

LOCATION MAP
N.T.S.

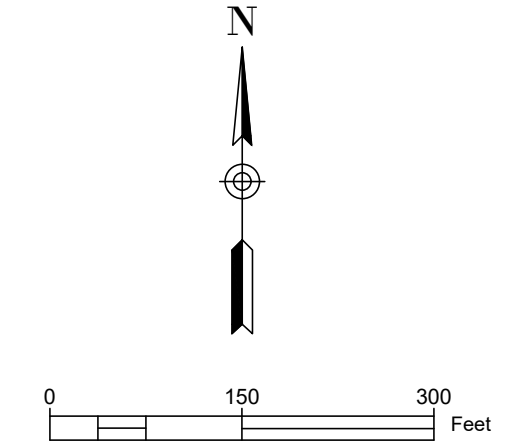
LAND USE TABLE			
LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY	41.2	282	
RECREATIONAL	1.2	PROVIDED W/ THIS PHASE	
BUFFERS	3.8		
DRAINAGE AND ROADS	22.7		
OPEN SPACE	13.9		
TOTAL AREA	±82.8	282	APPROX. 3.41 UNITS/ACRE

NOTE: 20 ACRE LAGOON RECREATIONAL PARCEL SHALL SATISFY THE PARK REQUIREMENTS PER APPROVED DA AGREEMENT SECTION 3.14 & LDC SECTION 26-75(j)

CURVE TABLE	
CURVE #	RADIUS
C1	200
C2	300
C3	50
C4	50
C5	1750
C6	2285
C7	300
C8	475
C9	300
C10	225
C11	200
C12	1500
C13	1500

LEGEND

- 40' WIDE LOTS
- 50' WIDE LOTS
- DRAINAGE
- RIGHT-OF-WAY
- BUFFERS
- RECREATION



SITE DATA

OWNER/APPLICANT:
HAWK LAND INVESTORS NEW, LLC
2502 N. ROCKY POINT DR.; SUITE 1050
TAMPA, FLORIDA 33607

PARCEL KEY NO(S): 344577 & 344540

SECTION/TOWNSHIP/RANGE: 18/22S/18E & 17/22S/18E

CURRENT ZONING: CPDP

AREA = 82.8± AC.

PROPOSED NO. OF LOTS: 282

40' LOTS - 146

50' LOTS - 136

BUILDING SETBACKS:

- FRONT(PRIMARY STRUCTURE) 10'
- FRONT(GARAGE DOOR) 20' (DEVIATION FROM 25')
- SIDE 5' (DEVIATION FROM 5')
- REAR(PRIMARY STRUCTURE) 15' (DEVIATION FROM 20')
- REAR(ACCESSORY STRUCTURE) 5'

MINIMUM LOT SIZE: 4000 SF (DEVIATION FROM 6000 SF)

PERIMETER SETBACKS: 35' BOUNDARIES

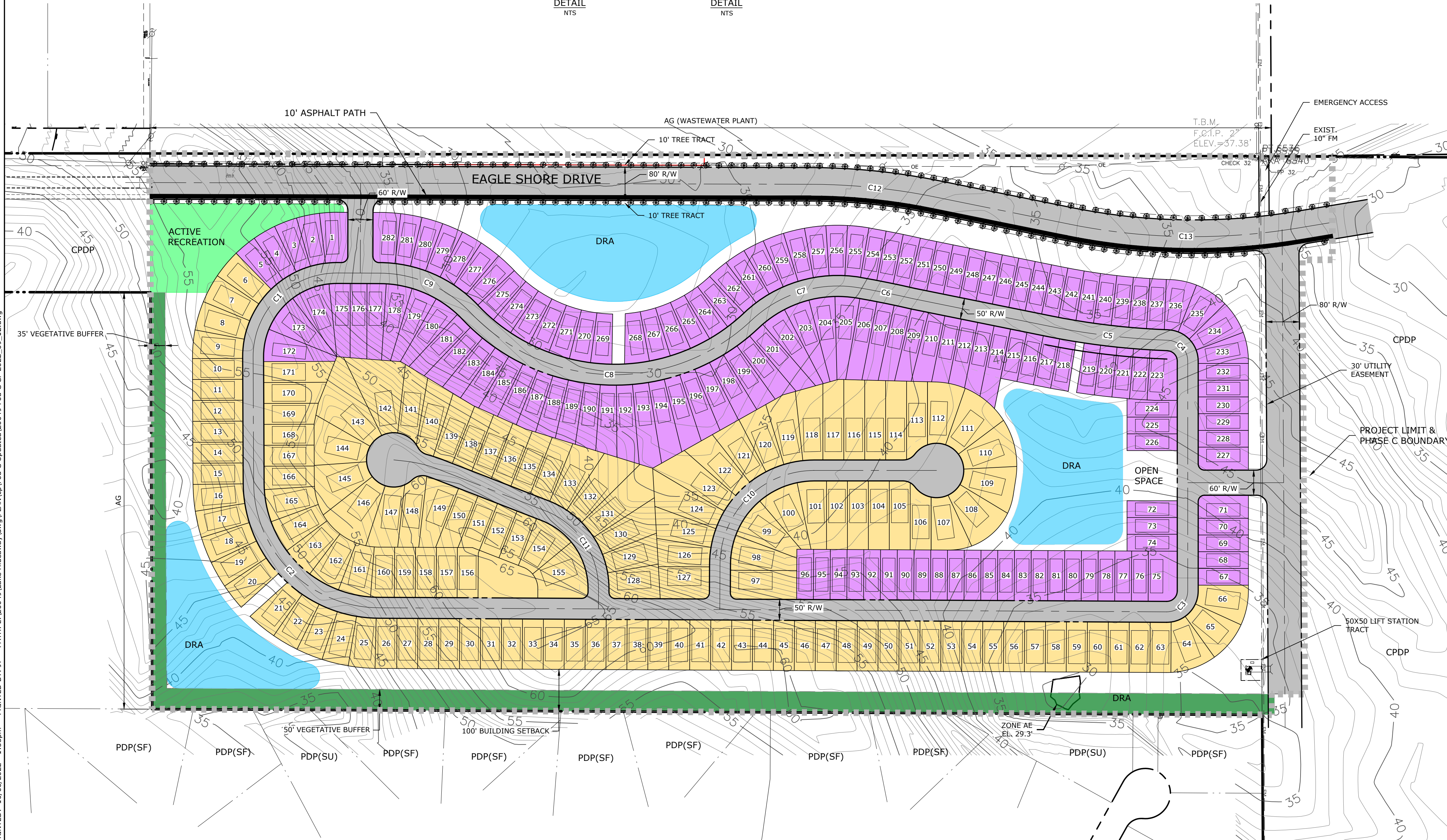
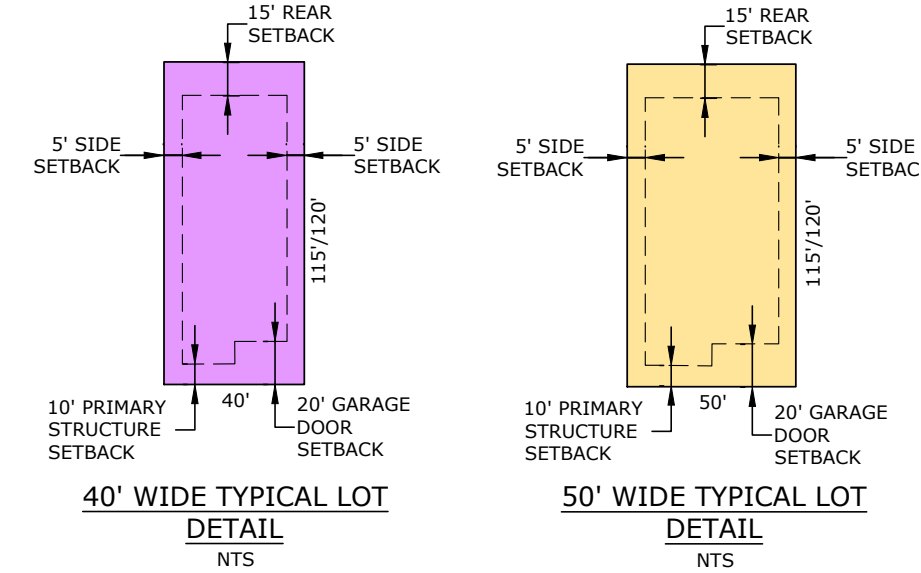
BUFFERS:

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 BE LANDSCAPED WITHIN THE BUFFER TRACT, CONSISTING OF VEGETATION AND OPACITY CONSISTENT WITH COUNTY STANDARDS. BUFFERS ADJACENT TO WOODLAND WATERS WILL CONTAIN AN 8-FT BLACK SECURITY CHAIN LINK FENCE ON THE LAKE HIDEAWAY SIDE OF BUFFER.

FLOOD PLAIN:

F.I.R.M. COMMUNITY PANEL 12053C 0158D EFFECTIVE DATE FEB 02,2012. PRIMARY ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD. A SMALL ZONE AE IS FOUND IN THE SOUTHEAST PORTION OF THE PROPERTY. ZONE AE IS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT.

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.



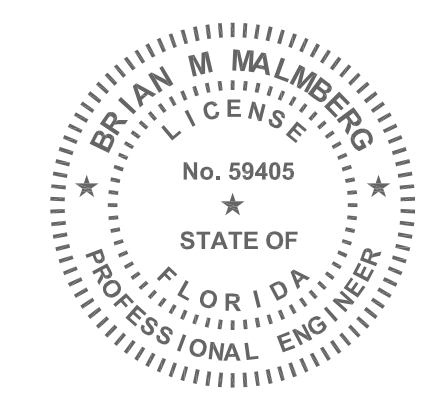
CONDITIONAL PLAT

LAKE HIDEAWAY POD C

Engineering
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Coastal
 engineering associates, inc.
 966 Candlelight Boulevard - Brooksville - Florida 34601
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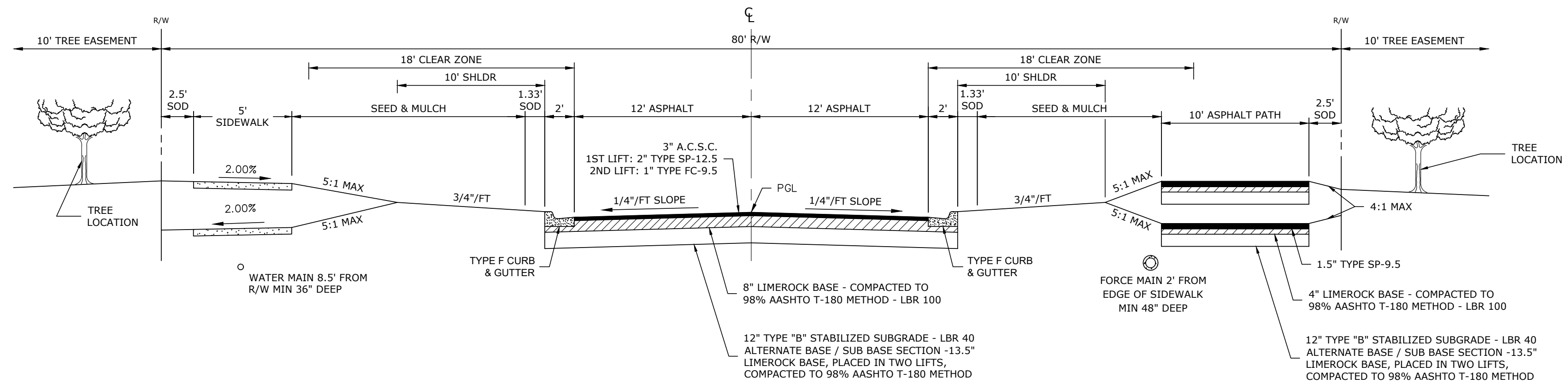
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MODIFIED MAJOR COLLECTOR / 2 LANE ROAD - CLOSED DRAINAGE

DESIGN SPEED = 45 MPH*
MODIFIED HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-13)



EAGLE SHORE DRIVE TYPICAL SECTION
NOT TO SCALE

GENERAL NOTES:

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

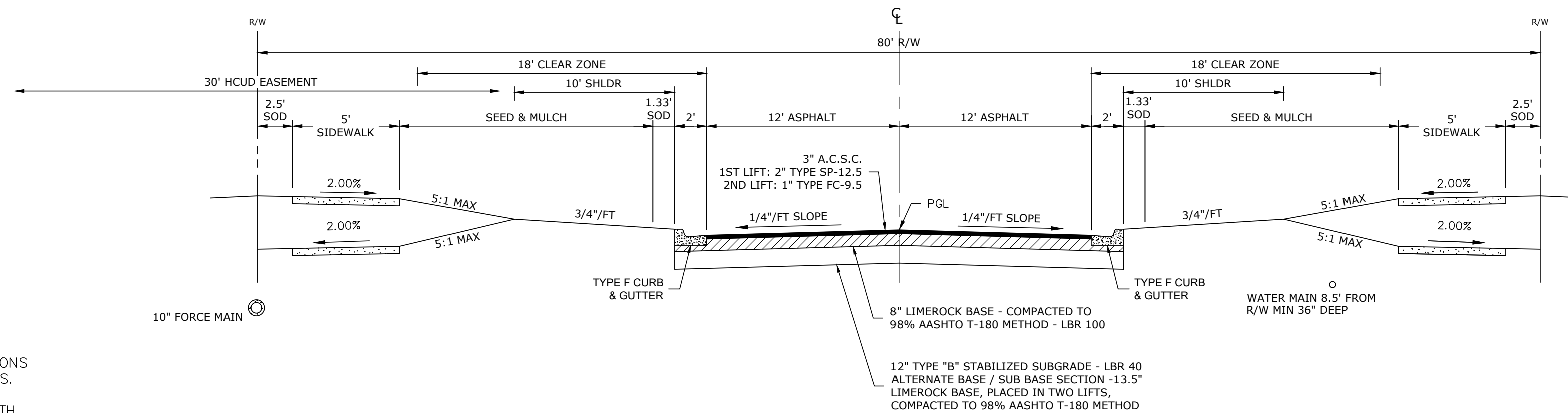
* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

** SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN FEET UNLESS LABELED OTHERWISE

MODIFIED MAJOR COLLECTOR / 2 LANE ROAD - CLOSED DRAINAGE

DESIGN SPEED = 45 MPH*
MODIFIED HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-13)



NORTH/SOUTH ROADWAY TYPICAL SECTION
NOT TO SCALE

GENERAL NOTES:

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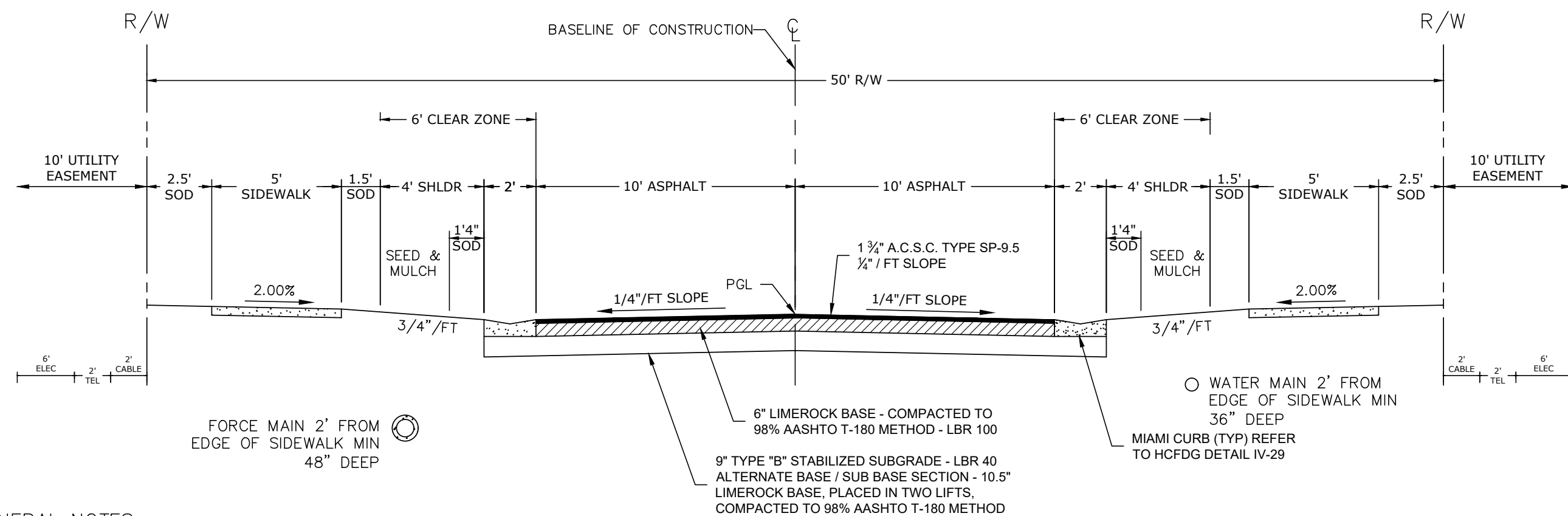
* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

** SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN FEET UNLESS LABELED OTHERWISE

LOCAL ROAD - CLOSED DRAINAGE

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



LOCAL ROADS TYPICAL SECTION
NOT TO SCALE

GENERAL NOTES:

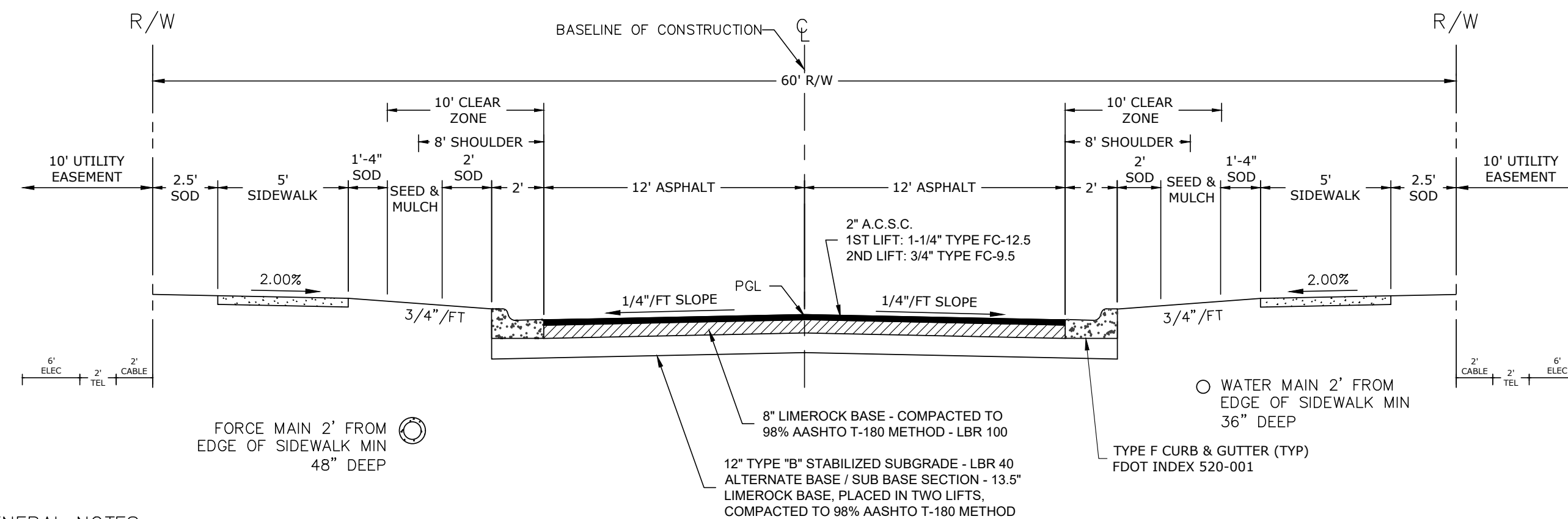
DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

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

ALL DIMENSIONS & LABELS ARE TYPICAL

MAJOR LOCAL 2 LANE ROAD - CLOSED DRAINAGE

DESIGN SPEED = 35 MPH*
HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-06)



NORTH & EAST ENTRANCE ROADWAY TYPICAL SECTION
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

ALL DIMENSIONS & LABELS ARE TYPICAL

TYPICAL SECTIONS

LAKE HIDEAWAY POD C

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engineering associates, inc.
Brooksville, Florida 34601
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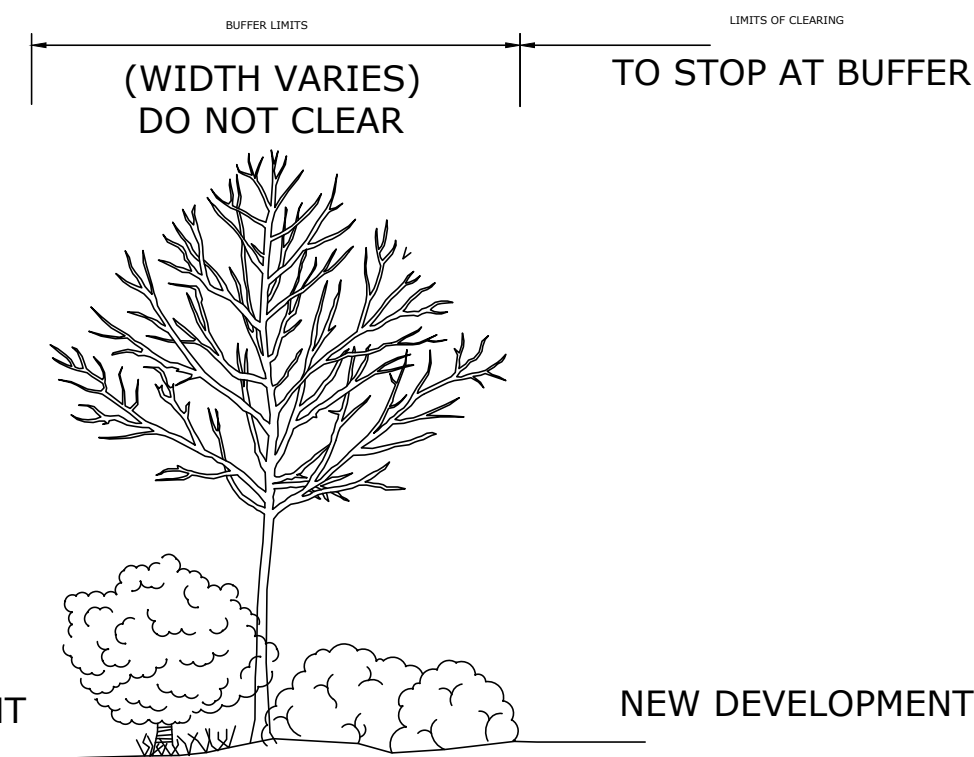
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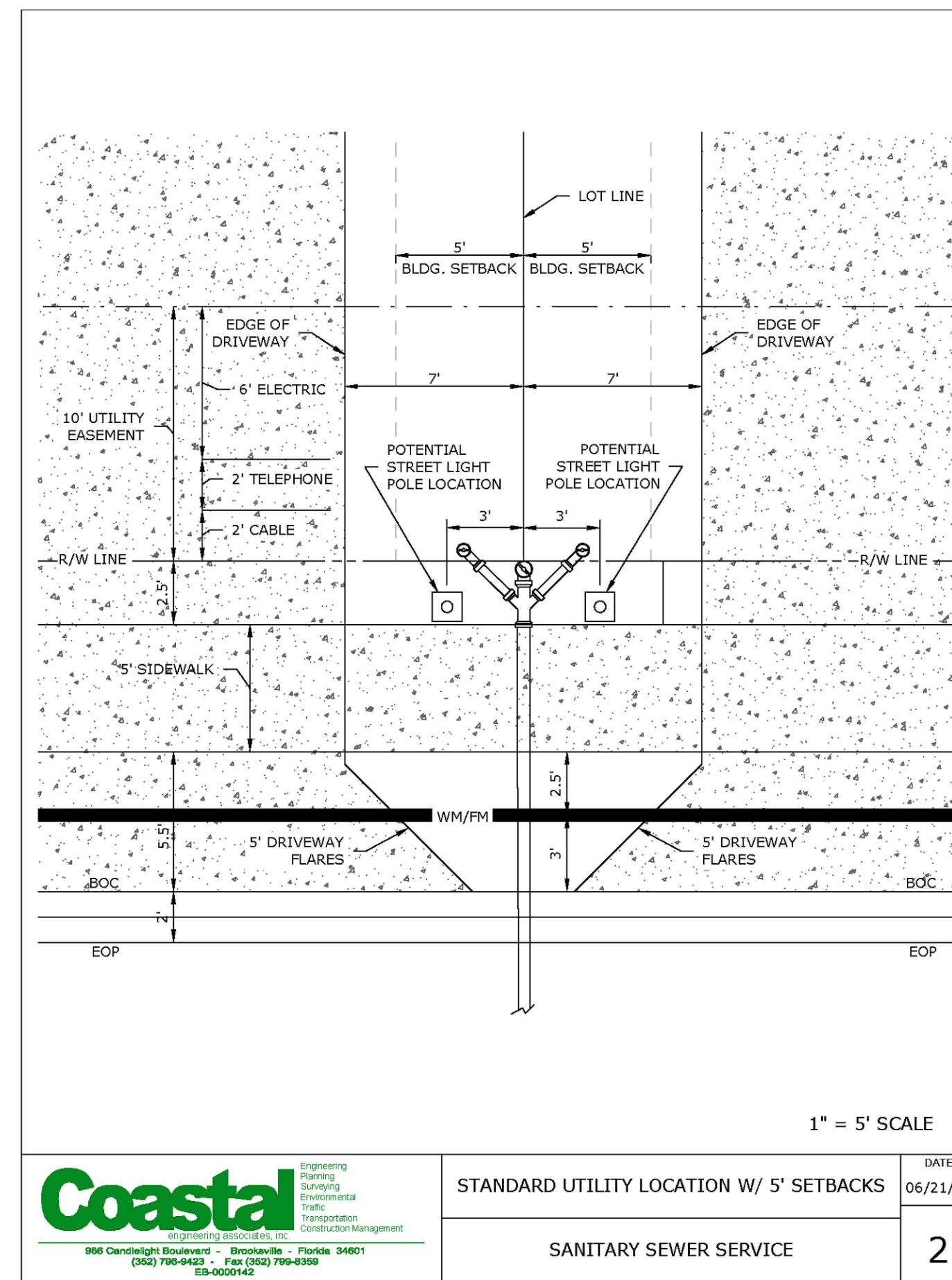
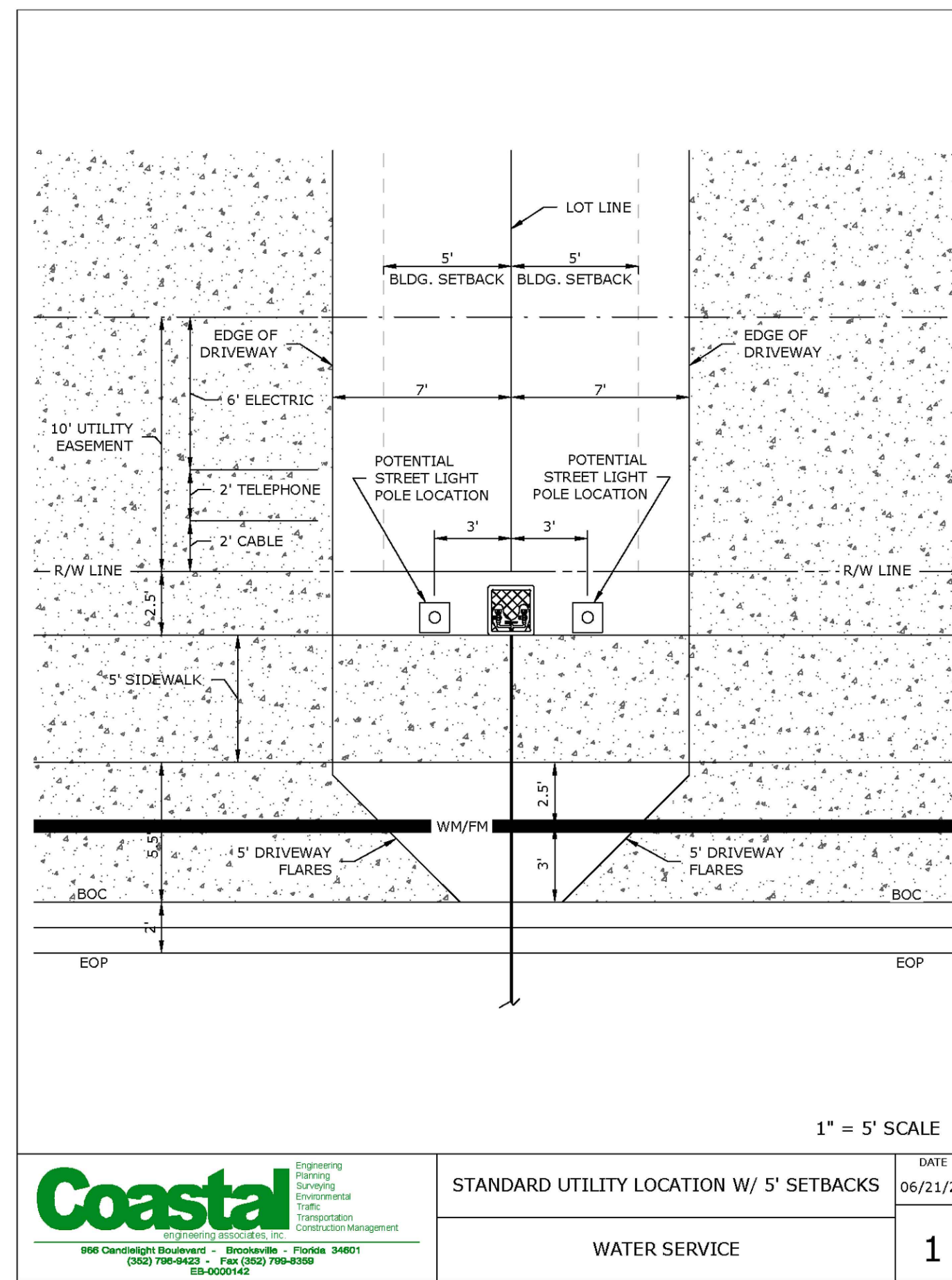


BUFFER NOTE:

ALL REQUIRED BUFFERS SHALL REMAIN UNDISTURBED DURING SITE DEVELOPMENT WITH THE EXCEPTION OF DEAD TREES AND EXOTIC INVASIVE SPECIES WHICH SHALL BE REMOVED. EXISTING VEGETATION SHALL BE RETAINED AND, IF NECESSARY, ENHANCED WITH LOW WATER USE FLORIDA FRIENDLY LANDSCAPING APPROVED UNDER THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM TO ACHIEVE AN OPACITY OF 80%. OPAQUE FENCING WILL NOT BE USED TO SATISFY THE BUFFER REQUIREMENT AND IF INSTALLED SHALL BE PLACED WITH THE BUFFER OUTSIDE OF THE FENCE. WHERE EXISTING VEGETATION IS ENHANCED, PLANS AND A PLANTING SCHEDULE SHALL BE PREPARED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL BY THE COUNTY. LANDSCAPE PLAN APPROVAL AND BUFFER ENHANCEMENT SHALL BE COMPLETED AND INSPECTED PRIOR TO RELEASE OF THE SUBDIVISION PERFORMANCE SECURITY. ALL REQUIRED BUFFERS SHALL BE IN A DEDICATED TRACT OR EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION OR CDD, INCLUDED IN THE HOMEOWNERS ASSOCIATION, OR CDD DOCUMENTS, AND SHOWN ON THE FINAL SUBDIVISION PLAT.

WOODLAND WATERS VEGETATED BUFFER DETAIL
NOT TO SCALE

AN 8' BLACK CHAIN LINK FENCE SHALL BE PLACED ON THE LAKE HIDEAWAY SIDE OF THE BUFFER



TYPICAL SECTIONS
LAKE HIDEAWAY POD C



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