

O. Flood Plains: where lands are or have been subject to periodic flooding, the County and/or FEMA have not established minimum building elevations, the Developer shall establish 100-year, and 25-year flood elevations at design flood conditions in accordance with SWFWMD and County standards.

DRAINAGE SYSTEM CONSTRUCTION

Unless otherwise approved by Hernando County, standard details and specifications for the construction of storm drainage systems shall conform to applicable sections of the following (Latest Editions):

1. Florida Department of Transportation “Roadway and Traffic Design Standards.”
2. Florida Department of Transportation “Standard Specifications for Road and Bridge Construction.”
3. Drainage Manual: Florida Department of Transportation (FDOT)
4. Drainage Manual, Storm Drains: Florida Department of Transportation (FDOT)

TRAFFIC CONTROL REQUIREMENTS

1. All traffic control devices shall be depicted on plans, including type, placement location and dimensions, and material and installation details in conformance with County, State, and Federal guidelines.
2. All traffic control devices shall be installed by the Developer, at his/her expense, prior to the opening of the development to public usage and travel.
3. Approved work zone traffic control, and project site security and safety plans/notes are required on the plans. Construction traffic entrance and exiting route shall be designated on construction plans.
4. Frontage roads, Major Local, Collector, and Major Collector roadways shall be striped per the MUTCD, per the conditions of design for that submittal.

SIDEWALK AND BICYCLE FACILITY REQUIREMENTS

- A. Residential Streets
 1. Subdivisions in all residential zoning districts, Residential Single-Family manufactured Housing Districts, and Residential Planned Development Project Districts (including single family, multi-family, mobile home, resort residential and residential components of Combined PDPs) shall include sidewalks on both sides of internal streets and on one side along the frontage of all external streets adjoined by the development.
 2. Residential developments not required to include sidewalks by Section A.1 shall be required to include one of the following along Major Local, Collector and Arterial roadways:
 - a. A sidewalk on one side (both sides if four or more existing or planned road lanes)
 - b. Bicycle facilities along both sides
 - c. A multi-use trail separated from and parallel to Major Local, Collector, and Arterial roadways.
- B. County Collector and Arterial Roadways
 1. County collector and arterial road pavement widening projects in urban areas (within FHWA apportioned urban boundaries) where bicycle and pedestrian facilities are planned, as part of a county network shall include paved shoulders (at a minimum) for bicycle travel.

2. County collector and arterial road pavement widening projects in urban areas (within FHWA apportioned urban boundaries) shall include a sidewalk along one side (at a minimum), except when such roads have four or more lanes sidewalks shall be included along both sides.
3. Where parallel public bicycle and/or pedestrian facilities exist or are planned in close proximity to and are (or are planned to be) accessible from county arterial and collector roads, pavement widening projects on these roads may not include additional bicycle and/or pedestrian facilities.
4. All developments fronting county collector and arterial roads in urban areas shall include a sidewalk along one side of all county collector and arterial roads fronted by the development and shall be required to include onsite pedestrian features i.e., sidewalks, crosswalks, etc., built to connect the development to the existing or planned sidewalk(s).
5. Where it is not practical (as determined by the County Engineer based on planned road widening within 5 years or incomplete planning to determine sidewalk locations, or environmental constraints) to construct a required sidewalk, the developer may contribute funds equivalent to the cost of the required sidewalk fund for the area.

A. Frontage Roads

1. Frontage roads shall include a sidewalk on at least one side.
2. Development (residential and nonresidential) occurring adjacent to existing frontage roads with existing or planned (to a sufficient degree to determine location) sidewalk(s) shall include onsite sidewalk(s) built to connect to the existing or planned sidewalk(s). However, when the existing or planned sidewalk is on the opposite side of the pavement from the development, onsite sidewalk(s) shall be required to connect to the edge of pavement at a suitable location for pedestrian traffic to safely cross the pavement to reach the sidewalk, and shall include signed and marked pedestrian crossing(s). Developments constructing frontage roads shall include sidewalks as part of frontage road construction.
3. Development occurring adjacent to existing frontage roads without existing or planned (to a sufficient degree to determine location) sidewalks shall be required to include onsite sidewalk(s) built to the property line.
4. Development occurring adjacent to frontage roads shall include pedestrian connections to adjoining properties.

D. Development Proximate to Planned Bicycle and Pedestrian Facilities

1. Development adjoining (or including) planned or existing bicycle and pedestrian facilities where there are gaps in incomplete networks shall construct the portion(s) necessary to continue the planned or existing facilities adjacent to (or through) the development.

E. ADA Ramps and Recessed Curbing

1. FDOT Indexes 304, 310 and FDOT Spec 527 shall be followed for all ADA ramps and recessed curbs. The developer of the subdivision shall place all recessed curbs during construction. For the detectable warning surface (truncated domes) only the Armorcast Detectable Warning Tile (red or yellow) S527-0012 in or equivalent from the FDOT Qualified Products List shall be acceptable. A tapered edge tile shall be used on all approach sides.
2. Local roads with Tee intersections shall have a minimum of 3 curb recesses/ramps for unimpeded ADA access. All ramps shall be at 45 or 90 degrees to the roadway, so that pedestrians cross and arrive perpendicular to the ramp/sidewalk. Curb ramps should align with crosswalks.
3. Collector and higher-level roads shall have their ADA ramps coordinated with the County Engineers Office prior to design.

LOTS AND LOT GRADING

A. Lots with side setbacks or easements of less than seven and one-half (7.5) feet require an Engineered Site Plan to show effective drainage that minimizes impacts to surrounding properties and conforms to the local drainage pattern. This shall specify whether slab on grade or stemwall construction. Only applies to lots ½ acre and smaller.

B. Lots with a 5' setback that exceed 8" difference in F.F.E. between them shall be designed with a stem wall or retaining wall to be constructed by the homebuilder. Lots with a 7.5' setback that exceed 18" difference in F.F.E. between them shall be designed with a stem wall or retaining wall. Lots with a 10' setback that exceed 28" difference in F.F.E. between them shall be designed with a stem wall or retaining wall. All stemwalls and retaining walls are to be shown on the subdivision plans. Only applies to lots ½ acre and smaller.