

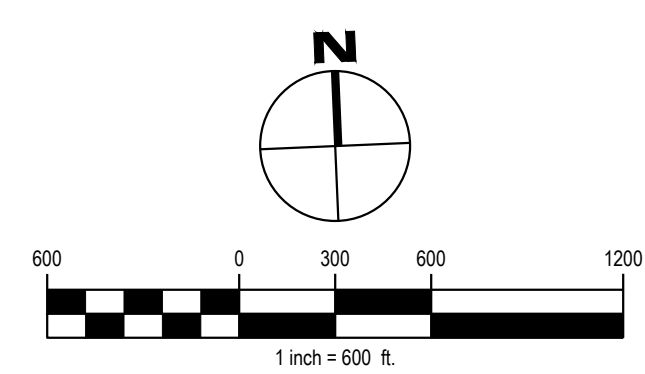
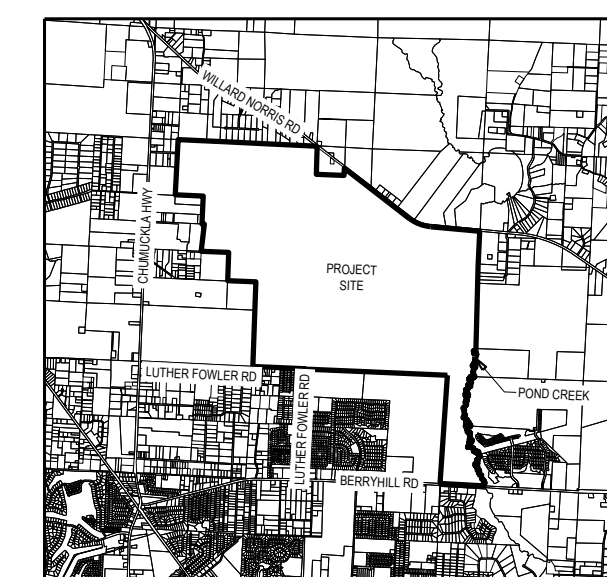
**OWNER**  
JUBILEE DEVELOPMENT GROUP LLC  
CONTACT: RON REESER  
ronr@jdggroup.com  
404-255-8800

**PROJECT INFORMATION**

ADDRESS	LUTHER FOWLER DRIVE
PARCEL NUMBER	152N290000100000 162N290000100000 172N290000100000 172N290000102000 202N290000100000 212N290000100000 212N290000101000 212N290000102000 222N290000100000 222N290000102000 232N290000100000 262N290000100000 272N290000100000
ACREAGE	+/- 2718 AC
EXISTING ZONING	AG-RR
PROPOSED ZONING	TOWN CENTER CORE (TC-1)
EXISTING USE	VACANT
PROPOSED USE	MIXED-USE COMMUNITY
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME. <b>A SEPARATE PERMIT WILL BE FILED FOR SIGNS</b>
SURVEY INFO	BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY MERRILL PARKER SHAW, INC. FOR SIGHLTEN WARD TURNER & WELLS, LLP DATED 01/12/21. TOPOGRAPHIC INFORMATION FROM SURVEY.
LIGHTING	THIS PROJECT WILL MEET ALL SANTA ROSA COUNTY, FLORIDA ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY-SHIELDED IN ACCORDANCE WITH SANTA ROSA COUNTY, FLORIDA STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
STORMWATER	STORMWATER MANAGEMENT WILL BE IN ACCORDANCE WITH SANTA ROSA COUNTY, FLORIDA ORDINANCES AND REGULATIONS.
PHASING	THIS DEVELOPMENT WILL BE CONSTRUCTED IN MULTIPLE PHASES AS MARKET CONDITIONS DICTATE.
<b>UTILITY DATA</b>	
WATER SUPPLY	PAGE AND CHUMICOLA
SEWERAGE DISPOSAL	PAGE
SOLID WASTE	WASTE PRO (SANTA ROSA COUNTY WASTE SERVICE SUPPLIER)
PROPOSED UTILITIES	ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS.

**LAND USE KEY MAP**

- COMMERCIAL, +/- 54 AC
- MEDICAL / INSTITUTIONAL, +/- 122 AC
- CIVIC, +/- 6 AC
- MIXED-USE, +/- 127.5 AC
- APARTMENTS
- TOWNHOMES
- DETACHED RESIDENTIAL
- PARKLAND
- GREENSPACE
- WETLANDS
- WATER
- GOPHER TORTOISE PRESERVE



SEALS:

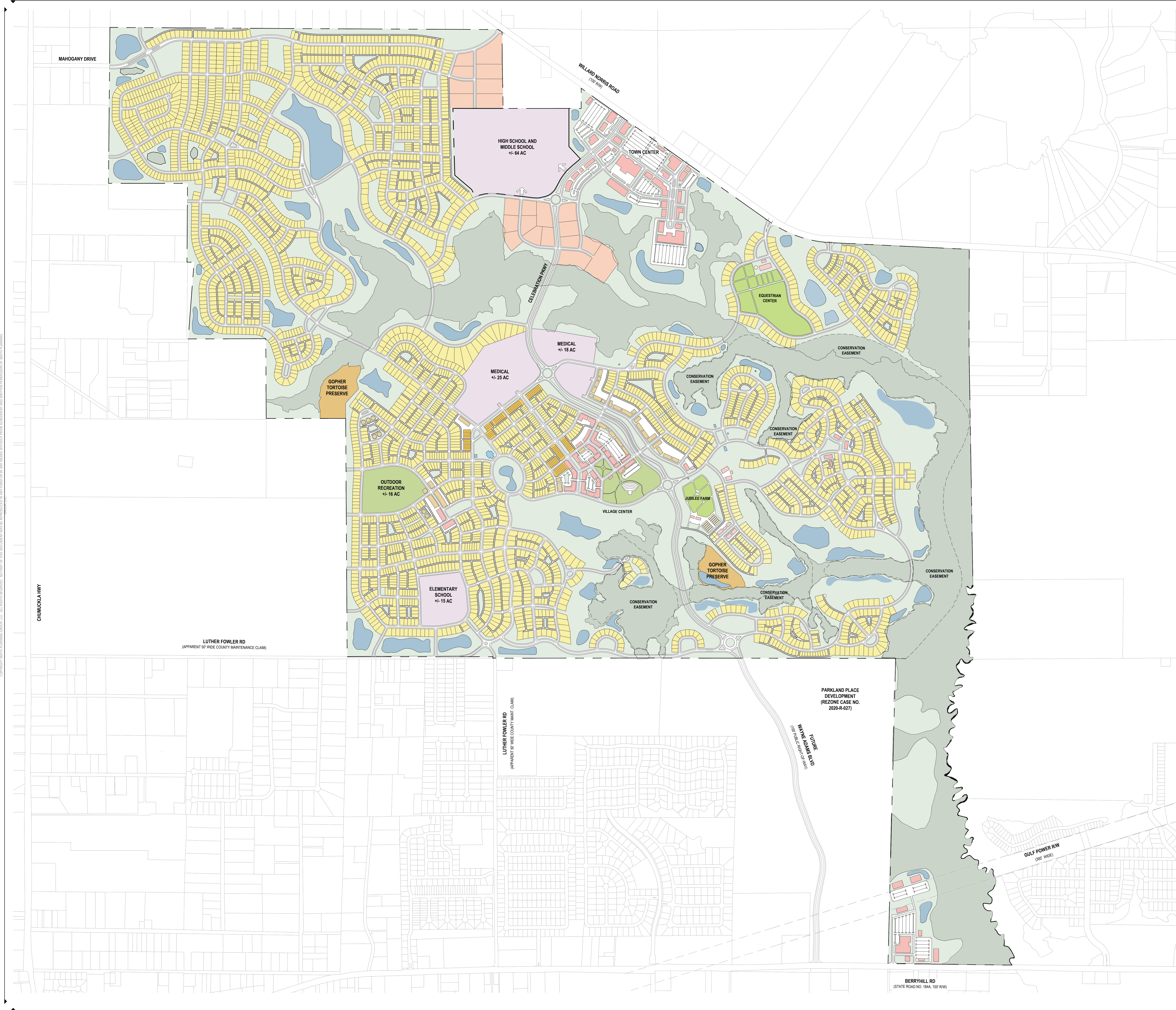
SHEET TITLE:

CONCEPT PLAN

SHEET ISSUE: 07/15/22 PROJECT NO. 20-290

SHEET NO.

RZ-20



COPYRIGHT SMITH PLANNING GROUP, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR AGREEMENT AND WRITTEN PERMISSION OF SMITH PLANNING GROUP.