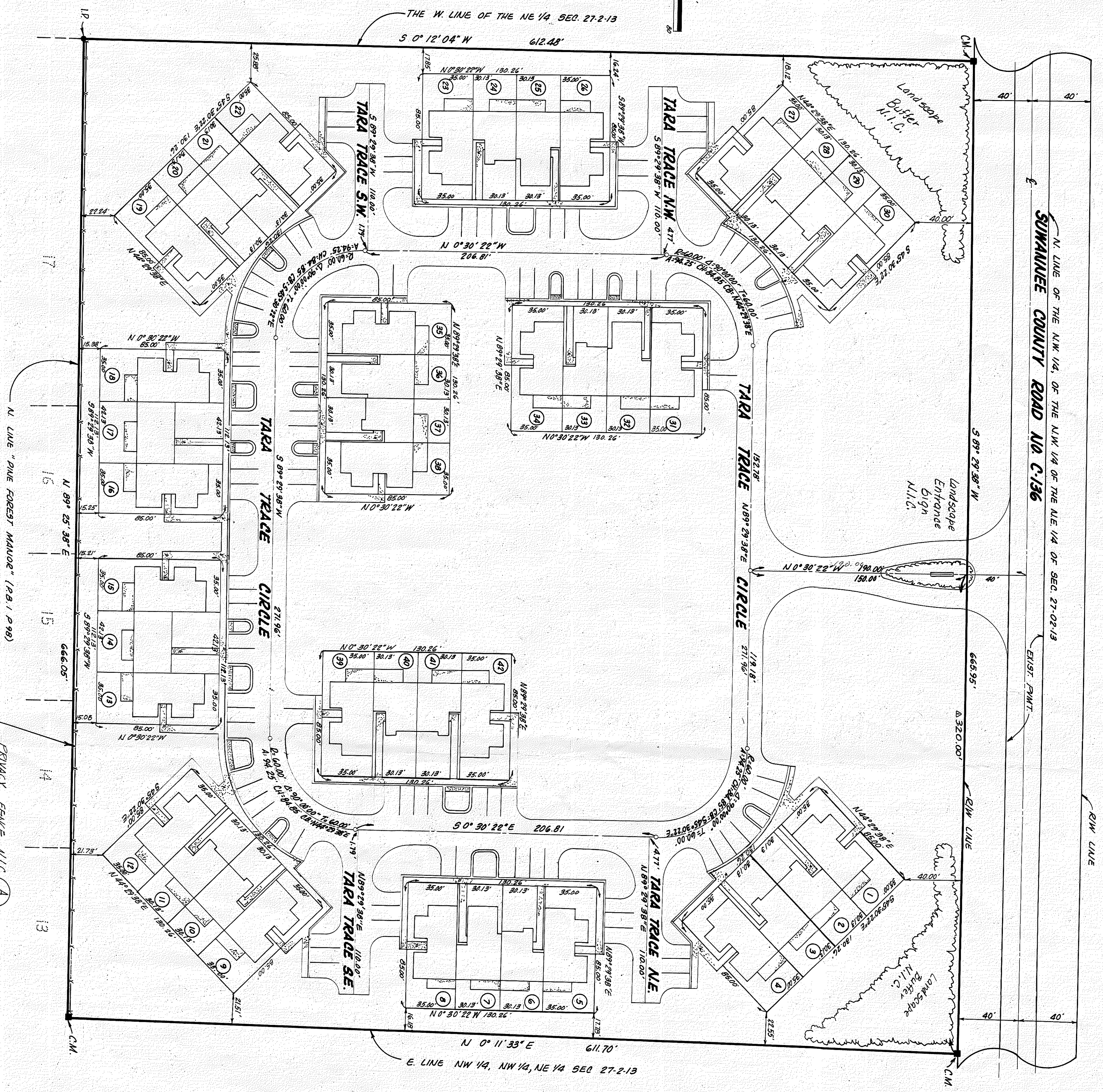
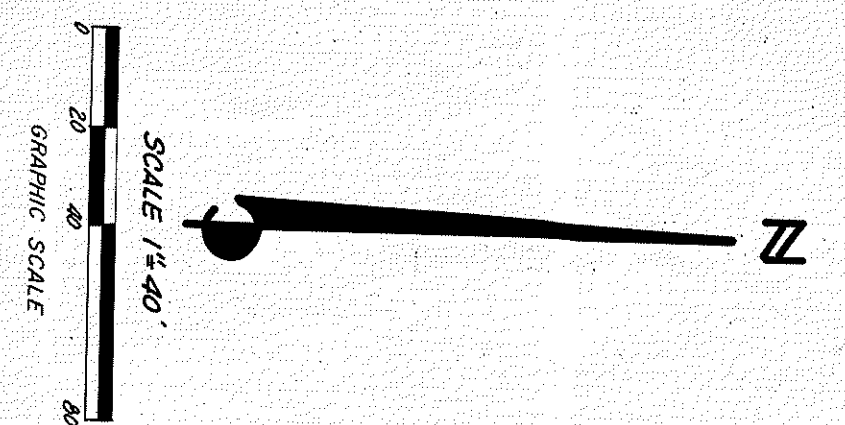


N. LINE OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SEC. 27-02-13
SUNMANEE COUNTY ROAD NO. C-136

SECTION 27, TOWNSHIP 2 SOUTH, RANGE 13 EAST
 LIVE OAK, SUMMANEE COUNTY, FLORIDA
 SHEET 4 OF 7

PLAT BOOK PAGE 346

TARA TRACE



**SUMMARY OF PROPOSED BUILDINGS
 & FINISHED FLOOR ELEVATIONS**

LOT NO.	BUILDING MODEL NO.	BEQ. ROOMS (F1)	FIN. RA. (F1)	LOT NO.	BUILDING MODEL NO.	BEQ. ROOMS (F1)	FIN. RA. (F1)
1	5130-10	2	104.4	22	5130-10 (R)	2	102.4
2	5160-10	2	104.4	23	5130-10	2	102.4
3	5160-10 (R)	2	104.4	24	5160-10	2	102.4
4	5130-10 (R)	2	103.4	25	5190-10 (R)	3	102.4
5	5130-10	2	103.4	26	5130-10 (R)	2	102.4
6	5160-10	2	103.4	27	5130-10	2	102.4
7	5190-10 (R)	3	103.4	28	5160-10 (R)	2	102.4
8	5130-10 (R)	2	103.4	29	5130-10 (R)	2	102.4
9	5130-10	2	102.8	30	5130-10 (R)	2	101.8
10	5160-10 (R)	2	102.8	31	5190-10	2	101.8
11	5160-10 (R)	2	102.8	32	5190-10	2	101.8
12	5130-10 (R)	2	101.0	33	5160-10 (R)	2	102.8
13	5130-10	2	101.0	34	5130-10 (R)	2	102.8
14	5160-10 (R)	2	101.0	35	5190-10	2	101.8
15	5160-10 (R)	2	101.0	36	5130-10 (R)	2	101.8
16	5130-10	2	101.3	37	5130-10 (R)	2	101.8
17	5130-10 (R)	2	101.3	38	5130-10	2	100.8
18	5130-10 (R)	2	101.3	39	5130-10	2	100.8
19	5130-10	2	102.4	40	5160-10	2	100.8
20	5130-10	2	102.4	41	5160-10 (R)	2	100.8
21	5160-10 (R)	2	102.4	42	5130-10 (R)	2	100.8

NOTE: 1. BUILDING MODEL NUMBERS ARE TAKEN FROM PLANS PROVIDED BY MANHILL HOMES CORPORATION. 2. (R) DESIGNATES MODEL LAYOUT REVERSED. 3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM (SEE SHEET 2)

OBJECTIVE

PURPOSE: THE PURPOSE OF THE PROPOSED PLANNED RESIDENTIAL DEVELOPMENT IS TO PROVIDE A MORE DESIRABLE ENVIRONMENT FOR ITS MEMBER-OWNERS AND TO PROVIDE A MORE EFFICIENT LAND USE THAN THROUGH STREET APPLICABLES OF OTHER SECTIONS OF THE CITY OF LIVE OAK ZONING ORDINANCE. CHARACTER: THE PROPOSED PLANNED RESIDENTIAL DEVELOPMENT SHALL BE PLANNED AND DEVELOPED UNDER UNIFIED CONTROL IN HARMONY WITH SURROUNDING NEIGHBORHOOD. SUFFICIENT SEPARATION AND OPEN SPACE SHALL BE INCLUDED TO AVOID A DEPENDANCE ON SURROUNDING OPEN AREAS AND FACILITIES.

SUMMARY OF LAND USE

GROSS AREA	9.36 AC.
CANAL/DRAIN AREA	4.45 AC.
GREENS DENSITY	4.75 UNITS/AC.
NET RESIDENTIAL ACREAGE	2.93 AC.
FLOOR AREA PER LOT	40% - 45%
MAX. BLDG. COVERAGE FOR ENTIRE SITE	14%
MAX. BLDG. HEIGHT	35'
ASPHALT PAVEMENT PARKING SPACES	111

198 AC

936 AC TOTAL

This is Sheet 4 of 25. Taken from proposed construction drawings submitted to the City of Live Oak.

TARA TRACE LAYOUT MASTER

BC MCPAY AND ASSOCIATES