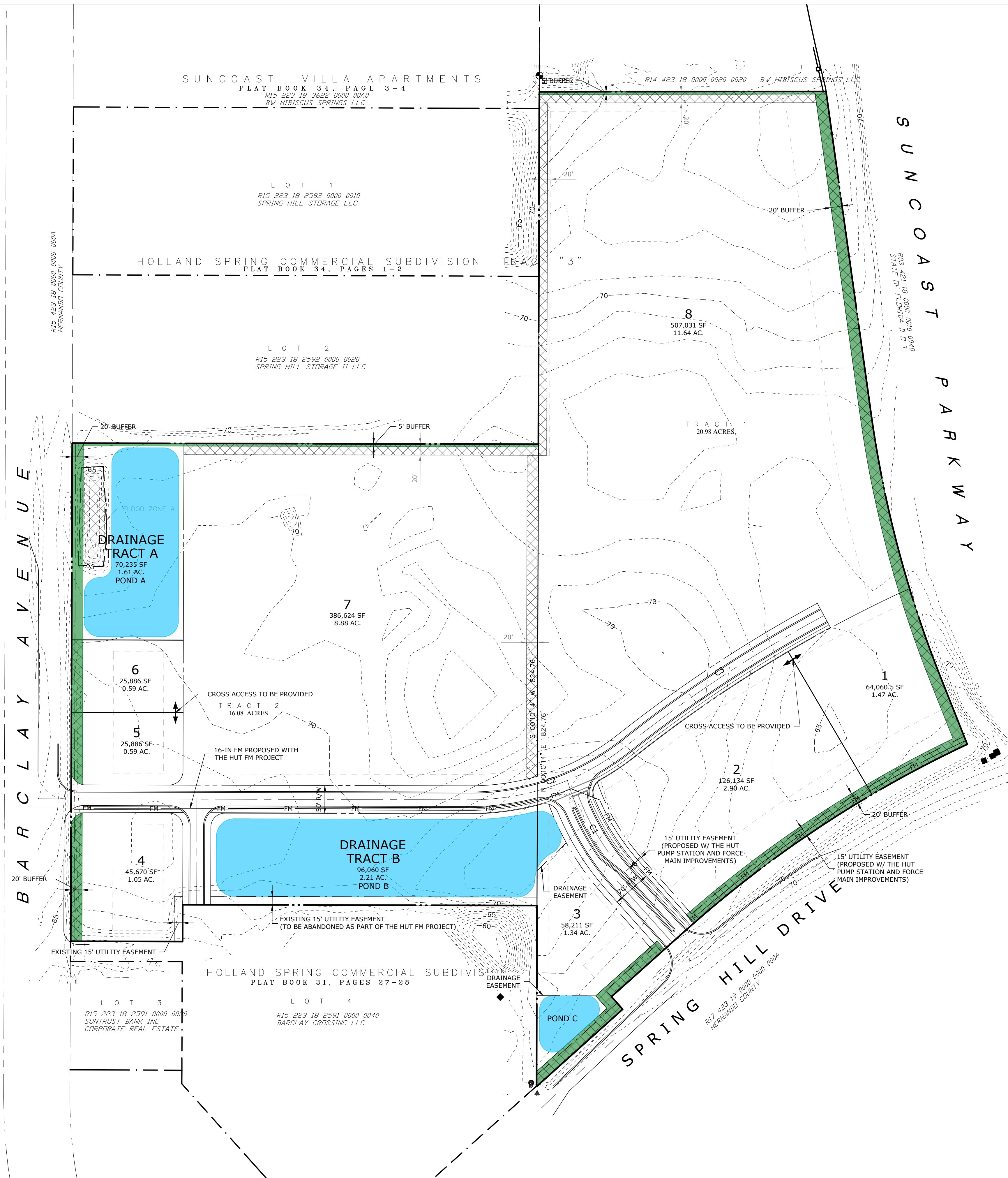
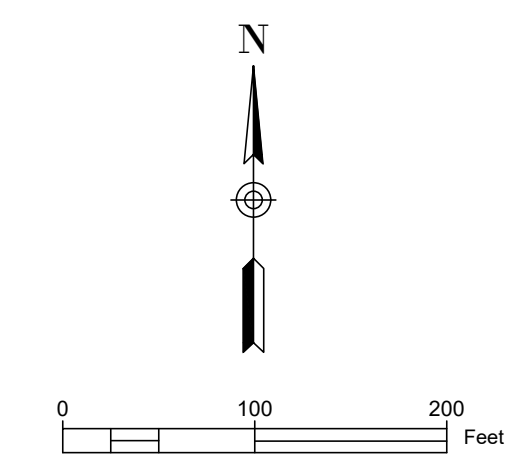


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SITE DATA
APPLICANT:
 MAXX DEVELOPMENT PARTNERS, LLC
 202 ABERDEEN POND DRIVE
 APOLLO BEACH, FL 33572
PARCEL KEY NOS. 1599274 & 377577
AREA: APPROX. +/-37.06 ACRES
SECTION/TOWNSHIP/RANGE: 14 & 15/23S/18E
CURRENT ZONING: CPDP/ COMBINED PLANNED DEVELOPMENT PROJECT
 TO INCLUDE GENERAL COMMERCIAL AND MULTIFAMILY USES W/ DEVIATIONS
PROPOSED NO. OF LOTS: 8
MINIMUM PERIMETER BUILDING SETBACKS(INCLUSIVE OF VEGETATIVE BUFFERS):
 SUNCOAST PARKWAY: 75'
 FRONTAGE ROAD: 20'
 GARAGES: 20'
 BUILDING SEPARATION (UNDER 45'): 15'
 BUILDING SEPARATION (OVER 45'): 15' PLUS ONE FOOT FOR EVERY FOOT ABOVE 45'
MINIMUM COMMERCIAL BUILDING SETBACKS(INCLUSIVE OF VEGETATIVE BUFFERS):
 SUNCOAST PARKWAY: 20'
 SPRING HILL DRIVE: 75'
 BARCLAY AVENUE: 75'
 SIDE: 20'
 REAR: 35'
 ACCESS/FRONTAGE ROAD: 20'
MINIMUM COMMERCIAL INTERNAL SETBACK: 20'
MAXIMUM BUILDING HEIGHT:
 TOWNHOMES: 35'/2 STORY
 MULTIFAMILY: 60'/4 STORY
BUFFERS: A 20' LANDSCAPE BUFFER WILL BE PROVIDED ALONG THE EASTERN BOUNDARY AGAINST THE SUNCOAST PARKWAY. THE EXISTING TREES SHALL REMAIN WITHIN THE BUFFER AREA AND BE SUPPLEMENTED AS NEEDED TO ACHIEVE A MINIMUM 80% OPACITY WITHIN THREE YEARS OF PLANTING. ADDITIONALLY, A 20' COMMERCIAL BUFFER WILL BE PROVIDED ALONG SPRING HILL DRIVE AND BARCLAY AVENUE AT 80% OPACITY WITHIN THREE YEARS OF PLANTING. SEE SPRING HILL DRIVE BUFFER DETAIL ON PAGE CP-2. BUFFERS WILL BE PROVIDED AT TIME OF INDIVIDUAL LOT DEVELOPMENT.
FEMA FIRM COMMUNITY PANELS: FEMA PANEL 12053C 0158D, EFFECTIVE DATE OF FEBRUARY 2, 2012. ONE VERY SMALL AREA OF ZONE AE IS LOCATED ON THE PROPERTY. ZONE AE IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.
WETLANDS: NO WETLANDS ARE LOCATED ON THE PROPERTY.
FIRE PROTECTION: FIRE MAIN STUB OUTS WILL BE PROVIDED FOR EACH LOT. FIRE FLOW REQUIREMENTS WILL BE EVALUATED ON FINAL ENGINEERING FOR EACH LOT BASED ON COMMERCIAL AND RESIDENTIAL BUILDING REQUIREMENTS.
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 REQUIREMENT OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
 2. DRAINAGE RETENTION AREAS (DRA) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.



LEGEND

- DRAINAGE
- VEGETATIVE BUFFER
- PRESERVED VEGETATION

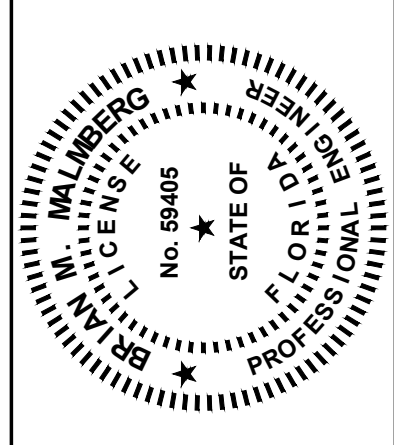
LAND USE TABLE				
LAND USE	ACRES	LOTS	MAX. UNITS	DENSITY
COMMERCIAL OUTLOTS	7.94	6	150,000 SF	
TOWNHOMES (LOT 7)	8.88	1	106	11.94
MULTIFAMILY (LOT 8)	14.06	1	336	23.90
RIGHT-OF-WAY	2.38			
DRAINAGE(TRACT A & B)	3.82			
TOTAL	37.0800	8	150,000 SF COMMERCIAL & 442 DWELLING UNITS	

CURVE TABLE	
CURVE NO.	RADIUS
C1	450.00
C2	450.00
C3	2421.02

LAND USE NOTES:
 1. LOTS 5 AND 6 MAY BE DEVELOPED FOR COMMERCIAL USE WITH A MAXIMUM OF 61,375 SF OF COMMERCIAL SPACE OR BE INCORPORATED INTO THE TOWNHOME TRACT WITH A CORRESPONDING INCREASE OF 20 TOWNHOME UNITS, FOR A MAXIMUM PROJECT ENTITLEMENT OF 462 DWELLING UNITS.
 2. A MASTER PLAN REVISION IS REQUIRED FOR ANY FUTURE ALF ON TRACT 5 AND 6
 3. THE MULTIFAMILY PARCEL IS LIMITED TO A MAXIMUM OF 76 DWELLING UNITS PER BUILDING.
 4. TOWNHOME PARCEL TO PROVIDE NEIGHBORHOOD PARK AT TIME OF DEVELOPMENT, MEETING THE REQUIREMENTS OF HERNANDO COUNTY LDC SEC. 26-75.
 5. MULTI-FAMILY PARCEL TO INCLUDE A BOULEVARD ENTRANCE MEETING THE REQUIREMENTS OF HERNANDO COUNTY LDC SEC. 10-21. BOULEVARD ENTRANCE WILL BE CONSTRUCTED AT THE TIME OF MULTI-FAMILY PARCEL DEVELOPMENT
PRESERVED VEGETATION
 COMMERCIAL PRESERVED VEGETATION REQUIRED 5%: 7.93 ACRES X 5% = 0.397 ACRES
 MULTIFAMILY/TOWNHOME PRESERVED VEGETATION REQUIRED 7%: 29.14 X 7% = 2.04 ACRES
 TOTAL PRESERVED VEGETATION REQUIRED = 2.44 ACRES
 PRESERVED VEGETATION PROVIDED= 2.44 ACRES



CONDITIONAL PLAT
 APP# 1456132
 MAXX DEVELOPMENT



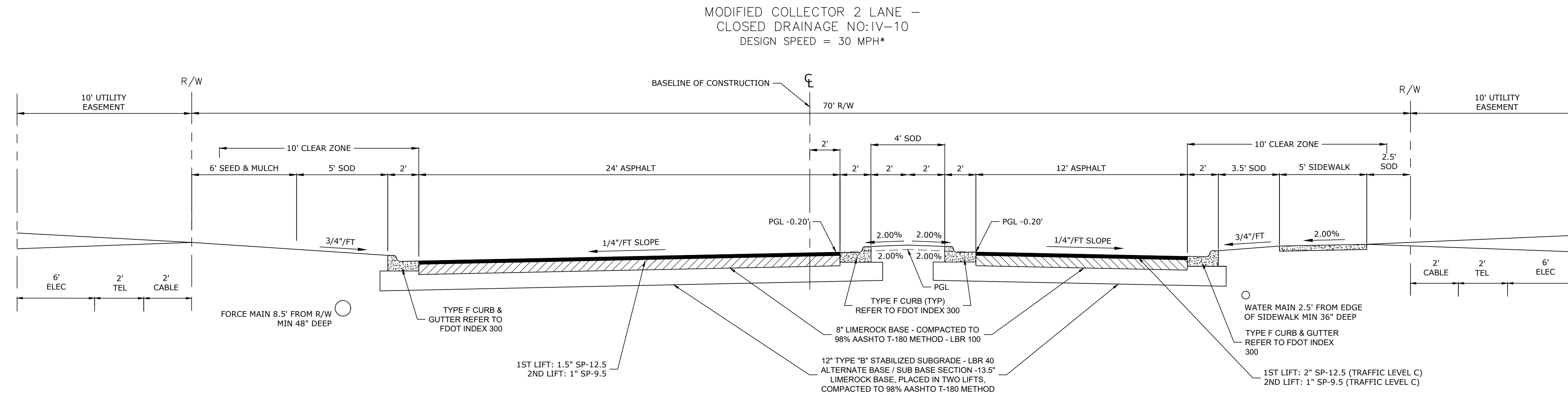
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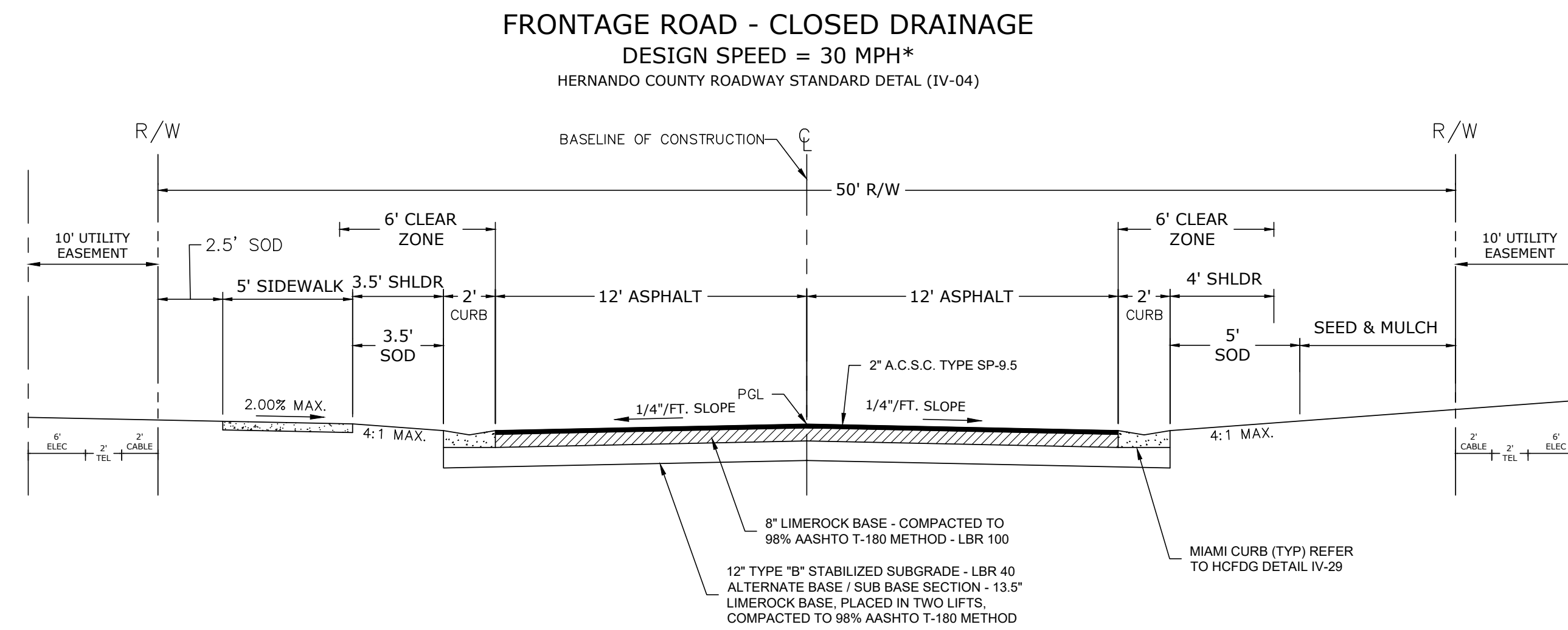
DATE	REV. BY	REV. NO.	REVISION
05/23/2023	JY	1	RESPONSE TO COUNTY COMMENTS
07/17/2023	JY	2	RESPONSE TO COUNTY COMMENTS

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DEVIATIONS FROM TYPICAL SECTION NO: IV-10
 *VARIANCE IN CLEAR ZONE FROM 10' TO 4' WITH USE OF TYPE F CURB
 *ADDITION OF 4' SODDED MEDIAN UTILIZING TYPE F CURB
 *INCREASE OF TOTAL ASPHALT PAVED SECTION FROM 24' TO 36'

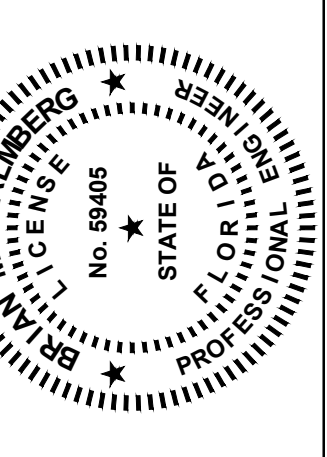
SUBDIVISION ENTRANCE W/ ALTERNATING TURN LANE
 TYPICAL SECTION
 NOT TO SCALE



FRONTAGE ROAD TYPICAL SECTION
 NOT TO SCALE

TYPICAL SECTIONS(1)

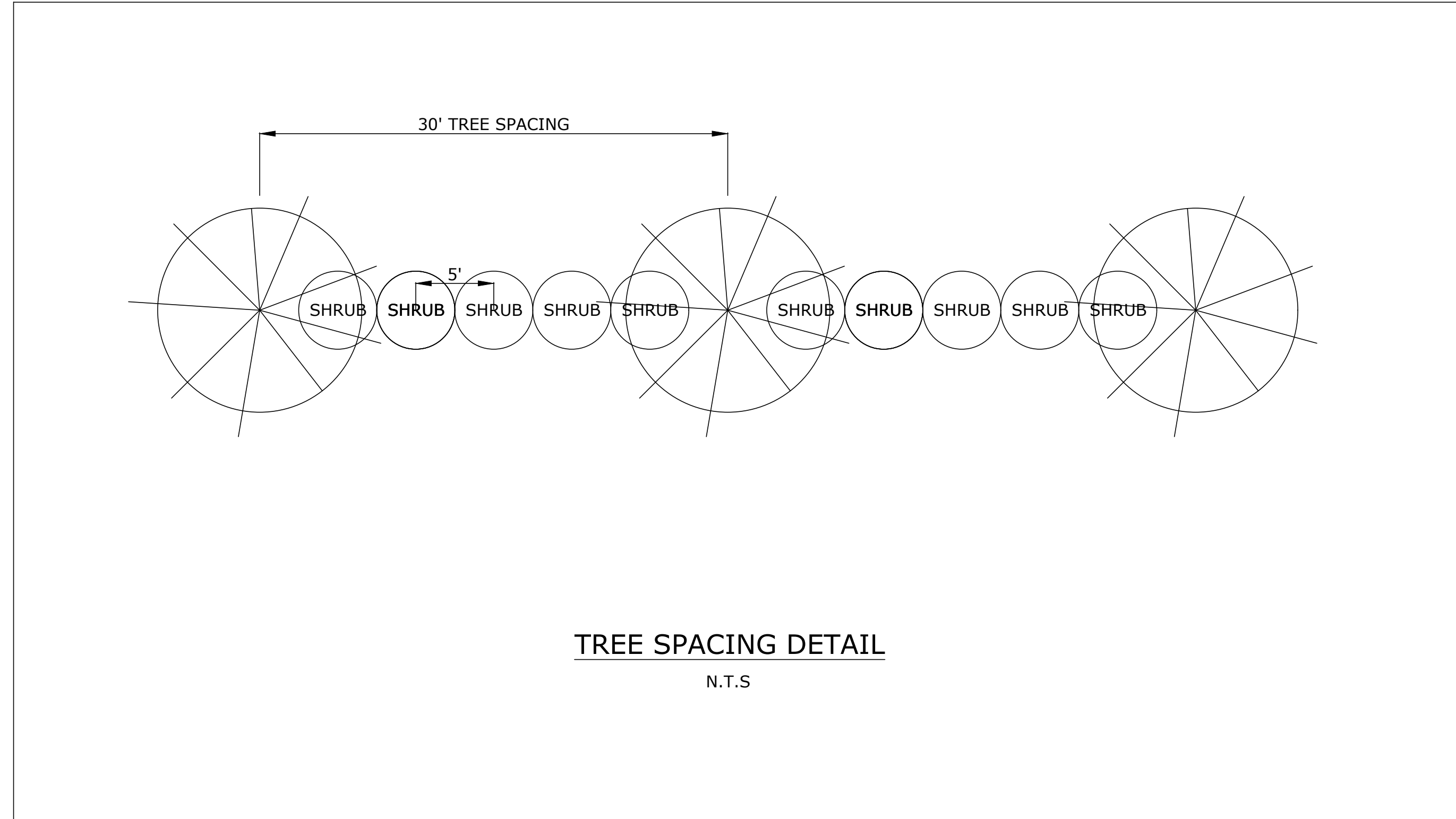
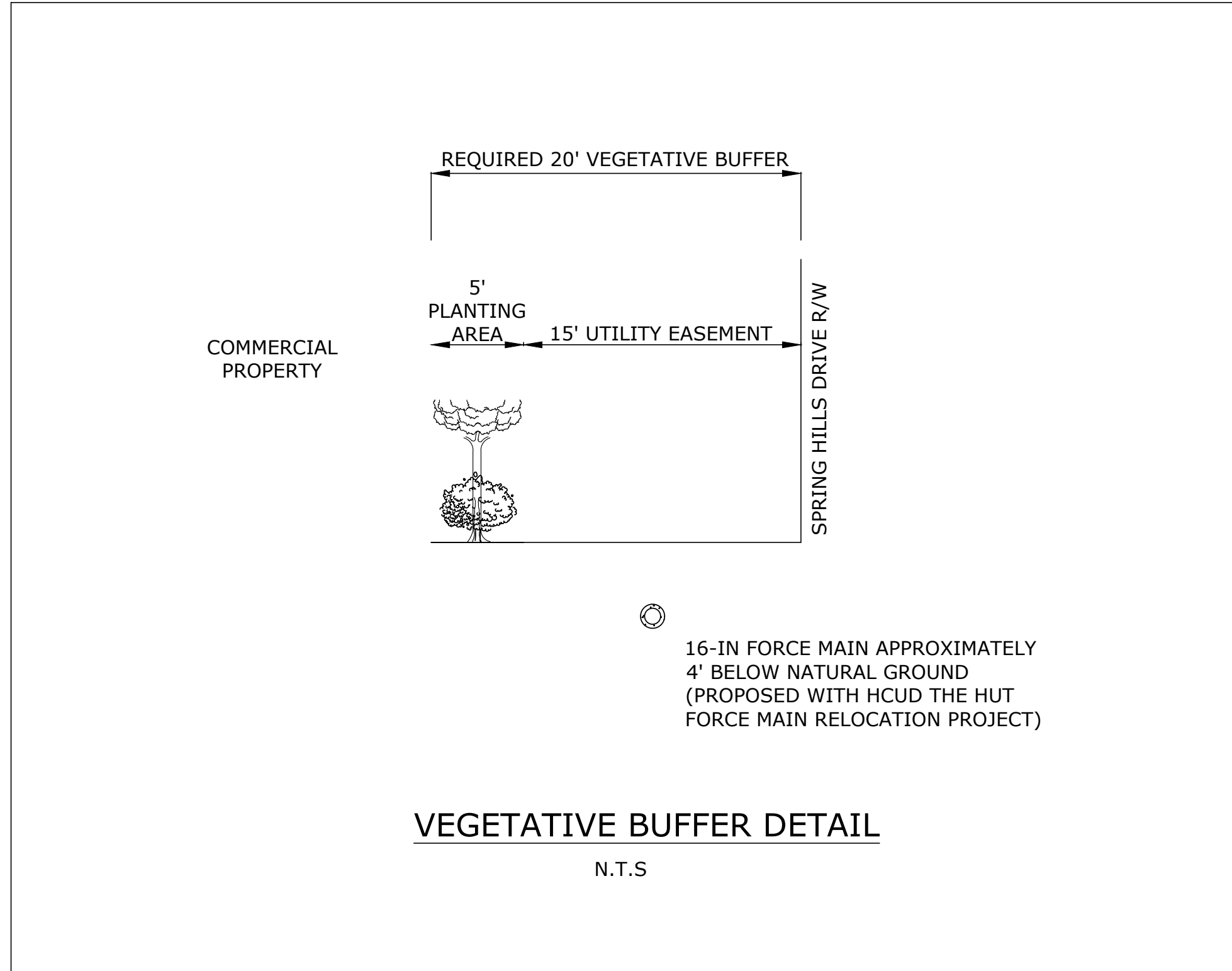
MAXX DEVELOPMENT



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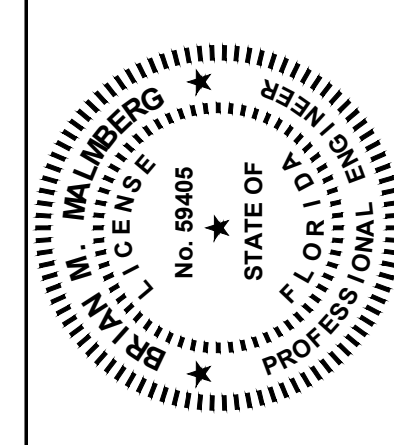
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WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

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TYPICAL SECTIONS(2)
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