190
SF Crewwind	750
Grand Total	1,486

Hammock Oaks

Town of Lady Lake, FL



Urban & Regional Planners, Inc.
 1162 CAMP AVENUE - MT. DORA, FL 32757
 (352)385-1940 / FAX (352)385-4824
 PHS: 1940-1