LAND USE TABLE			
LAND USE	ACRES	DWELLING UNITS	DENSITY
RESIDENTIAL	17.00	105	
RECREATIONAL	1.64	1.55 Ac. REQUIRED	
BUFFERS (NATURAL PRESERVE AREA)	3.42	3.4 Ac. (7%) REQUIRED	
WETLANDS	1.92		
OPEN SPACE	14.62		
DRAINAGE & R/W	10.00		
TOTAL AREA	±48.6	105	APPROX. 2.16 UNITS/ACRE

CURVE TABLE	
CURVE #	RADIUS
C1	400
C2	100
C3	624

SITE DATA

OWNER/APPLICANT:
HWY 98 N PROJECT LLC.
4912 TURNBURY WOOD DRIVE
TAMPA, FL 33647-2056

PARCEL KEY NO. 394647

AREA: ± 48.6 AC.

SECTION/TOWNSHIP/RANGE: SECTION 10 23S, 21E

ZONING: PDP - SF

PROPOSED NO. OF LOTS: 105

PERIMETER BUILDING SETBACKS:
WEST - 75'
NORTH - 25'
EAST - 50'
SOUTH - 25'

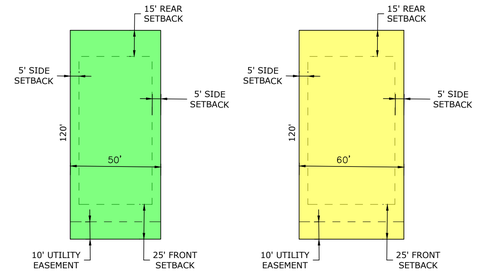
INTERNAL BUILDING SETBACKS:
FRONT - 25'
SIDE - 5'
REAR - 15'

BUFFERS: ALL REQUIRED BUFFERS SHALL BE SEPARATE TRACTS, OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, WITH NATURLA VEGETATION PRESERVED AND ENHANCED TO 80% OPACITY WITHIN 3 YEARS OF PLANTING. WHERE SITE GRADING REQUIRES THE REMOVAL OF NATURAL VEGETATION, A VEGETATIVE BUFFER WILL BE LANDSCAPED WITHIN THE BUFFER TRACT CONSISTING OF VEGETATION AND OPACITY CONSISTENT WITH COUNTY STANDARDS.

FLOODPLAIN:
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL **12053C0239D**, EFFECTIVE DATE OF FEBRUARY 2, 2012. ACCORDING TO THE FIRM PANEL, MUCH OF THE EASTERN HALF OF THE PROPERTY IS WITHIN THE 100 YEAR FLOODPLAIN. THE WESTERN HALF OF THE PARCEL AND A "HILL" IN THE EASTERN HALF ARE IN ZONE X (AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN).

WETLANDS: WETLANDS ARE PRESENT, AS SHOWN BELOW.

FIRE PROTECTION: FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 250' CURB LINE DISTANCE INTERVALS, WHICH IS CONSISTENT WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM AT A MINIMUM OF 20 PSI FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES, AS REQUIRED BY HERNANDO COUNTY.



50' LOT 60' LOT

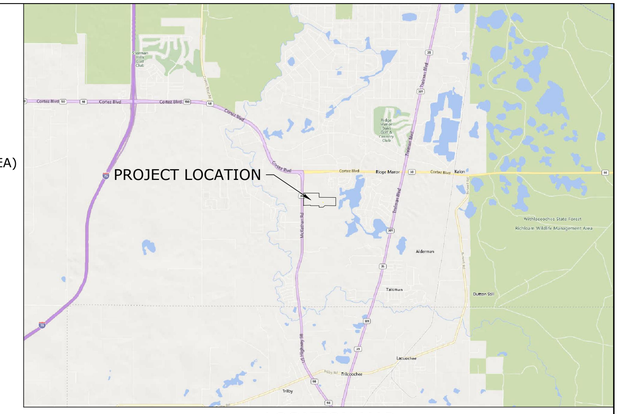
TYPICAL LOT DETAILS
NTS

TOTAL LOTS = 105

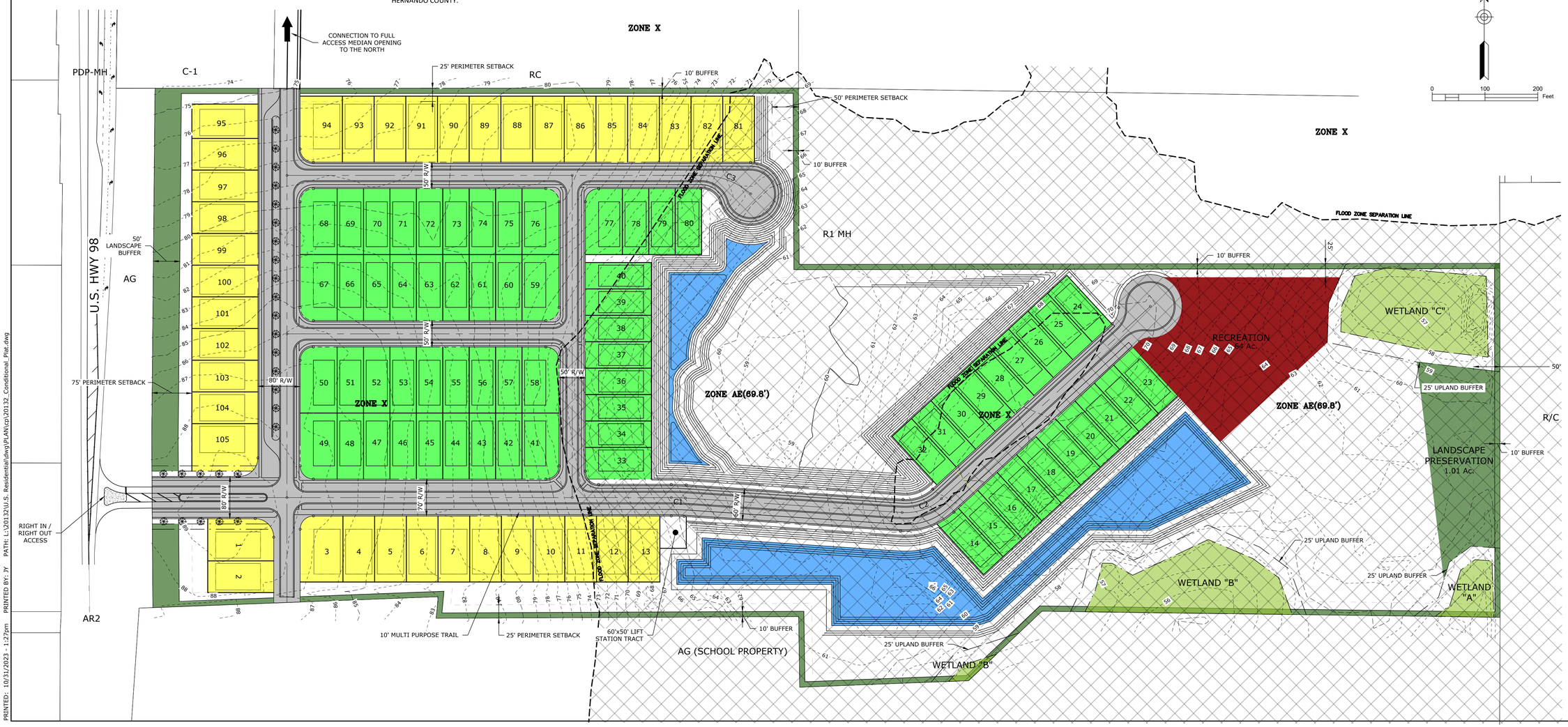
67 - 50' x 120'
38 - 60' x 120'

GENERAL NOTES:
1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENT WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH THE FINAL ENGINEERING DESIGN.

LEGEND
- DRAINAGE
- RIGHT-OF-WAY
- BUFFERS (NATURAL PRESERVE AREA)
- WETLANDS
- FLOOD ZONE
- RECREATION
- STREET TREES



LOCATION MAP
N.T.S.



CONDITIONAL PLAT

U.S. 98 RESIDENTIAL

BRIAN M MALMBERG LICENSE No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Engineering
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DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION
10/31/2023	JY	1	REVISED PER COUNTY COMMENTS

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
1 of 3

JOB No.: 20132

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