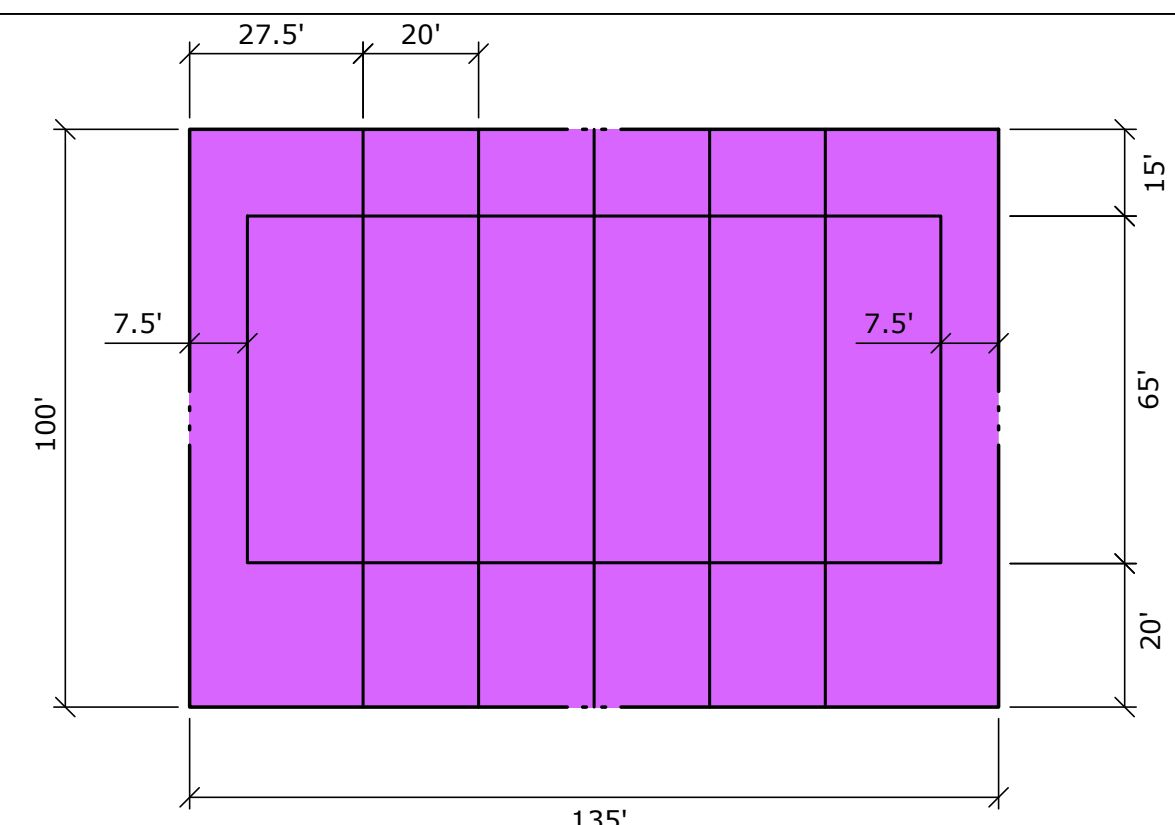
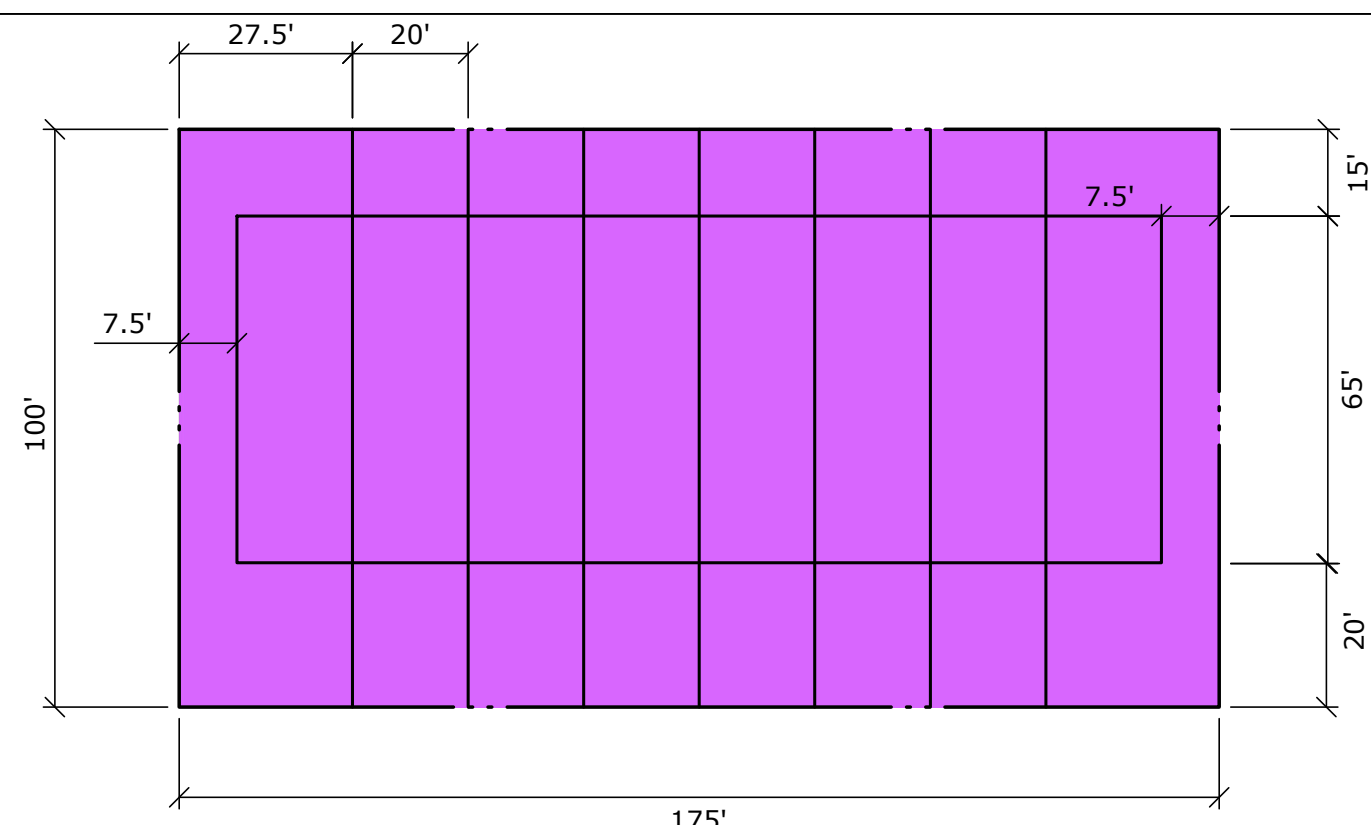


LAND USE TABLE			
LAND USE	ACRES	DWELLING UNITS	DENSITY
RESIDENTIAL	9.03	172	
RECREATIONAL	2.24	(2.24 AC REQ.)	
BUFFERS	1.46	(7% OR 1.37 ACRES PRESERVED VEGETATION REQUIRED)	
RIGHT-OF-WAY	3.13		
PRIVATE ACCES & PUMP STATION TRACTS	0.15		
OPEN SPACE	3.59		
TOTAL AREA	±19.6	172	APPROX. 8.78 UNITS/ACRE

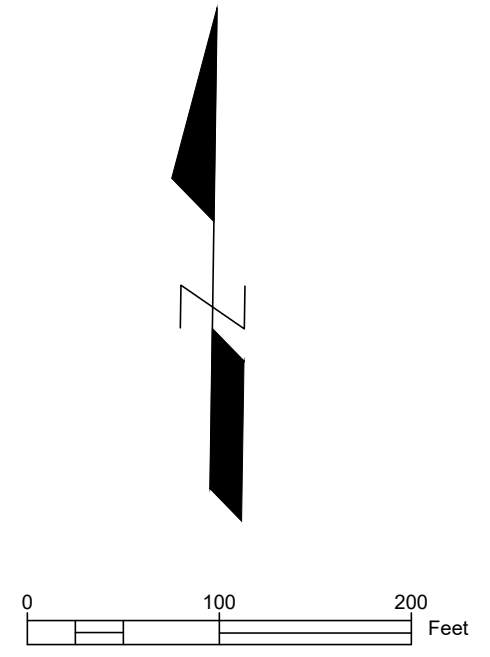


6-PLEX LOT DETAIL
NTS



8-PLEX LOT DETAIL
NTS

CURVE TABLE	
CURVE #	RADIUS
C1	50
C2	50



LEGEND

- MULTI FAMILY UNITS
- DRAINAGE
- RIGHT-OF-WAY
- BUFFERS
- RECREATION

SITE DATA
OWNER/APPLICANT:
 BARCLAY PROJECT, LLC.
 4912 TURNBURY WOOD DR
 TAMPA, FL 33647-2056

PARCEL KEY NOS.: 193150, 1373908, 193169, 1373917, AND 193178

SECTION/TOWNSHIP/RANGE: 12/23S/18E

CURRENT ZONING: PDP (SF)

AREA = +/- 19.60 AC.

PROPOSED NO. OF LOTS: 172

MINIMUM PERIMETER SETBACKS:
 NORTH - 40'
 SOUTH - 30'
 WEST - 100'
 EAST - 50'

MINIMUM BUILDING SETBACKS:
 FRONT - 20'
 SIDE(BETWEEN INDIVIDUAL UNITS) - 0'
 SIDE(BETWEEN TOWNHOME CLUSTERS) - 15'
 REAR - 15'

MINIMUM LOT SIZE: 1,600 SF



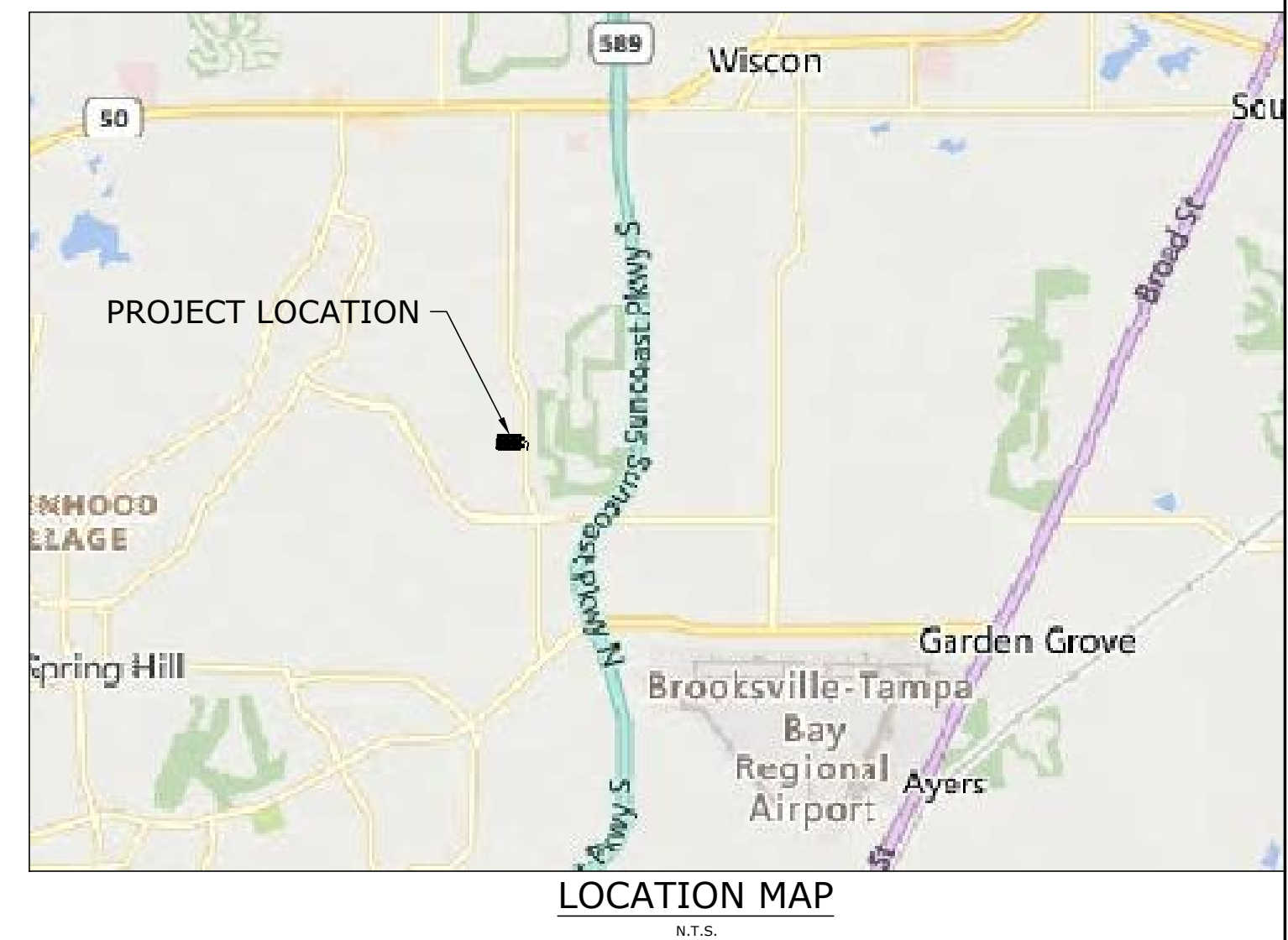
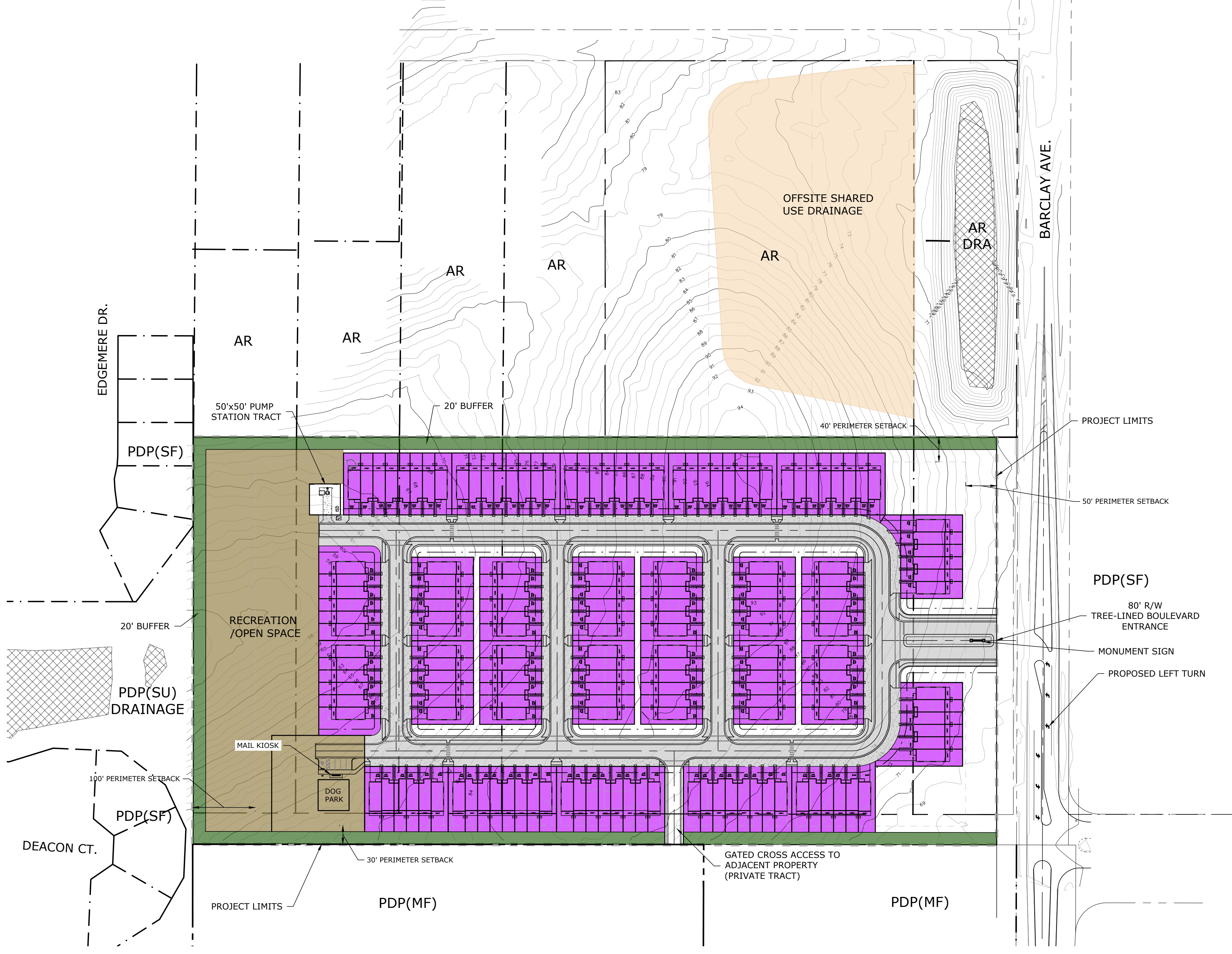
BUFFERS: THE BUFFER TRACTS INDICATED ON THIS PLAN WILL CONSIST OF NATURAL VEGETATION WHERE POSSIBLE, ENHANCED TO 80% OPACITY AS REQUIRED.

FLOOD PLAIN: THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0188D EFFECTIVE DATE FEBRUARY 2, 2012.

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 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.

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 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.
 2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.



CONDITIONAL PLAT
 BARCLAY TOWNHOMES

Coastal
 Engineering
 Surveying
 Environmental
 Transportation
 Communication Management
 engineering associates, inc.
 966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

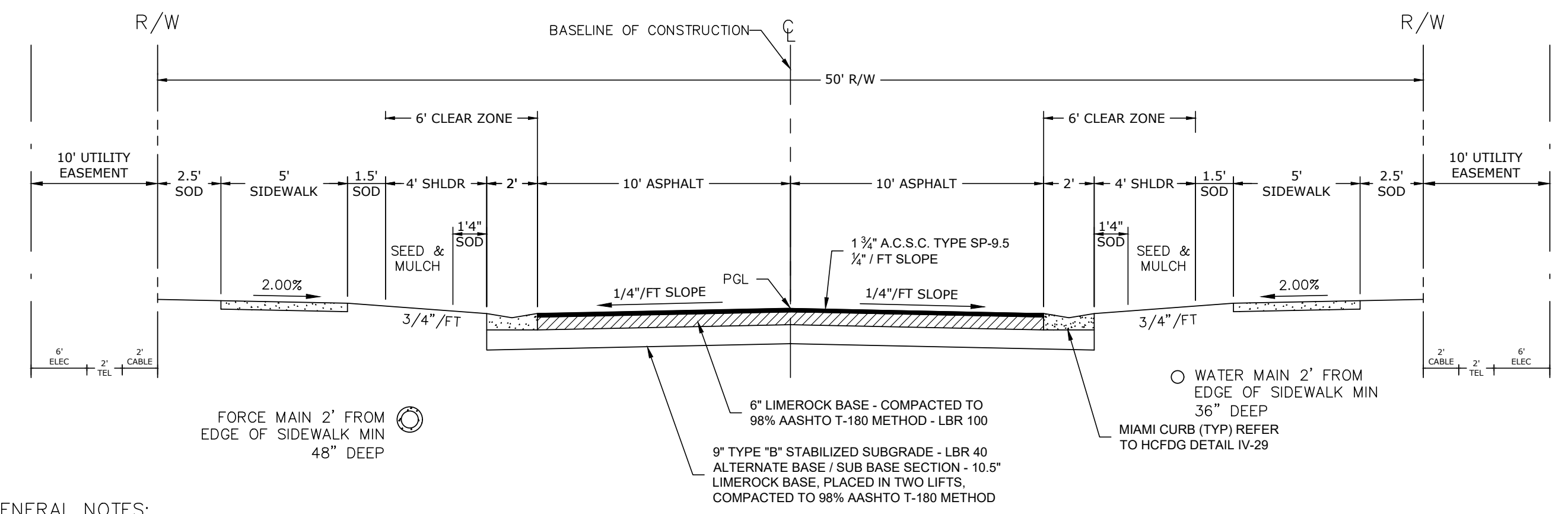
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 DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY/REV. NO.	REVISION
5/1/2023	JY 1	REVISED PER COUNTY COMMENTS
7/28/2023	JY 1	REVISED PER COUNTY COMMENTS

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PRINTED: 07/28/2023 - 1:28pm PRINTED BY: JY PATH: L:\01076\BARCLAY TOWNHOMES\dwg\PLAN\G21076_Conditional_Plat_Rev4.dwg

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

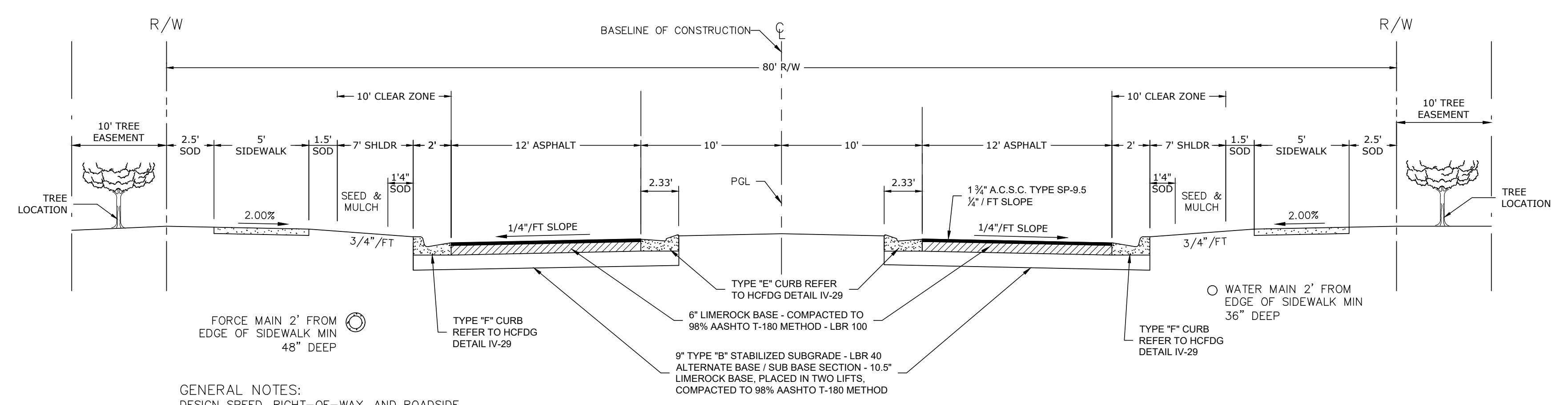


GENERAL NOTES:
DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE
ALL DIMENSIONS & LABELS ARE TYPICAL

LOCAL ROADS TYPICAL SECTION
NOT TO SCALE

COLLECTOR / DIVIDED 2 LANE ROAD - CLOSED DRAINAGE
DESIGN SPEED = 30 MPH*

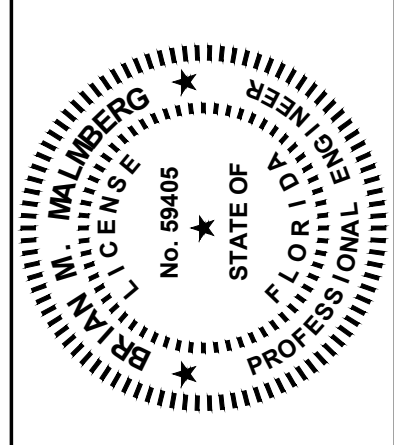


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* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE
ALL DIMENSIONS & LABELS ARE TYPICAL

ENTRANCE ROAD OFF BARCLAY AVE.
TYPICAL SECTION
NOT TO SCALE

TYPICAL SECTIONS
BARCLAY TOWNHOMES



Engineering
Planning
Surveying
Environmental
Transportation
Construction Management

Coastal
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