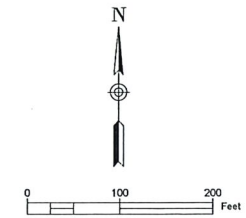


LAND USE TABLE			
LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY	17.79	139	
RECREATIONAL	1.89	(1.89 ACRES REQUIRED)	
BUFFERS/PRESERVED VEGETATION	2.81	(7% OR 2.21 ACRES REQUIRED)	
DRAINAGE, ROADS, OPEN SPACE	9.10		
TOTAL AREA	+/-31.59	139	APPROX. 4.4 UNITS/ACRE

CURVE TABLE	
CURVE No.	RADIUS
C1	100'
C2	140'
C3	100'
C4	50'
C5	100'
C6	100'
C7	50'

LEGEND

- DRAINAGE AREA
- PARK SITE
- BUFFER / OPEN SPACE
- PROPOSED R/W



SITE DATA
 OWNER/APPLICANT: D.R. Horton, Inc., West Florida Division
 12602 Telecom Drive
 Tampa, FL 33637

PARCEL KEY NOS. 0130708, 0130717, 347146, 893723, 1100793 AND 1342434

SECTION/TOWNSHIP/RANGE: 34/ 22 SOUTH/ 18 EAST

CURRENT ZONING: PDP (SF)

AREA = +/- 31.59 ACRES

PROPOSED MAXIMUM NO. OF LOTS: 139

BUILDING SETBACKS:
 FRONT 25'
 SIDE 5' (DEVIATION FROM 10')
 REAR 15' (DEVIATION FROM 20')

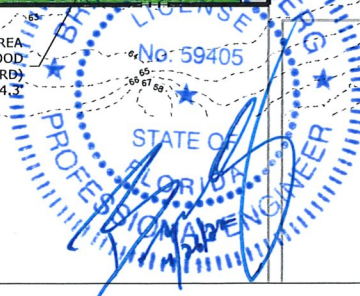
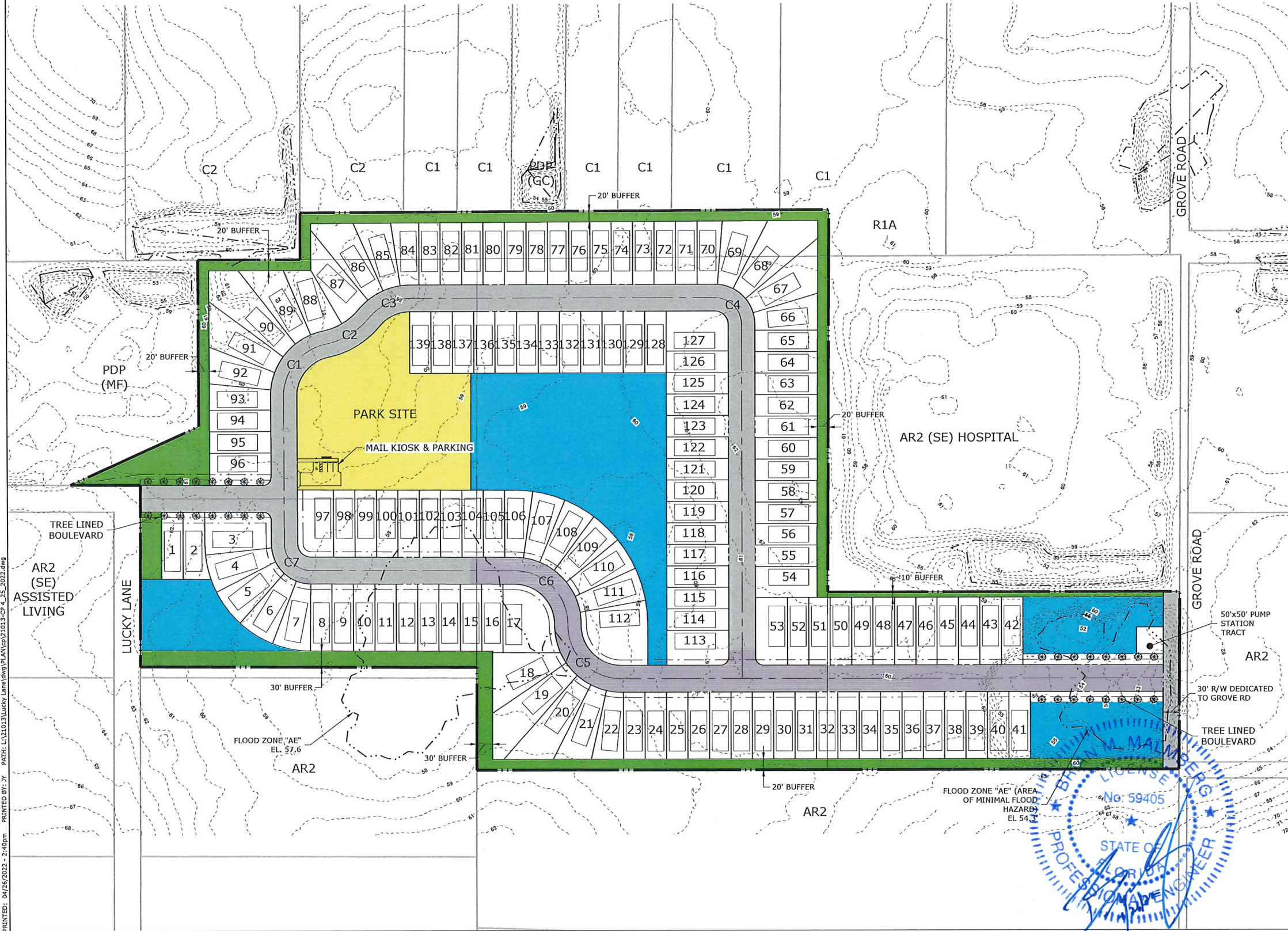
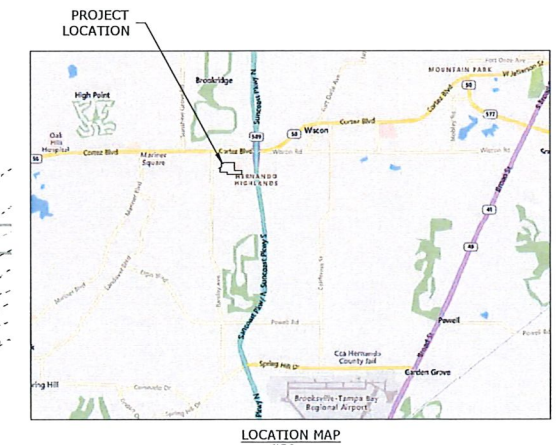
BUFFERS:
 THE BUFFER TRACTS INDICATED ON THIS PLAN WILL CONSIST OF NATURAL VEGETATION WHERE POSSIBLE, ENHANCED TO 80% OPACITY WHERE NEEDED. WHERE SITE GRADING REQUIRES THE REMOVAL OF NATURAL VEGETATION, A VEGETATIVE BUFFER WILL LANDSCAPED WITHIN THE BUFFER TRACT CONSISTING OF VEGETATION AND OPACITY CONSISTENT WITH COUNTY STANDARDS.

FLOOD PLAIN:
 THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C 0188D EFFECTIVE DATE FEB. 02, 2012. ACCORDING TO THE FIRM, MOST OF THE LUCKY LANE PROPERTY IS LOCATED WITHIN FLOOD ZONE X. SEVERAL SMALL AREAS OF ZONE AE ARE ALSO LOCATED ON THE PROPERTY.

NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.
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 FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES AS REQUIRED BY HERNANDO COUNTY.

HOMEOWNER'S ASSOCIATION DOCUMENTS WILL BE IN PLACE TO RESTRICT THE CONSTRUCTION OF PERMANENT WALLS THAT PRECLUDE ACCESS TO THE SIDE YARDS. FENCING WILL BE ALLOWED TO THE MID-POINT OF THE SIDE YARD OF THE HOME IF CONSTRUCTED WITH A MINIMUM 36-INCH GATE IN WHICH TO ACCESS THE REAR YARD.

- GENERAL NOTES**
- 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 EASEMENTS 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.
 - DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.
 - LUCKY LANE IS PROPOSED TO BE BROUGHT UP TO A MODIFIED MAJOR LOCAL ROADWAY FROM PROJECT ENTRANCE TO BARCLAY AVE IN ACCORDANCE TO APPROVED ADMINISTRATIVE DESIGN VARIANCE.
 - GROVE ROAD IS PROPOSED TO BE BROUGHT UP TO A MAJOR LOCAL ROADWAY ALONG PROJECT FRONTAGE.



CONDITIONAL PLAT
LUCKY LANE RESIDENTIAL

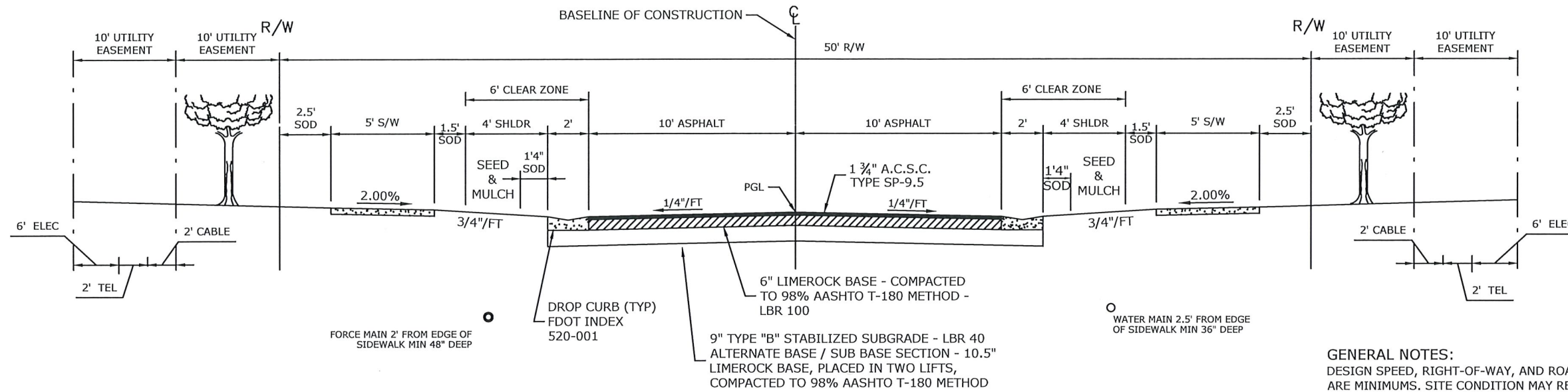
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 EB-0001742

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DATE	REV. BY	REV. NO.	REVISION

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LOCAL ROAD - CLOSED DRAINAGE
 DESIGN SPEED = 30 MPH*
 HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-05)



TYPICAL SECTION – TREE LINED ENTRANCE FROM
LUCKY LANE
 NOT TO SCALE

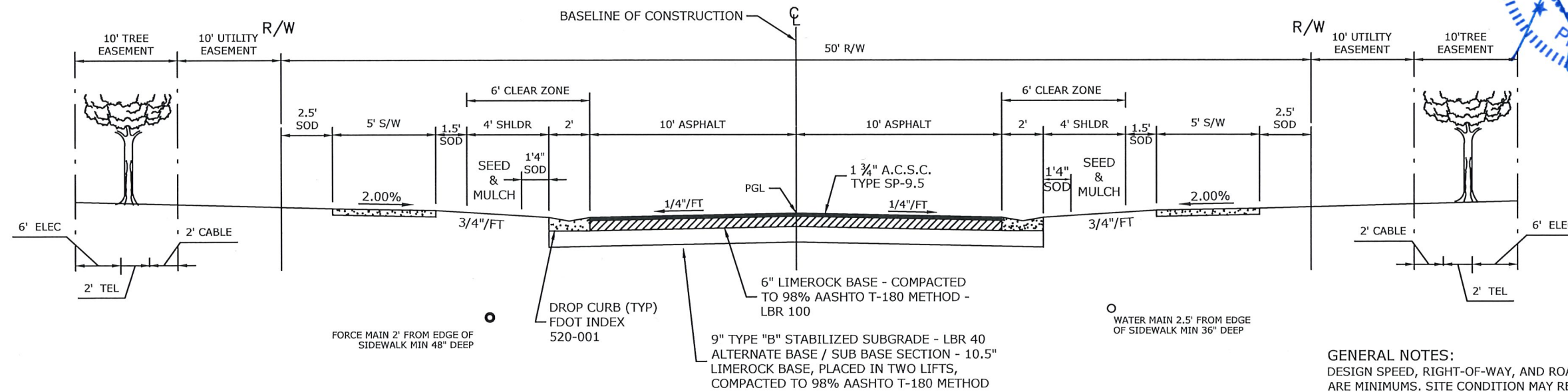
GENERAL NOTES:
 DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS
 ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH
 JUSTIFICATION AND APPROPRIATE SIGNAGE

** SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL

LOCAL ROAD - CLOSED DRAINAGE
 DESIGN SPEED = 30 MPH*
 HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-05)



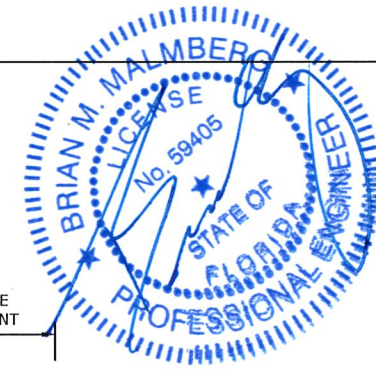
TYPICAL SECTION – TREE LINED ENTRANCE FROM
GROVE ROAD
 NOT TO SCALE

GENERAL NOTES:
 DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS
 ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH
 JUSTIFICATION AND APPROPRIATE SIGNAGE

** SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL



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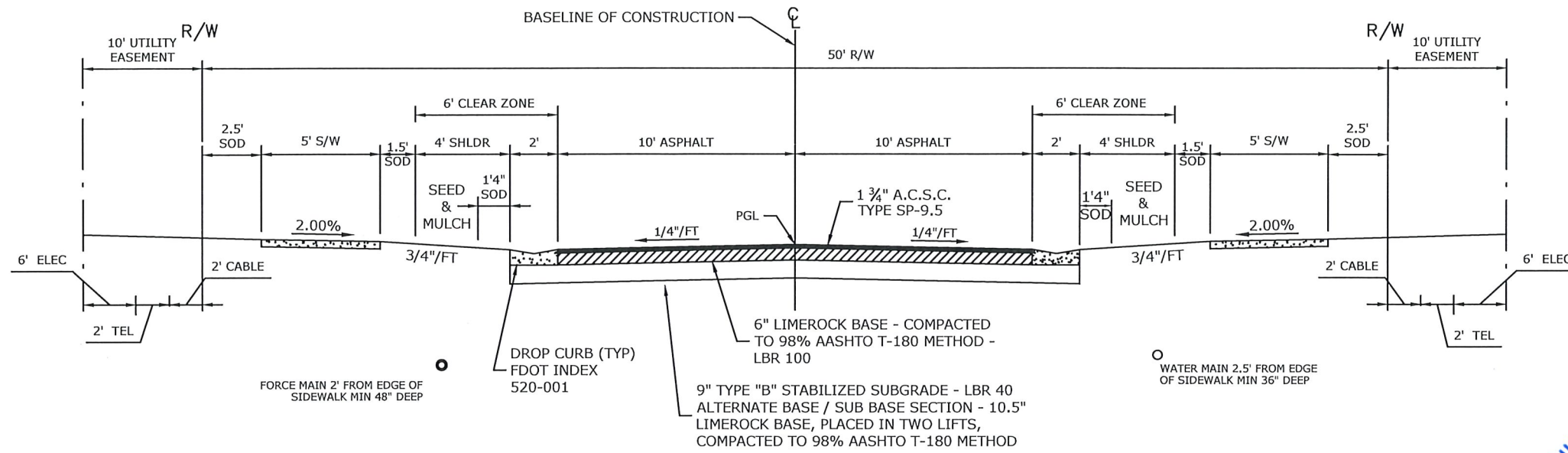
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SHEET
 2 of 4

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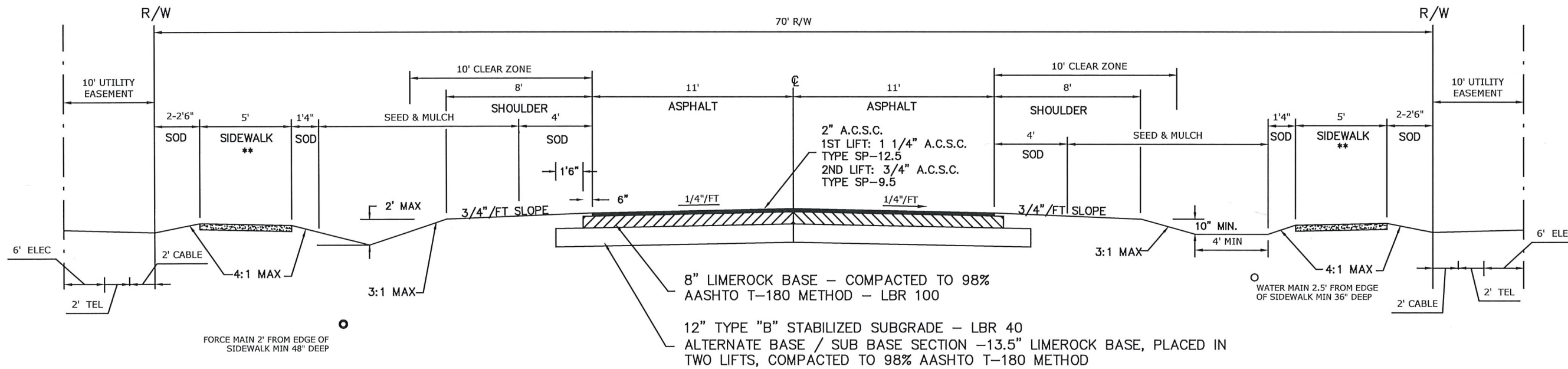
LOCAL ROAD - CLOSED DRAINAGE
 DESIGN SPEED = 30 MPH*
 HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-05)



TYPICAL SECTION
 NOT TO SCALE



MAJOR LOCAL 2 LANE ROAD - OPEN DRAINAGE
 DESIGN SPEED = 35 MPH*
 HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-06)



TYPICAL SECTION - GROVE ROAD OFFSITE
 IMPROVEMENTS
 NOT TO SCALE

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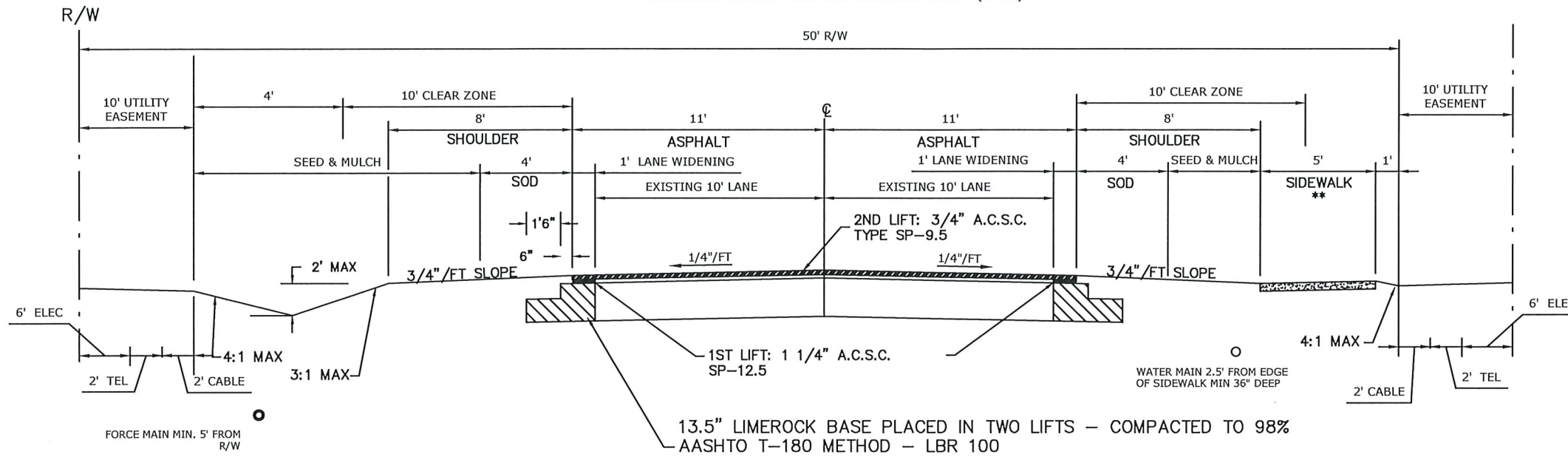
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MODIFIED MAJOR LOCAL 2 LANE ROAD - OPEN DRAINAGE

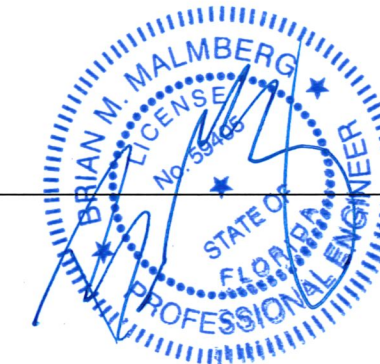
DESIGN SPEED = 35 MPH*

HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-06)



TYPICAL SECTION - LUCKY LANE OFFSITE IMPROVEMENTS

NOT TO SCALE

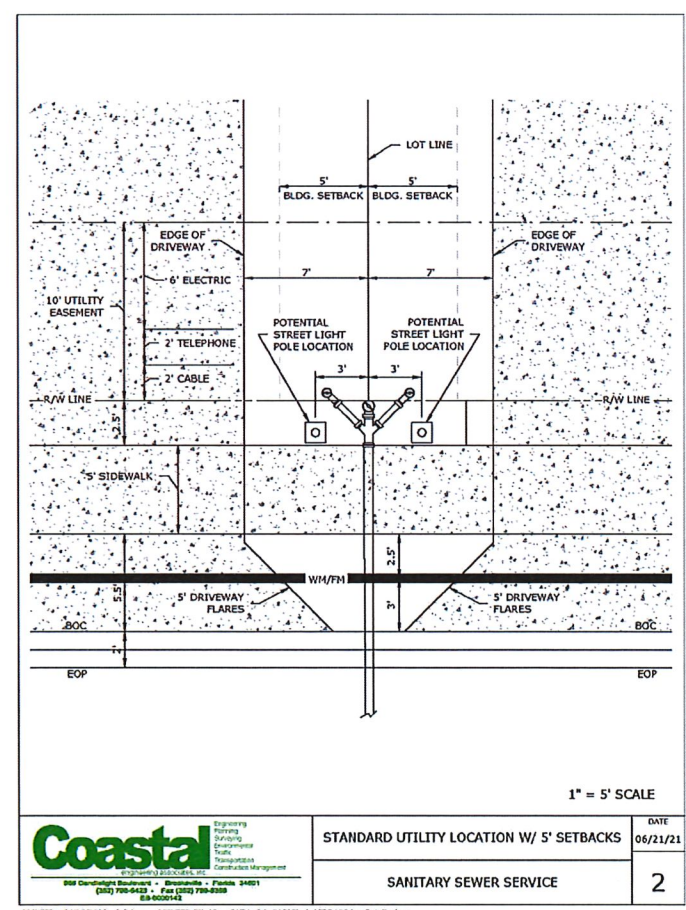
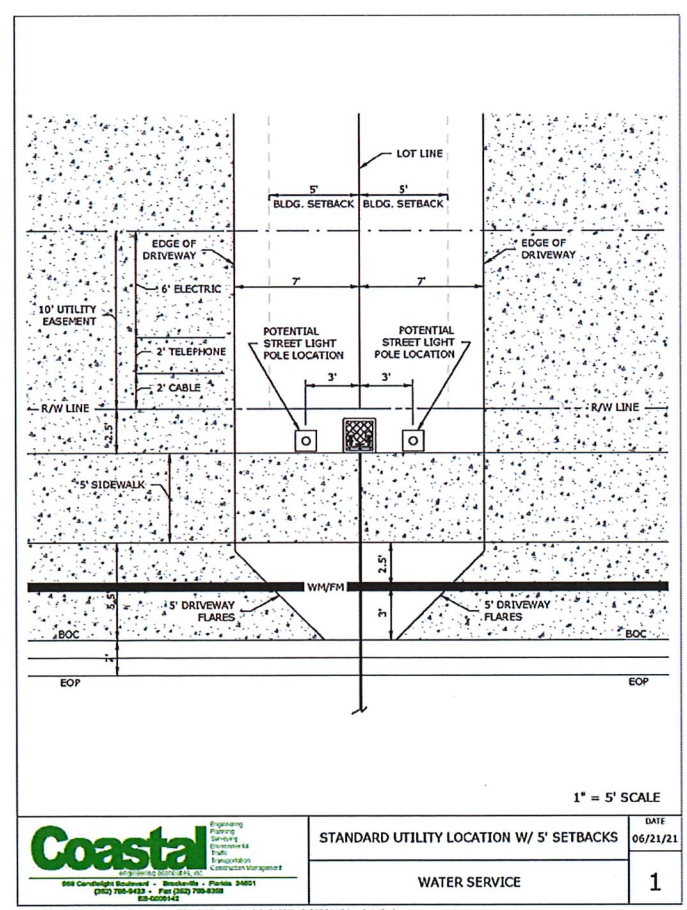


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DATE	REV. BY/REV. NO.	REASON

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