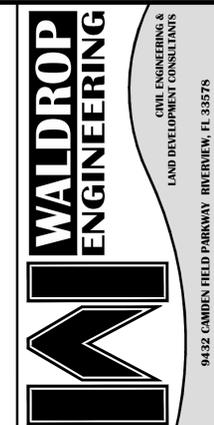


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PRELIMINARY DEVELOPMENT PLANS
ESPLANADE AT STARKEY RANCH-PHASE I
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 FIRE PROTECTION PLAN

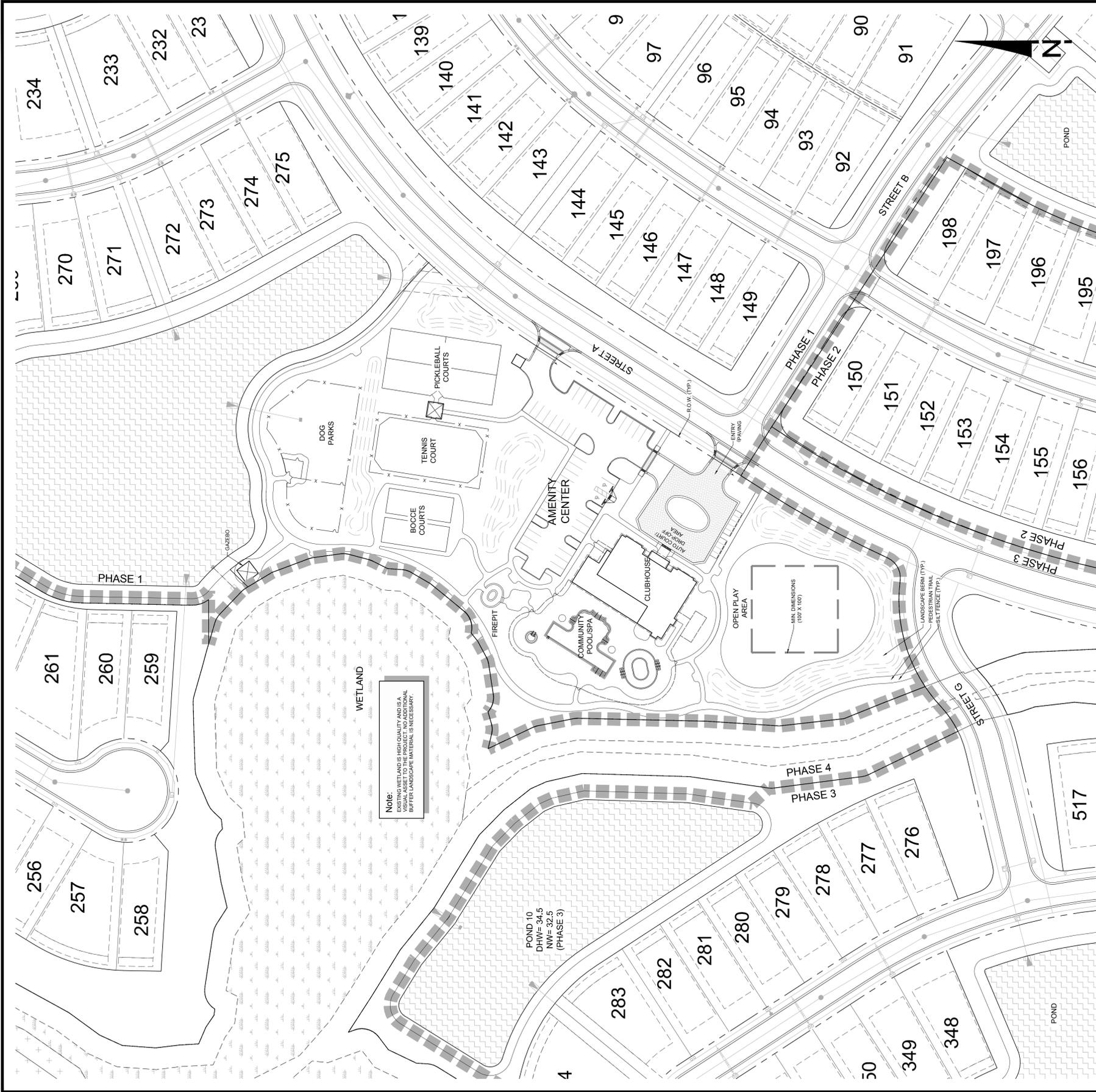
PLAN REVISIONS	REV#	DATE	DESCRIPTION

SCALE IN FEET
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FLORIDA CERTIFICATE OF AUTHORIZATION #6636

ERIC S. DUNNING, P.E.
 FL LICENSE NO. 67678
 SET NUMBER: 186-119-E01
 SHEET: 5

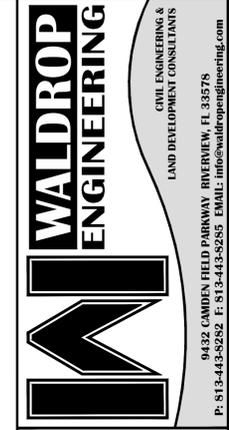
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Note:
 EXISTING WETLAND IS HIGH QUALITY AND IS A
 BUFFER LANDSCAPE MATERIAL IS NECESSARY.

POND 10
 DHW= 34.5
 NW= 32.5
 (PHASE 3)

GREENSPACE REQUIREMENTS AND STANDARDS	
SEE CALCULATIONS PER LDC SEC. 905.1-A-H NEIGHBORHOOD PARKS	
TOTAL NEIGHBORHOOD PARK AREA :	
TOTAL NEIGHBORHOOD PARK ACREAGE PROVIDED	5.36 ACRES
TOTAL NEIGHBORHOOD PARK ACREAGE REQUIRED (SEE SHEET 10 FOR CALCULATIONS)	5.17 ACRES
TOTAL AREA OF PERMITTED USES (DOES NOT INCLUDE AMENITY CLUBHOUSE)	
	5.17 ACRES
OPEN SPACE PLAY REQUIREMENTS :	
TOTAL OPEN PLAY AREA PROVIDED (GREATER THAN 1/2 ACRE)	97 ACRES PROVIDED (EXCEEDS 100' X 100' SPACE)



PRELIMINARY DEVELOPMENT PLANS
ESPLANADE AT STARKEY RANCH
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 GREENSPACE REQUIREMENT ENLARGEMENT PLAN

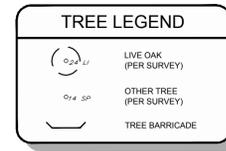
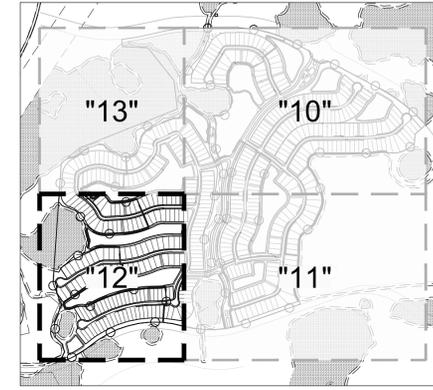
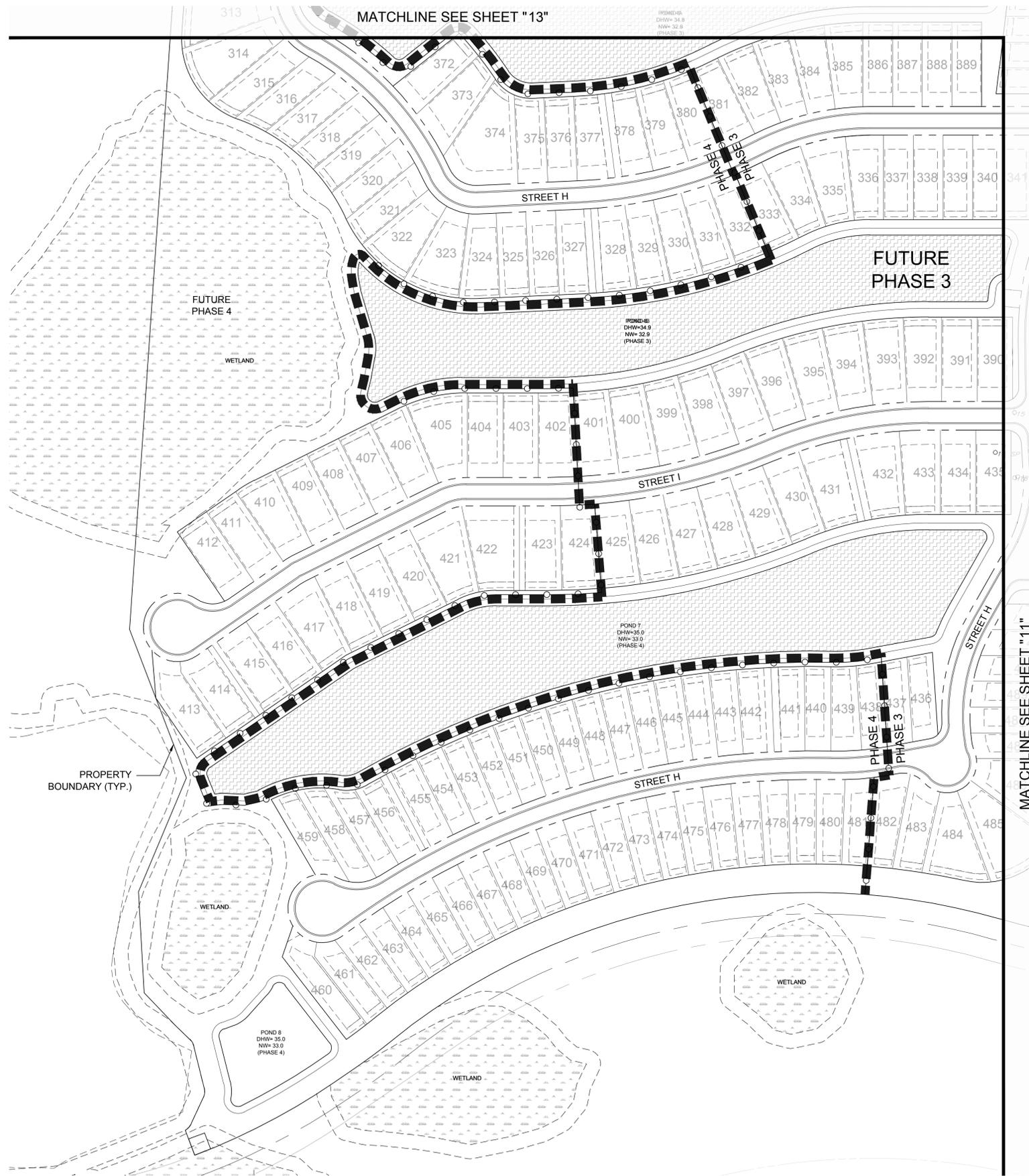
PLAN REVISIONS	REVISED	SUBMITTED	BY	DATE

SCALE IN FEET
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FLORIDA CERTIFICATE OF AUTHORIZATION #LC36000385

WILLIAM H. BOWERS, P.L.A.
 FL LICENSE NO. LA0666785
 SET NUMBER: 186-119-E01
 SHEET : 9

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CIVIL ENGINEERING &
LAND DEVELOPMENT CONSULTANTS
9432 CAMDEN FIELD PARKWAY BOYDVIEW, FL 33575
P: 813-443-5252 F: 813-443-5255 EMAIL: info@waldropengineering.com

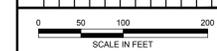
PRELIMINARY DEVELOPMENT PLANS

ESPLANADE AT STARKEY RANCH

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

EXISTING TREE ENLARGEMENT PLANS

PLAN REVISIONS	REV#	DATE	DESCRIPTION



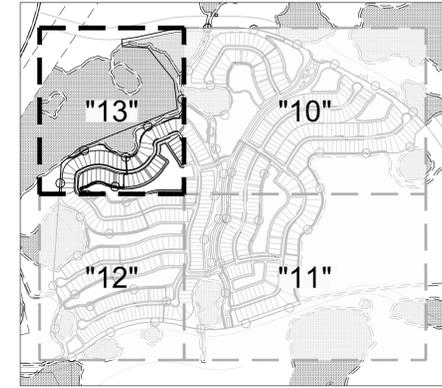
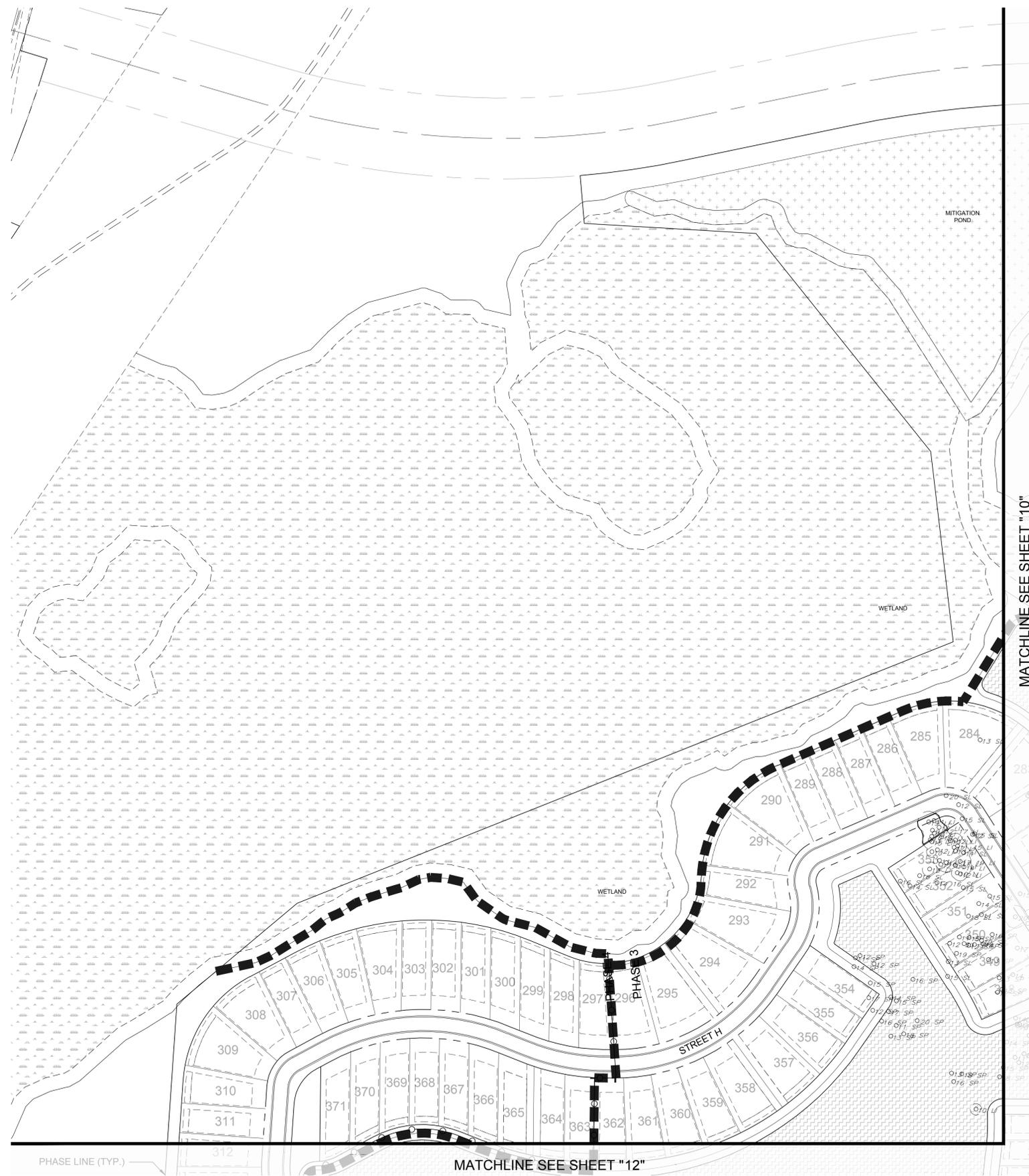
FLORIDA CERTIFICATE OF AUTHORIZATION #LC20000385

WILLIAM H. BOWERS, P.L.A.
FL LICENSE NO. LA6666785

SET NUMBER: 186-119-E01

SHEET: 12

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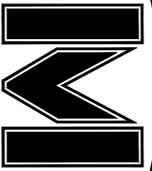
TREE LEGEND	
	LIVE OAK (PER SURVEY)
	OTHER TREE (PER SURVEY)
	TREE BARRICADE



MATCHLINE SEE SHEET "10"

MATCHLINE SEE SHEET "12"

WALDROP ENGINEERING



CIVIL ENGINEERING &
 LAND DEVELOPMENT CONSULTANTS
 9432 CAMDEN FIELD PARKWAY BOVERVIEW, FL 33576
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PRELIMINARY DEVELOPMENT PLANS
ESPLANADE AT STARKEY RANCH
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
 EXISTING TREE ENLARGEMENT PLANS

PLAN REVISIONS	REV#	DATE	DESCRIPTION

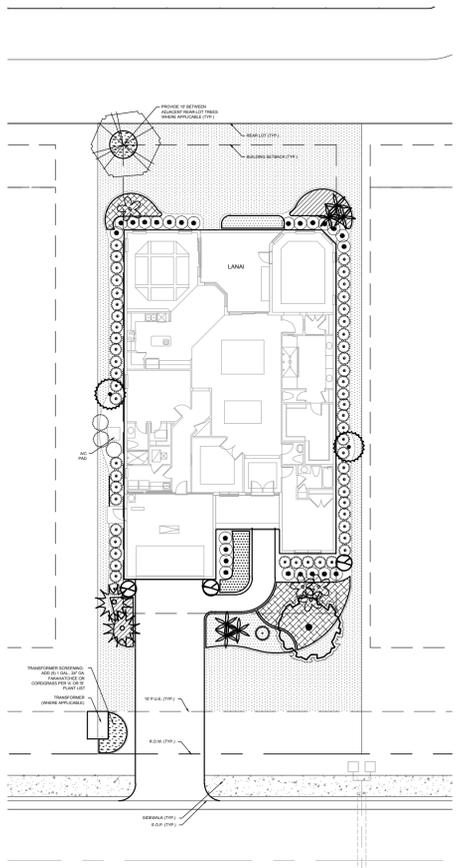
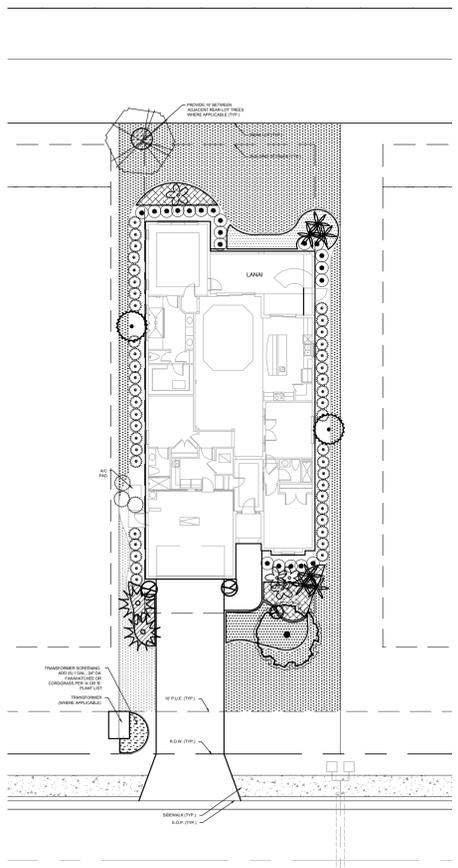
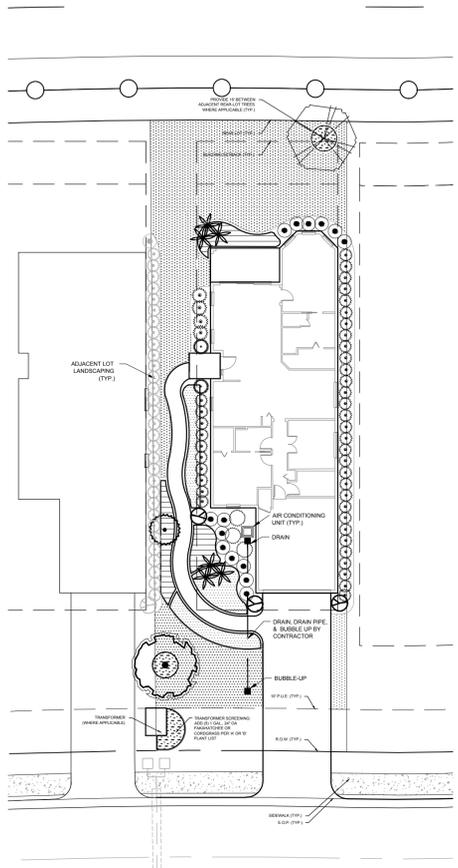


FLORIDA CERTIFICATE OF AUTHORIZATION #LC20000385

WILLIAM H. BOWERS, P.L.A.
 FL. LICENSE NO. LA666765

SET NUMBER: 186-119-E01

SHEET: 13



A PROPOSED 30' LOT TYPICAL LANDSCAPE PLAN
SCALE: 1"=20'

Provided Tree Replacement per Lot Type:

1 Shade Tree @ 4" Cal.	= 4" Replacement Inches
1 Shade Tree @ 2" Cal.	= 2" Replacement Inches
1 Accents @ 1" Cal.	= 1" Replacement Inches
30' Lot Type (4" + 2" + 1")	= 7" Replacement Inches
30' Lot Type (7" X 201 Lots)	= 1,407" Replacement Inches

B PROPOSED 40' LOT TYPICAL LANDSCAPE PLAN
SCALE: 1"=20'

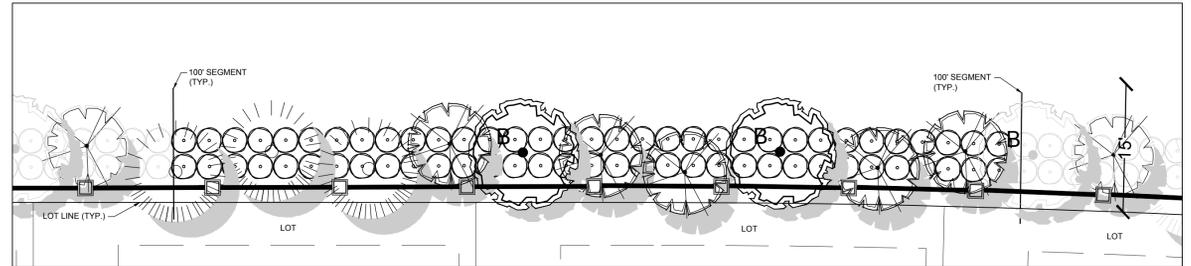
Provided Tree Replacement per Lot Type:

1 Shade Tree @ 4" Cal.	= 4" Replacement Inches
1 Shade Tree @ 2" Cal.	= 2" Replacement Inches
2 Accents @ 1" Cal.	= 2" Replacement Inches
2 Sabal Palms N/A	N/A
40' Lot Type (4" + 2" + 2")	= 8" Replacement Inches
40' Lot Type (8" X 224 Lots)	= 1,792" Replacement Inches

C PROPOSED 50' LOT TYPICAL LANDSCAPE PLAN
SCALE: 1"=20'

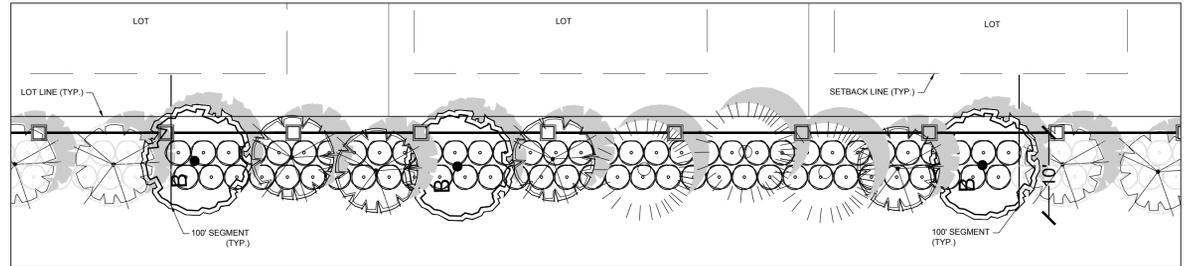
Provided Tree Replacement per Lot Type:

1 Shade Tree @ 4" Cal.	= 4" Replacement Inches
1 Shade Tree @ 2" Cal.	= 2" Replacement Inches
2 Accents @ 1" Cal.	= 2" Replacement Inches
2 Sabal Palms N/A	N/A
50' Lot Type (4" + 2" + 2")	= 8" Replacement Inches
50' Lot Type (8" X 92 Lots)	= 736" Replacement Inches



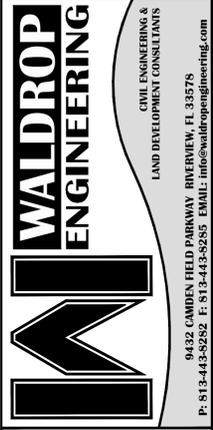
Type 'D' Buffer (100' or more R.O.W.) 100' Segment
SEE SHEET '14' FOR LOCATION

Code Required:	Provided:
Min. 15' Width Landscape Buffer 1 Tree / 30 L.F.	5,782 L.F. @ 7 Trees / 100 L.F. = 405 405 Trees @ 4" Cal. = 1,619" Replacement Inches
5 Shrubs per Tree and Groundcover	3 Palms and Shrubs



Type 'D' Buffer (0' - 99' R.O.W.) 100' Segment
SEE SHEET '14' FOR LOCATION

Code Required:	Provided:
Min. 10' Width Landscape Buffer 1 Tree / 30 L.F.	6,934 L.F. @ 5 Trees / 100 L.F. = 347 347 Trees @ 3" Cal. = 1,040" Replacement Inches
5 Shrubs per Tree and Groundcover	3 Palms and Shrubs



PRELIMINARY DEVELOPMENT PLANS
ESPLANADE AT STARKEY RANCH
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
LANDSCAPE ENLARGEMENT PLANS

PLAN REVISIONS

REV#	DATE	DESCRIPTION

SCALE AS SHOWN

FLORIDA CERTIFICATE OF AUTHORIZATION #LC20000385

WILLIAM H. BOWERS, P.L.A.
FL LICENSE NO. LA0666783

SET NUMBER: 186-119-E01

SHEET: 15

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