

LAND USE TABLE

LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY	13.81	89	
RIGHT-OF-WAY	3.65		
RECREATION	0.42		
DRAINAGE	5.76		
BUFFERS	2.79		
OPEN SPACE	3.00		
TOTAL	29.43		APPROX. 2.96 UNIT/AC

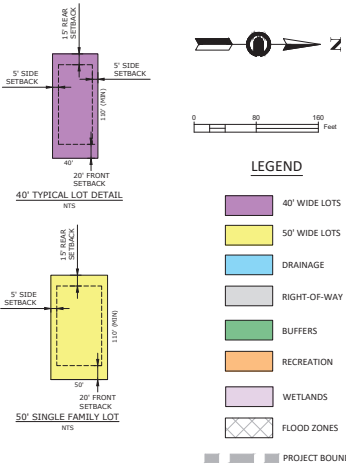
NATURAL VEGETATION REQUIRED: 29.43 AC X 7% = 2.06 AC
NATURAL VEGETATION PROVIDED: BUFFERS = 2.79 AC

RECREATION REQUIRED: 11.8 AC
RECREATION PROVIDED:
 PHASE 3B 4.40 AC
 PHASE 4B&5B 3.14 AC
 PHASE 4B&5A 6.80 AC
 PHASE 6 0.70 AC
TOTAL: 15.04 AC

NOTE: RECREATIONAL ACREAGE IS CALCULATED FOR THE ESTIMATED BUILD OUT THE WATERFORD DEVELOPMENT

CURVE TABLE

CURVE NO.	RADIUS
C1	125.00
C2	50.00
C3	50.00
C4	50.00
C5	100.00
C6	50.00
C7	100.00
C8	100.00



SITE DATA
 OWNER/APPLICANT:
 OAK HILL LAND LLC
 18125 WAYNE ROAD
 ODESSA, FL 33556
 PARCEL KEY NO.: 1800125 & 1801848
 SECTION/TOWNSHIP/RANGE: 30 / 22S / 18E
 CURRENT ZONING: CPDP-MIXED USE/MULTIFAMILY, TOWNHOMES, & SINGLE-FAMILY DETACHED
 AREA = +/- 29.43 ACRES

PROPOSED NO. OF LOTS: 89
INTERNAL BUILDING SETBACKS:
 FRONT 20'
 SIDE 5'
 REAR 15'

MINIMUM PERIMETER SETBACKS (INCLUDING OF VEGETATIVE BUFFERS):
 WEST (WHERE ADJACENT TO ROYAL HIGHLANDS AND HIGHPOINT): 50'
MINIMUM SETBACKS FROM INTERNAL ROADS:
 PROJECT FRONTAGE ROAD: 25'
 PROJECT BOULEVARD COLLECTOR ROAD: 35'

MINIMUM PROJECT BUFFERS:
 ADJACENT TO ROYAL HIGHLANDS: 50'
 ADJACENT TO PROJECT BOULEVARD COLLECTOR ROAD: 25'
 ADJACENT TO FRONTAGE ROAD: 25'

BUFFERS: ALL REQUIRED BUFFERS SHALL BE LANDSCAPED OR ENHANCED TO ACHIEVE A MINIMUM OPAQUITY OF 80%. BUFFERS MAY BE AUGMENTED THROUGH THE USE OF FENCES OR WALLS AS DESIRED.

FLOOD PLAIN:
 THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12055C 01650, EFFECTIVE DATE FEBRUARY 2, 2012. THE PROPERTY IS LARGELY LOCATED WITHIN ZONE X WITH ONE AREA OF ZONE AE LOCATED AT THE PROPERTIES SOUTHERN BOUNDARY.

WETLANDS AND/OR SURFACE WATERS ARE PRESENT ADJACENT TO THE PROJECT AREA. AN IMPROVED 50-FOOT UPLAND/WETLAND BUFFER WITH POST-OUTFALL TREATMENT FOR STORMWATER SHALL BE RETAINED AND REMAIN UNDISTURBED AROUND THE SINKS (AKA - JOE, MARY, THE LOST 40, AND ANY OTHER SINK FEATURES AS DETERMINED BY A QUALIFIED GEOTECHNICAL PROFESSIONAL) MEASURED FROM THE HIGH-WATER MARK LANDWARD. THE BUFFERS SHALL BE PLANTED WITH NATIVE VEGETATION, WHERE NEEDED, TO CONTROL EROSION AND SHALL BE MAINTAINED (INVASIVE EXOTIC SPECIES ARE TO BE REMOVED). A CONSERVATION EASEMENT OVER THE WETLANDS AND REQUIRED UPLAND BUFFERS SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING OR PRIOR TO DEVELOPMENT WHERE PLATTING IS NOT REQUIRED.

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.

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
WATERFORD PHASE 6



LEGEND

- 40' WIDE LOTS
- 50' WIDE LOTS
- DRAINAGE
- RIGHT-OF-WAY
- BUFFERS
- RECREATION
- WETLANDS
- FLOOD ZONES
- PROJECT BOUNDARY
- SPA BUFFER

Coastal
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 Planning
 Surveying
 Environmental
 Construction Management

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DATE	REV.	BY/CHK.	DESCRIPTION

