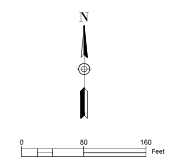
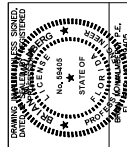


R1A
NOTE:
 GEOTECHNICAL ENGINEER SHALL BE PRESENT ON-SITE DURING CONSTRUCTION, A FOLLOW UP GPR ANALYSIS SHALL BE CONDUCTED ONCE THE SITE IS CLEAR TO VERIFY / DETECT ANY ANOMALIES PER THE SDII GLOBAL GPR SURVEY REPORT DATED 2/18/21



OVERALL SITE PLAN
 KENSINGTON WOODS

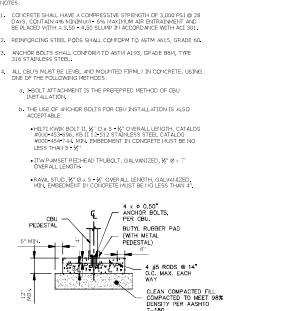
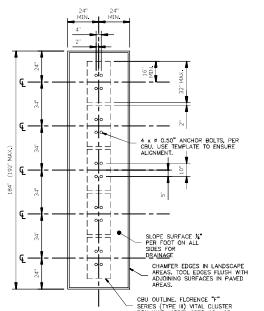
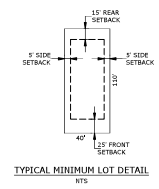


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REUSE OF DOCUMENT
 THIS DOCUMENT, IN WHOLE OR IN PART, IS THE PROPERTY OF COASTAL ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF COASTAL ENGINEERING ASSOCIATES, INC.
 DRAWING SHALL BE UNDER REVIEW, DATED 12/15/2021 BY REGISTERED PROFESSIONAL ENGINEER

SITE DATA
 OWNER/APPLICANT: D.R. Horton, Inc., West Florida Division
 12602 Telecom Drive
 Tampa, FL 33637
 PARCEL KEY NO. 030708, 030717, 347146, AND 1342434
 SECTION/TOWNSHIP/RANGE: 34/22 SOUTH/18 EAST
 CURRENT ZONING: PDP (SF) H-21-37 APPROVED 9/14/2021
 AREA = +/- 31.88 ACRES
 PROPOSED MAXIMUM NO. OF LOTS: 139
BUILDING SETBACKS:
 FRONT 25'
 SIDE 5' (DEVIATION FROM 10')
 REAR 15' (DEVIATION FROM 20')

BUFFERS:
 THE BUFFER TRACTS INDICATED ON THIS PLAN WILL CONSIST OF NATURAL VEGETATION WHERE POSSIBLE, ENHANCED TO 80% OPACITY WITHIN 12 MONTHS OF PLANTING WHERE NEEDED. WHERE SITE GRADING REQUIRES THE REMOVAL OF NATURAL VEGETATION, A VEGETATIVE BUFFER WILL LANDSCAPED WITHIN THE BUFFER TRACT CONSISTING OF VEGETATION AND OPACITY CONSISTENT WITH COUNTY STANDARDS.
FLOOD ZONE:
 THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C 0188D EFFECTIVE DATE FEB. 02, 2012. ACCORDING TO THE FIRM, MOST OF THE LUCKY LANE PROPERTY IS LOCATED WITHIN FLOOD ZONE X SEVERAL SMALL AREAS OF ZONE AE ARE ALSO LOCATED ON THE PROPERTY.
 NO WETLANDS ARE PRESENT. AN OTHER SURFACE WATER MIXED FROM UPLANDS IS SHOWN ON THE PLAN.
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 FIRE FIGHTING AS REQUIRED BY NFPA GUIDELINES AS REQUIRED BY HERNANDO COUNTY.
 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.



- NOTES:**
1. CCBU SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. FOR ALL IN-PLACE CONCRETE, CURING AND PROTECTION SHALL BE PLACED WITH A 2" x 1/4" SLUMP 91 ACCORDING WITH ACI 308.
 2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM #61, GRADE 60.
 3. ANCHOR BOLTS SHALL CONFORM TO ASTM #305, GRADE 305.
 4. ALL CURB MUST BE LEVEL AND MONOTONICALLY FINISHED USING THE USE OF THE FOLLOWING METHODS:
 - a. MOULT ATTACHMENT IS THE PREFERRED METHOD OF CURB INSTALLATION.
 - b. THE USE OF ANCHOR BOLTS FOR CURB INSTALLATION IS ALSO ACCEPTABLE.
 5. HOLE PUNCH SHALL BE 1/2" DIA. x 1" DEEP OVERALL LENGTH. CAP SHALL BE 1/2" DIA. x 1" DEEP OVERALL LENGTH. CAP SHALL BE 1/2" DIA. x 1" DEEP OVERALL LENGTH. CAP SHALL BE 1/2" DIA. x 1" DEEP OVERALL LENGTH.
 6. HOLE PUNCH SHALL BE 1/2" DIA. x 1" DEEP OVERALL LENGTH. CAP SHALL BE 1/2" DIA. x 1" DEEP OVERALL LENGTH. CAP SHALL BE 1/2" DIA. x 1" DEEP OVERALL LENGTH.
 7. HOLE PUNCH SHALL BE 1/2" DIA. x 1" DEEP OVERALL LENGTH. CAP SHALL BE 1/2" DIA. x 1" DEEP OVERALL LENGTH. CAP SHALL BE 1/2" DIA. x 1" DEEP OVERALL LENGTH.

DESCRIPTION	REQUIRED	PROVIDED
RECREATION AREA	1.89 AC.	1.89 AC.
OPEN SPACE	2.23 AC.	2.60 AC.
R/W AREA	N/A	4.30 AC.
DRA AREA	N/A	4.63 AC.
LIFT STATION TRACT	4.63 AC.	.06 AC.
DEVELOPED LOTS	N/A	181.5 AC.
TOTALS		31.88 AC.

DATE: 12/15/21
 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 12/15/21
 WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 27" x 34".

SHEET
C-05
 12/15/21

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