

SITE DATA: DEVELOPER: DRB GROUP

5426 BAY CENTER DRIVE, SUITE 575 TAMPA, FL 33609

PARCEL KEY(S): 378228 378308 S/T/R: 27 / 23 /18 **CURRENT ZONING:** PDP(SF) (H-24-55)

CURRENT FLU: RESIDENTIAL PROJECT AREA: 19.25 AC

PROPOSED USE: 62 SINGLE FAMILY LOTS

## LANDSCAPING AND PERIMETER SETBACK STANDARDS:

. MINIMUM BUILDING PERIMETER SETBACKS 1.1. NORTH: 20'

1.2. EAST: 1.3. SOUTH: 1.4. WEST:

2. MINIMUM PERIMETER BUFFERS:

2.1. NORTH: 20' NATURAL VEGETATED BUFFER, ENHANCED TO 80% WITHIN 18 MONTHS 2.2. EAST: 20' LANDSCAPED (ANDERSON SNOW ROAD) AT 80% WITHIN 18 MONTHS. (MAY BE LOCATED WITHIN THE PERIMETER SETBACK) 2.3. SOUTH: 20' NATURAL VEGETATED BUFFER, ENHANCED TO 80% WITHIN 18 MONTHS

20' NATURAL VEGETATED BUFFER, ENHANCED TO 80% WITHIN 18 MONTHS 2.4. WEST: 3. NATURAL VEGETATION 3.1. A MINIMUM OF 5% OF THE TOTAL PROJECT AREA (0.97 AC) WILL NEED TO BE

PRESERVED NATURAL VEGETATION AND NO CONSTRUCTION ACTIVITY CAN OCCUR IN 3.2. THE CONCEPTUAL NATURAL VEGETATED BUFFER DEPICTED ON THE PLAN PROVIDES

1.87 AC OF THE REQUIRED PRESERVED NATURAL VEGETATION 4. NEIGHBORHOOD PARKS 4.1. THE PROJECT SHALL COMPLY WITH THE HERNANDO COUNTY CODE OF ORDINANCES

NEIGHBORHOOD PARKS SEC 26-75. 4.2. THE PROJECT AREA REFLECTS THE USE OF 62 SINGLE FAMILY LOTS AND THEREFORE WOULD REQUIRE A MINIMUM OF 1.12 AC OF OPEN SPACE.

## GENERAL NOTES:

UTILITIES.

- THE PROJECT IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 12053C0328D EFFECTIVE FEBRUARY 2ND 2012. THE PROJECT IS ENTIRELY LOCATED WITHIN
- NO WETLANDS AND/OR SURFACE WATERS HAVE BEEN IDENTIFIED WITHIN THE PROJECT
- FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY CONSISTENT WITH HERNANDO COUNTY UTILITIES DEPARTMENT AND NFPA STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1000 GPM TO PROVIDE FIRE SERVICE FOR THE PROJECT AREA AS REQUIRED BY THE NFPA AND HERNANDO COUNTY
  - THE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED AND THE FINAL DESIGN AND LOCATION WILL BE PROVIDED WITH THE FINAL ENGINEERING DESIGN.

PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES

THE PROJECT SHALL PROVIDE A MINIMUM 1 GUEST PARKING SPACE FOR EVERY 10 SINGLE FAMILY LOTS PROPOSED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION

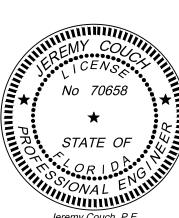
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KEY NUMBER	PARCEL KEY	ZONING	OR BOOK / PAGE
1	378282	AG	2895 / 388
2	836778	AG	1323 / 549
3	567513	AR2	2027 / 1290
4	566685	AR2	4522 / 552
5	1462447	NONE / R/W	-
6	1798889	PDP (SF)	4442 / 543
7	1798870	PDP (SF)	4449 / 1499
8	1798861	PDP (SF)	4407 / 165
9	1798852	PDP (SF)	EXEMPT
10	1798843	PDP (SF)	4285 / 1940
11	1799218	PDP (SF)	3990 / 1098
12	1798834	PDP (SF)	4295 / 48
13	904436	AG	1672 / 227
14	904427	AG	848 / 1844
15	1406589	AG	1148 / 763
16	1354135	PDP (OP) W/ C1	4155 / 754

HAVING JURISDICTION RELATED TO THIS PROJECT.

PROJECT: 653

CONDITIONAL PLAT 1ST SUB 2025-04-0.

DES. J.C. DRFT. D.Y.



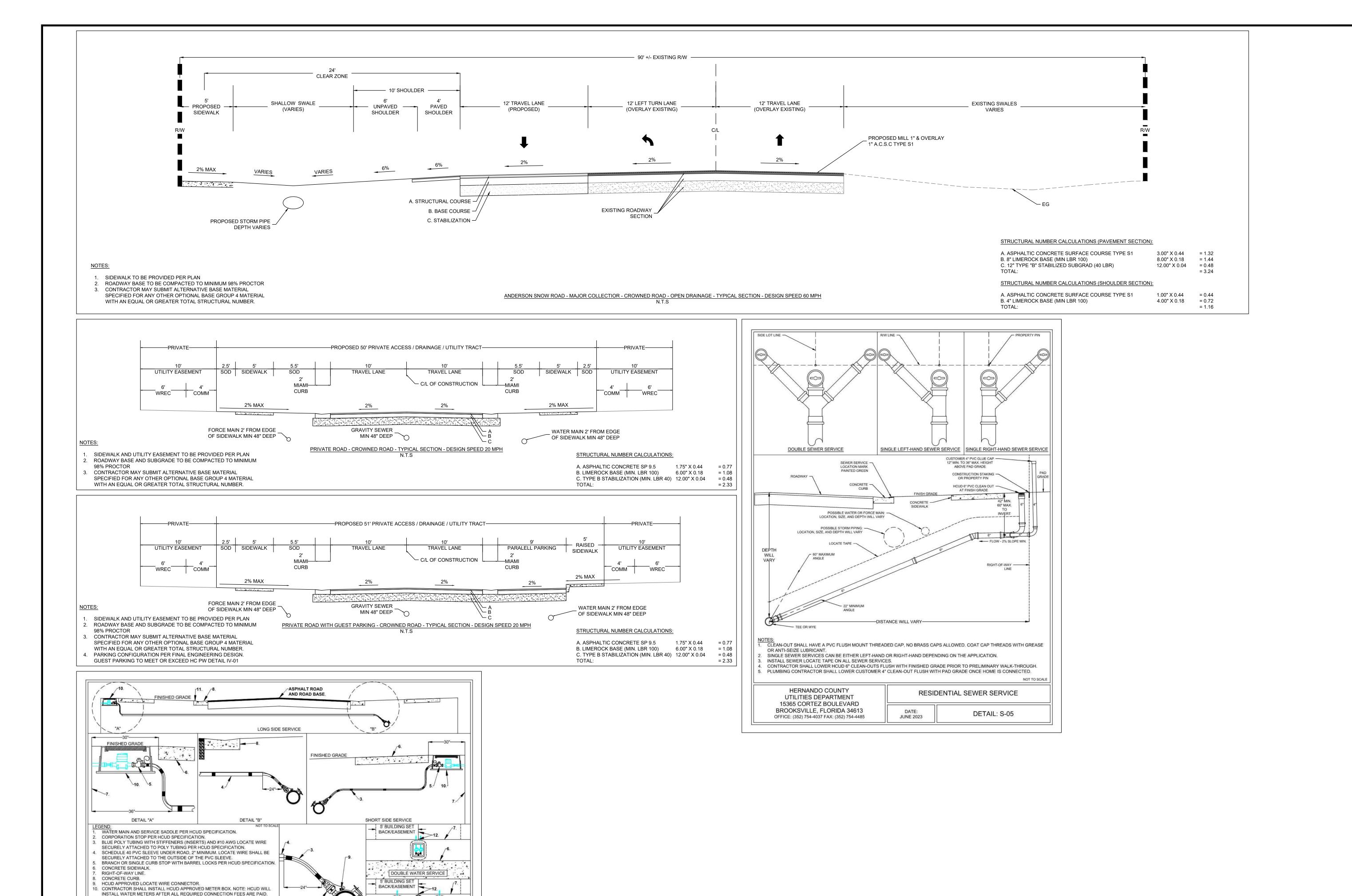
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CONDITIONAL PLAT PLAN

SHEET NO:

C-1



. PERMANENT IDENTIFICATION MARKER: MARK THE ROADWAY CURB WITH BLUE

SHALL BE 6" X 3", TWO MARKS FOR A DOUBLE SERVICE AND ONE MARK FOR A

13. THIS CAN BE A FIRE HYDRANT, STORM BOX, LIGHT POLE, ETC.
NOTE: INSTALL BLUE LOCATE TAPE ON ALL WATER SERVICES IN OPEN CUT AREAS.

HERNANDO COUNTY

UTILITIES DEPARTMENT 15365 CORTEZ BOULEVARD BROOKSVILLE, FLORIDA 34613

OFFICE: (352) 754-4037 FAX: (352) 754-4485

SINGLE SERVICE. MARKS SHALL BE INLINE WITH WATER SERVICE.

PROPERTY PIN AND SIDE LOT LINE.

PAINT INDICATING THE LOCATION OF THE WATER SERVICE. MARK DIMENSIONS

SINGLE WATER SERVICE

DETAIL: W-04

LONG AND SHORT SIDE WATER SERVICES

JUNE 2023

**PA CIVIL DESIGN**7 HUNTING BOW CIR. S-102
1UTZ, FL 33558
13) 920-2005 PHONE

PROJECT: 653

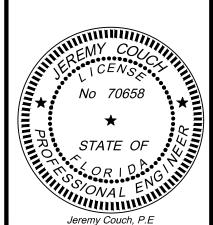
COAST PINES
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VG HILL, FL 34609

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REVISION DATE
CONDITIONAL PLAT 1ST SUB 2025-04

ES. J.C. DRFT. D.Y.



State of Florida, Professional Engineer, License No: 70658

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CONDITIONAL PLAT DETAILS

SHEET NO:

*O:* C-2