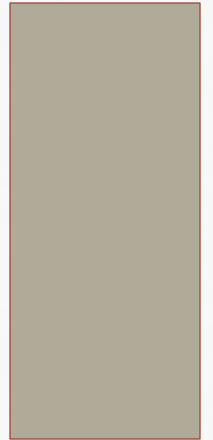


THE HOMESTEAD RESORT

EXCEPTION TO STANDARD SPECIFICATIONS

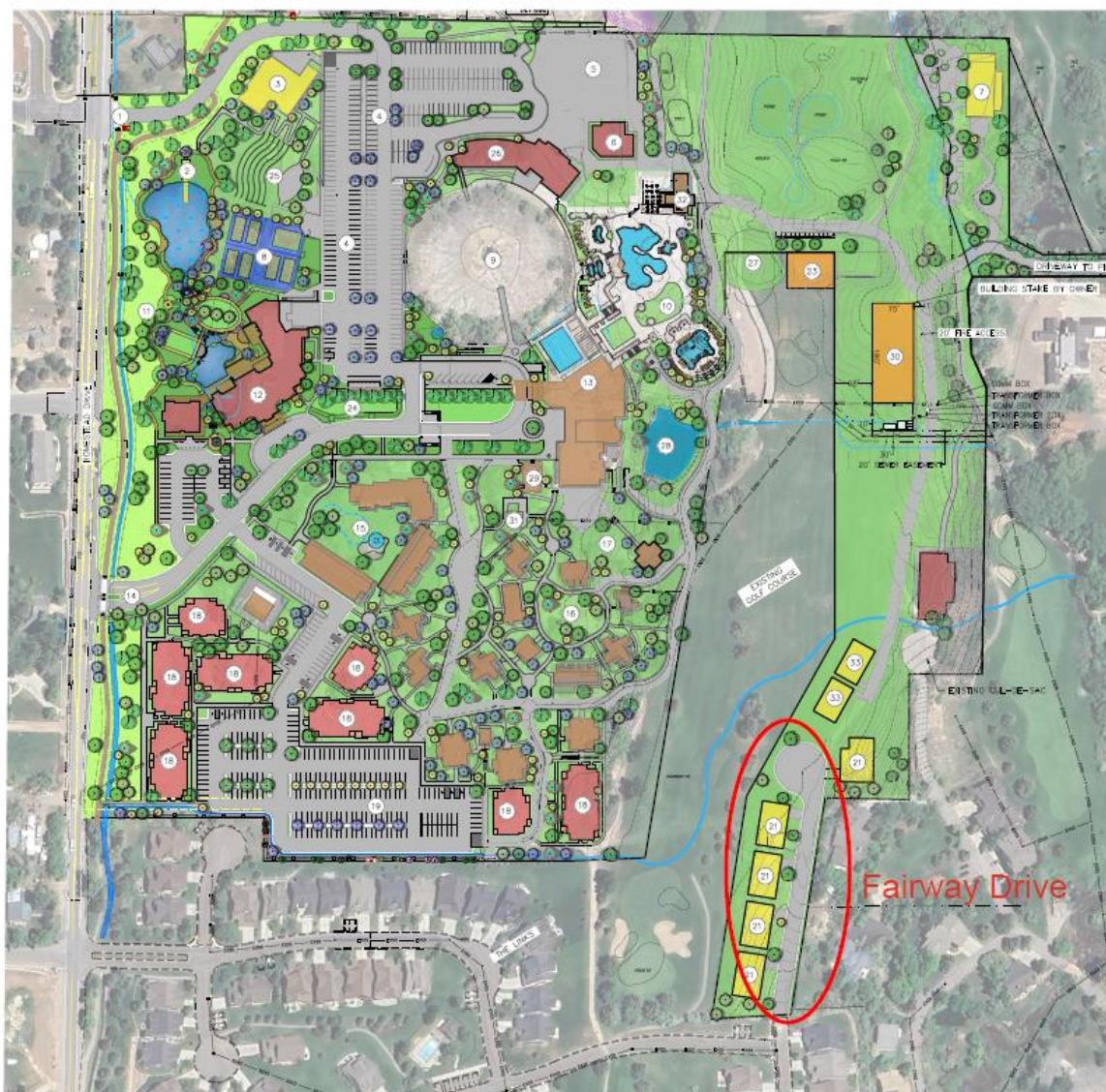


APPLICANT'S PETITION

- The neighbor, Lou Rodan, has landscaping on The Homestead side of the property line. The Homestead would like to accommodate the neighbor by preserving the existing trees and landscaping. This application is to reduce the road width from 26 feet to 20 feet and to increase the area next to the neighbor from 6 feet to 12 feet. This will help preserve the existing trees and landscaping and provide a larger buffer.

SITE PLAN LEGEND

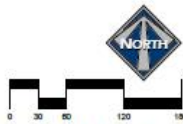
- 1 SECONDARY ACCESS TO PARKING, GOLF, SPA, AND SPA/ACTIVITY CENTER
- 2 BOAT HOUSE WITH OVER-WATER DECK
- 3 FUTURE BUILDING (USE TO BE DETERMINED)
- 4 MAIN PARKING AREA
- 5 TRIO
- 6 GOLF CLUBHOUSE AND SPA ARRIVAL
- 7 AQUA THERAPY SPA
- 8 OUTDOOR PICKLEBALL COURTS
- 9 CRATER WITH IMPROVED VIEW/AVENUE AREA AT THE TOP
- 10 POOL AVENUE AREA WITH UPPER ADULT POOL AREA WITH INDOOR/OUTDOOR POOL, SPAS, INFINITY EDGE POOL, CANALS, AND A LOWER FAMILY POOL AREA WITH ZERO-ENTRY POOL, WATERFALLS, TIDDLER AREA WITH VIEWS OF MAIN POOL AREA, BLUE PINE HTS., CANALS, GUEST SERVICES, ACCESS BELOW FITNESS
- 11 PASTURE AND ORCHARD AREA ALONG HOMESTEAD DRIVE
- 12 WEDDING BARN WITH ACCESS TO NEW POND AREA, NEW 2024 BUILDING LAYOUT
- 13 NEW CENTER HOUSE WITH PORTE COCHERE ARRIVAL
- 14 MAIN ARRIVAL DRIVE RELOCATED TO THE SOUTH TO CREATE MORE MEANDERING APPROACH AND IMPROVE INTERSECTION SPACING
- 15 FAMILY REUNION UNITS WITH OPEN LAWN, NATURAL THEMED SPLASH PAD, PLAYGROUND AREA AND FIRE PITS
- 16 GARDEN VIEW UNITS WITH MULTIPLE GARDENS WITH PATHWAYS, WATER FEATURES AND SEATING
- 17 BALLROOM FUNCTION LAWN AND WEDDING PAVILION
- 18 THE RETREAT--B&B CONDO UNITS (NEW IN 2024 PLAN)
- 19 GUEST PARKING AREA
- 20 GOLF LEARNING CENTER (BUILDING REMOVED FROM MASTER PLAN, USE INCLUDED IN GOLF CLUBHOUSE)
- 21 THE VILLAS (5)
- 22 HORSE STABLE AND BARN (REMOVED FROM MASTER PLAN)
- 23 GOLF WARM-UP CAGE
- 24 FUNCTION LAWN WITH ROSE ARBOR STRUCTURE TO PROVIDE SHELTER AND SEPARATION BETWEEN LAWN AND ADJACENT PARKING / FUTURE PARKING EXPANSION IF NEEDED
- 25 AMPHITHEATER AND STAGE AREA
- 26 NEW ACTIVITY CENTER
- 27 RELOCATED PUTTING GREEN
- 28 ENHANCED POND WITH TERRACES, WATER FALLS AND BON FIRE LOCATION
- 29 VIRGINIA HOUSE UPGRADES FOR GUEST CHECK-IN
- 30 GOLF MAINTENANCE BUILDING AND CART BARN (NEW LOCATION)
- 31 MILK HOUSE
- 32 POOL AND GOLF GRILL
- 33 GOLF COTTAGES, ADDED BY CART PATH FOR HOMESTEAD MASTER PLAN AGREEMENT (2)



- LEGEND**
- ±25% UNBUILDABLE SLOPES
 - EXISTING BUILDINGS (±80,000)
 - APPROVED 2021 MASTER PLAN BUILDING THAT HAVE NOT BEEN CONSTRUCTED (±43,000 SF)
 - APPROVED 2021 MASTER PLAN BUILDINGS BUT WITH A REVISED BUILDING LAYOUT OR NEW LOCATION (±80,000 SF)
 - PROPOSED NEW CONDO BUILDINGS IN 2024 AVENUE PLAN (±83,000 SF)
 - GRASS PAVED FIRE LANE
 - ASPHALT TRAIL, PARKING OR ROADS
 - FLAGSTONE PAVED
 - CRUSHED STONE
 - SCREENING FENCE IMPROVEMENTS

PATHWAY NOTE

- SEE SHEET 7 FOR ASPHALT TRAIL AND CONCRETE SIDEWALK CONSTRUCTION DETAILS
- SEE LANDSCAPE ARCHITECT PLANS FOR PAVED AND CRUSHED STONE WALKWAYS

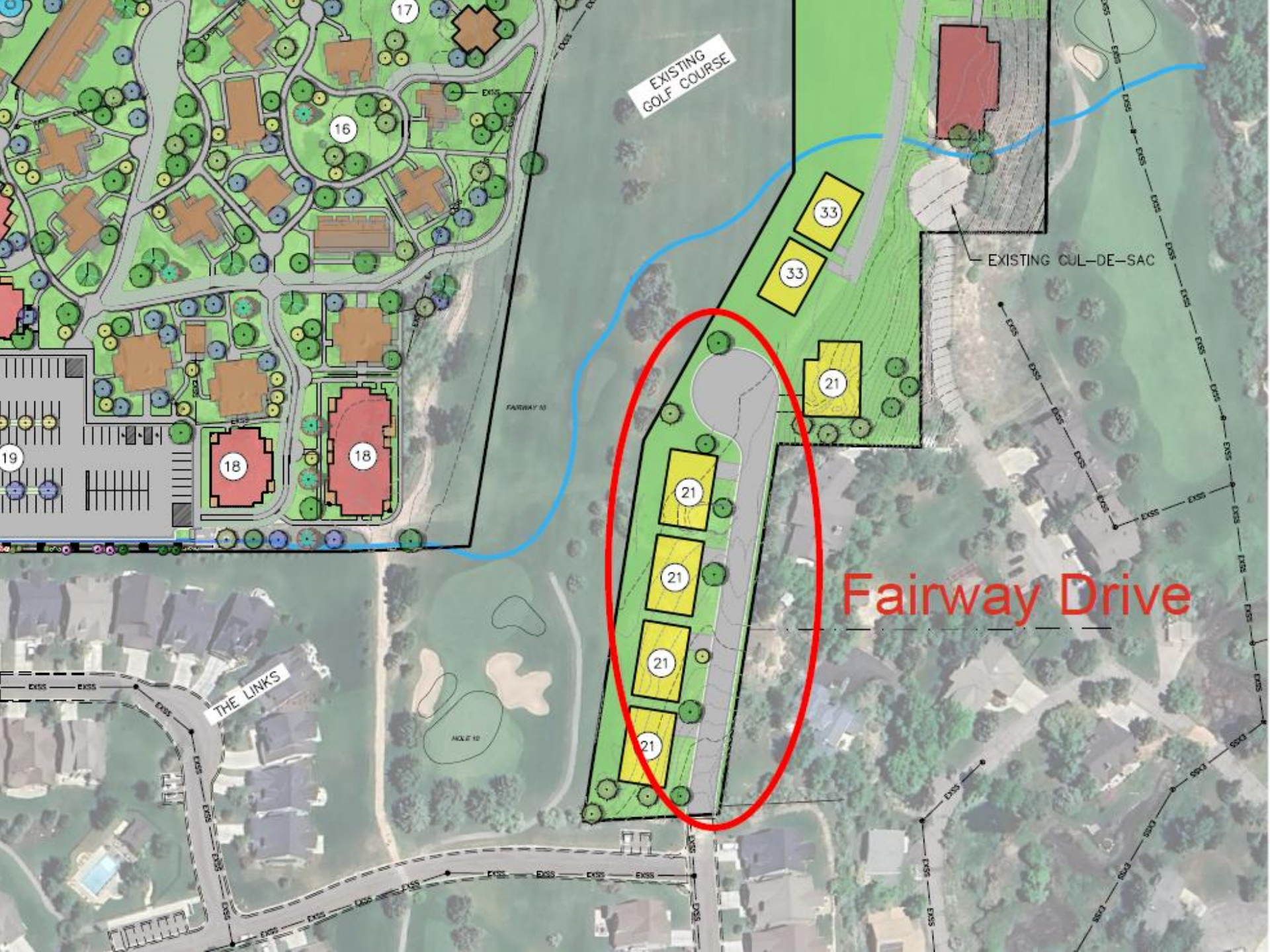


THE HOMESTEAD GROUP LLC
HOMESTEAD
2025 SITE PLAN ALTERNATE
(REVISED MAINTENANCE BUILDING)



THIS DOCUMENT IS INCOMPLETE
AND IS NOT TO BE USED FOR
CONSTRUCTION. IT IS NOT
TO BE USED FOR CONSTRUCTION
OR FOR ANY PURPOSE.
DATE: 11/14/2024
BY: [Signature]

DESIGN BY: PDB DATE: 11/14/2024 SHEET
DRAWN BY: DBJ REV: 1a



EXISTING GOLF COURSE

EXISTING CUL-DE-SAC

Fairway Drive

THE LINKS

FAIRWAY 10

HOLE 10













STAFF'S FINDINGS

- The minimum fire code width is 20'.
- The diameter of the cul-de-sac will not change (90') and will comply with city and fire code minimums.
- The street is private and a cul-de-sac.
- The access easement with The Links and the approved master plan limit five dwellings to the cul-de-sac.
- The limited access will ensure a minimal number of trips per day on the cul-de-sac.
- No parking will need to be marked and enforced to maintain fire access if the road width is narrowed to 20'.
- Reducing road width will allow the mature landscaping to remain, which helps protect the existing structures from errant golf balls.