

LEGEND

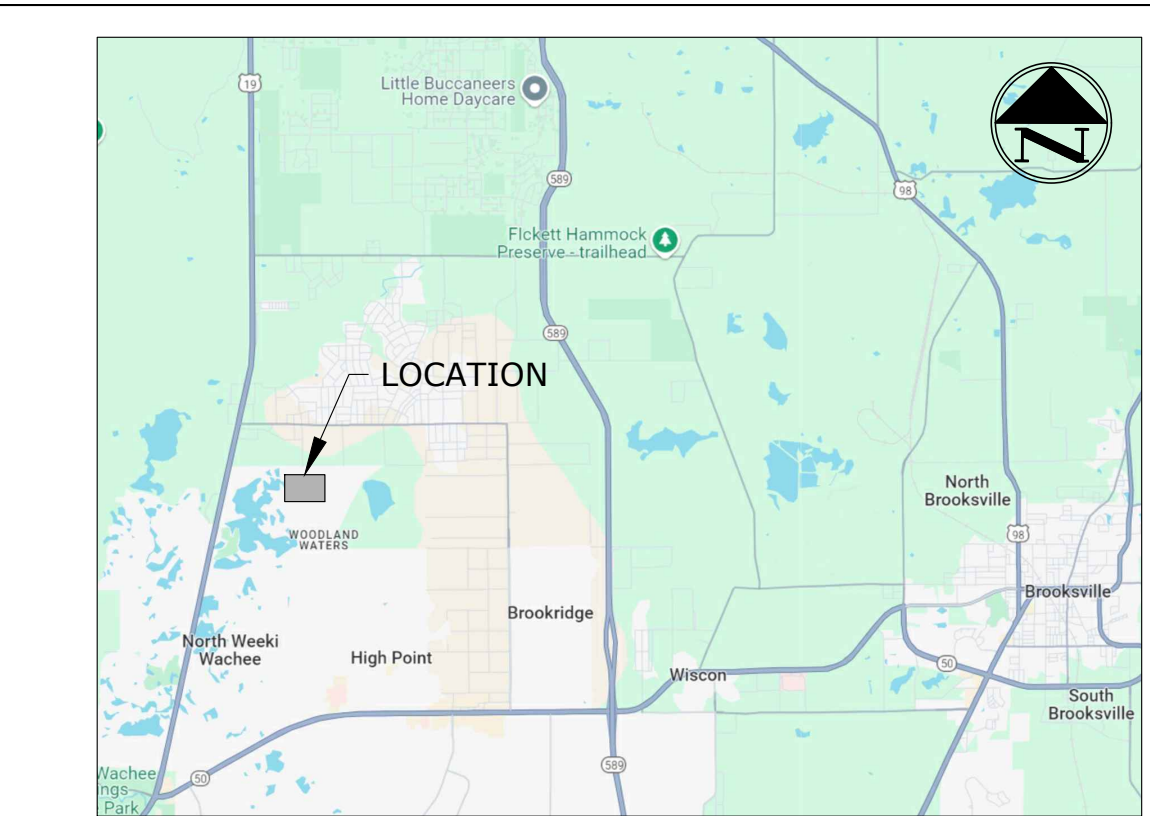
- DRAINAGE AREA
- RECREATION AREA
- UPLAND BUFFER (50')
- WETLANDS
- PROPOSED R/W
- VEGETATIVE BUFFER
- 100 YEAR FLOODPLAIN
- PROJECT BOUNDARY
- FENCE
- PARKING COUNT

SITE DATA
OWNER/APPLICANT: BOURASSA BLVD LLC
PARCEL KEY: 539091
PROJECT AREA: 29.79 A.C.
SECTION/TOWNSHIP/RANGE: 18/22/18
ZONING: PDP(MF) / H-22-14
PROPOSED NO. OF UNITS: 190

PERIMETER SETBACKS
NORTH: 25'
SOUTH: 100'
EAST: 25'
WEST: 25'
*INCLUSIVE OF VEGETATIVE BUFFER

INTERNAL BUILDING SETBACKS:
FRONT: 25'
SIDE: 0' (BETWEEN UNITS) / 15' (BETWEEN TOWNHOMES)
REAR: 15'

LOT SIZE:
MIN LOT WIDTH - 22'
MIN LOT DEPTH - 90'
MIN LOT SF - 1,980 SF
MAXIMUM BUILDING HEIGHT: 35'



LOCATION MAP
N.T.S.

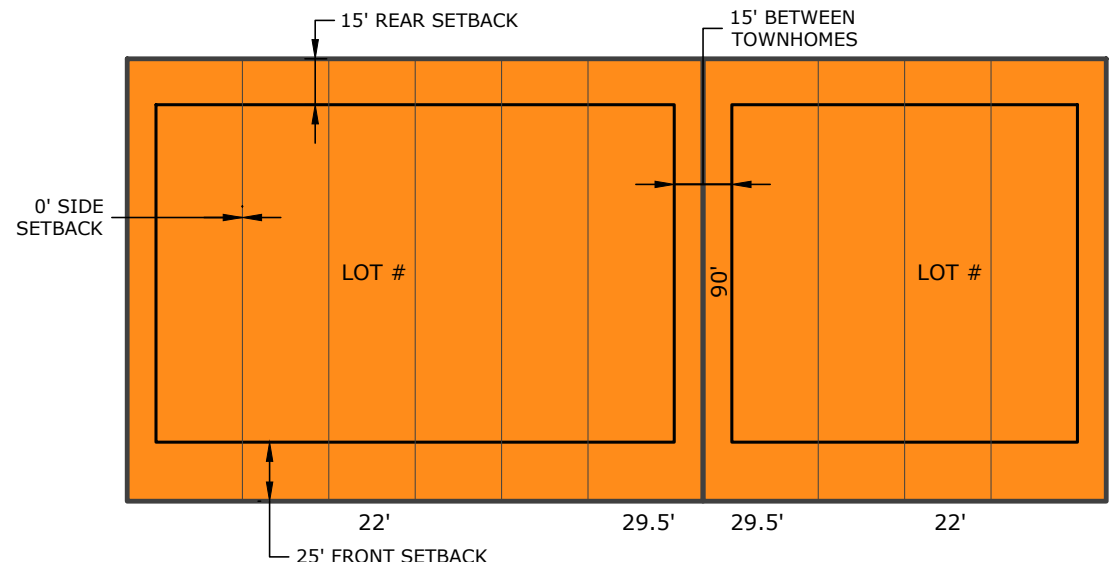
PERIMETER BUFFERS:
NORTH: 25' NATURAL VEGETATION
SOUTH: 50' NATURAL VEGETATION
EAST: 25' NATURAL VEGETATION
WEST: 10' NATURAL VEGETATION

1. ALL BUFFER SHALL BE SEPARATE TRACTS, OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, WITH NATURAL VEGETATION PRESERVED AND ENHANCED TO 80% OPACITY WITHIN 3 YEARS OF PLANTING.
2. ALL REQUIRED BUFFERS SHALL REMAIN UNDISTURBED DURING SITE DEVELOPMENT EXCEPT FOR DEAD TREES AND INVASIVE SPECIES WHICH SHALL BE REMOVED. EXISTING VEGETATION SHALL BE RETAINED AND, IF NECESSARY, SUPPLEMENTED WITH VEGETATION MEETING THE REQUIREMENTS OF THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM. OPAQUE FENCING SHALL NOT BE USED TO MEET OPACITY REQUIREMENTS.
3. IN ADDITION TO VEGETATIVE BUFFER, AN 8' BLACK CHAIN LINK FENCE SUPPLEMENTED WITH VINYL SLATS TO INCREASE OPACITY SHALL BE PLACED ON THE OWNER'S PROPERTY SIDE TO INCREASE PRIVACY AND SECURITY FOR EXISTING WOODLAND WATER RESIDENTS.

FLOODZONE
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0158D, EFFECTIVE DATE OF FEBRUARY 2, 2012. ACCORDING TO THE FIRM PANEL, THERE ARE TWO AREAS THAT ARE DESIGNATED ZONE AE WITH A 100-YEAR FLOODPLAIN ELEVATION BETWEEN 22.4 FT AND 24.4 FT. THE REMAINING AREAS ARE WITHIN ZONE X WITH MINIMAL FLOOD RISK OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

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.



TYPICAL 6-UNIT TOWNHOME
N.T.S.
TYPICAL 4-UNIT TOWNHOME
N.T.S.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	038°06'34.68"	120.00	79.82'	78.35'	S18°59'27.03"W
C2	044°49'33.85"	100.00	78.24'	76.26'	S22°28'37.24"E
C3	045°06'35.84"	92.00	72.43'	70.58'	S67°26'42.08"E
C4	089°57'22.84"	50.00	78.50'	70.68'	S44°58'41.42"E
C5	090°02'37.16"	50.00	78.58'	70.74'	N45°01'18.58"E
C6	090°00'00.00"	50.00	78.54'	70.71'	N45°00'00.00"W

LAND USE TABLE			
LAND USE	ACRES	DWELLING UNITS	DENSITY
TOWNHOME UNITS	9.69	190	
RECREATION AREA	2.51	2.4 AC. REQUIRED	
DRAINAGE	2.55		
ROAD R/W	4.75		
OPEN SPACE	7.88		
NATURAL PRESERVE AREA	2.41	7%, 2.09 AC. REQUIRED	
TOTAL AREA	±29.79	190	APPROX. 6.38 UNITS/ACRE

CONDITIONAL PLAT

WHISPERING OAKS

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4/11/2025	JY		REV 1	REVISED PER COUNTY COMMENTS

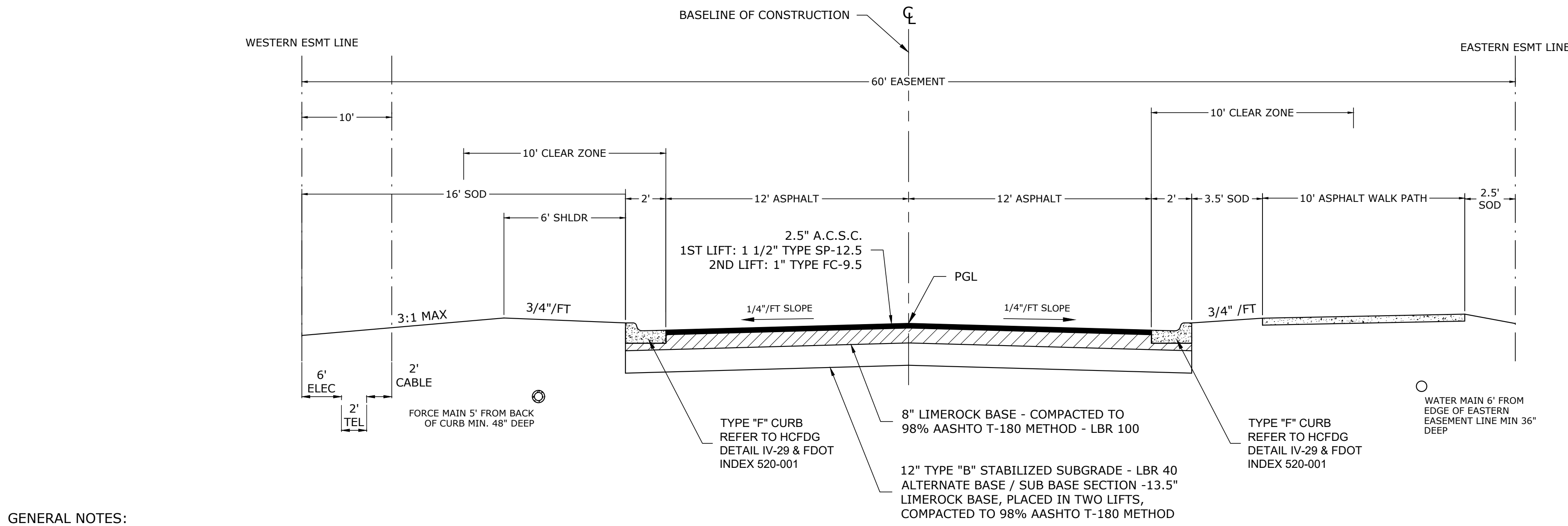
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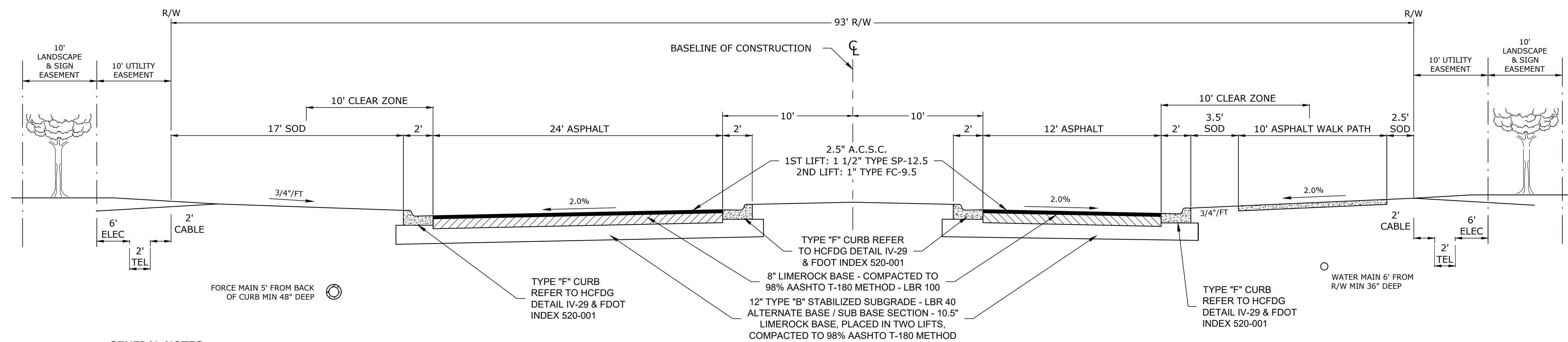
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MODIFIED COLLECTOR / 2 LANE ROAD - CLOSED DRAINAGE
DESIGN SPEED = 40 MPH*
HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-10)



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

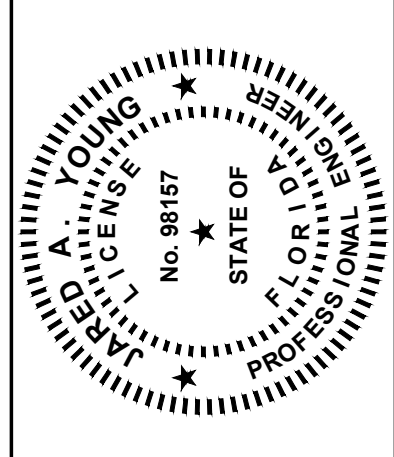
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TYPICAL SECTIONS (1)

WHISPERING OAKS



Coastal
Engineering
Planning
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Environmental
Geotechnical
Construction Management
engineering associates, inc.
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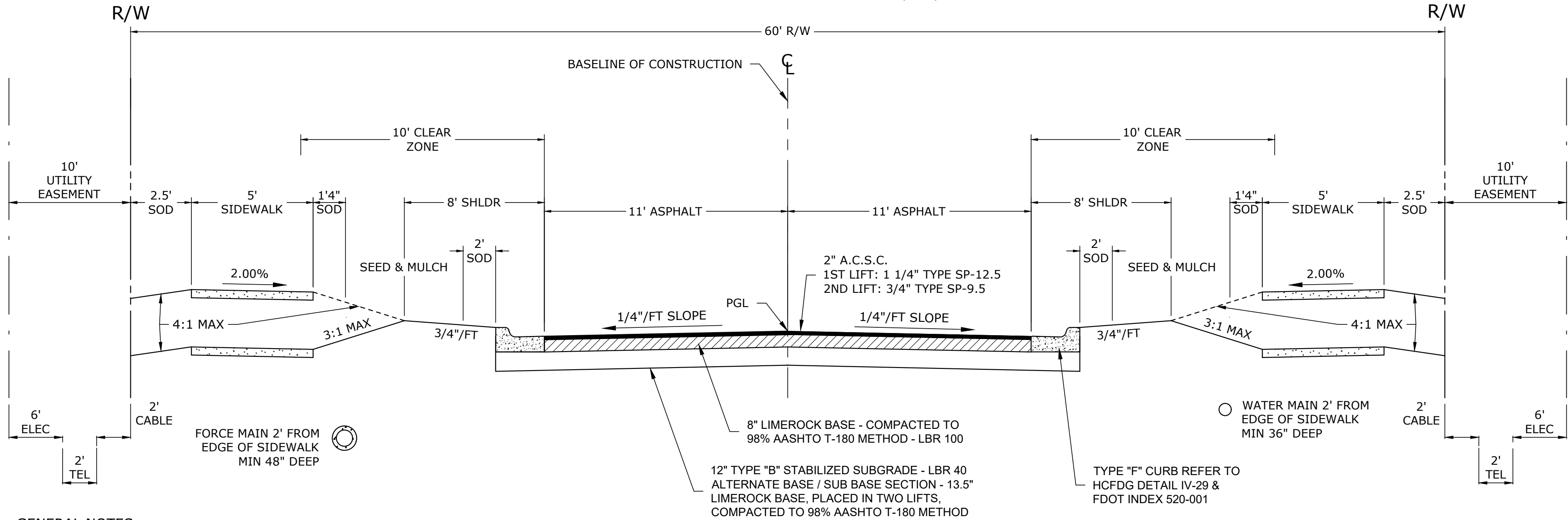
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MAJOR LOCAL/COMMERCIAL 2 LANE
ROAD - CLOSED DRAINAGE

DESIGN SPEED = 35 MPH*

HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-06)



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

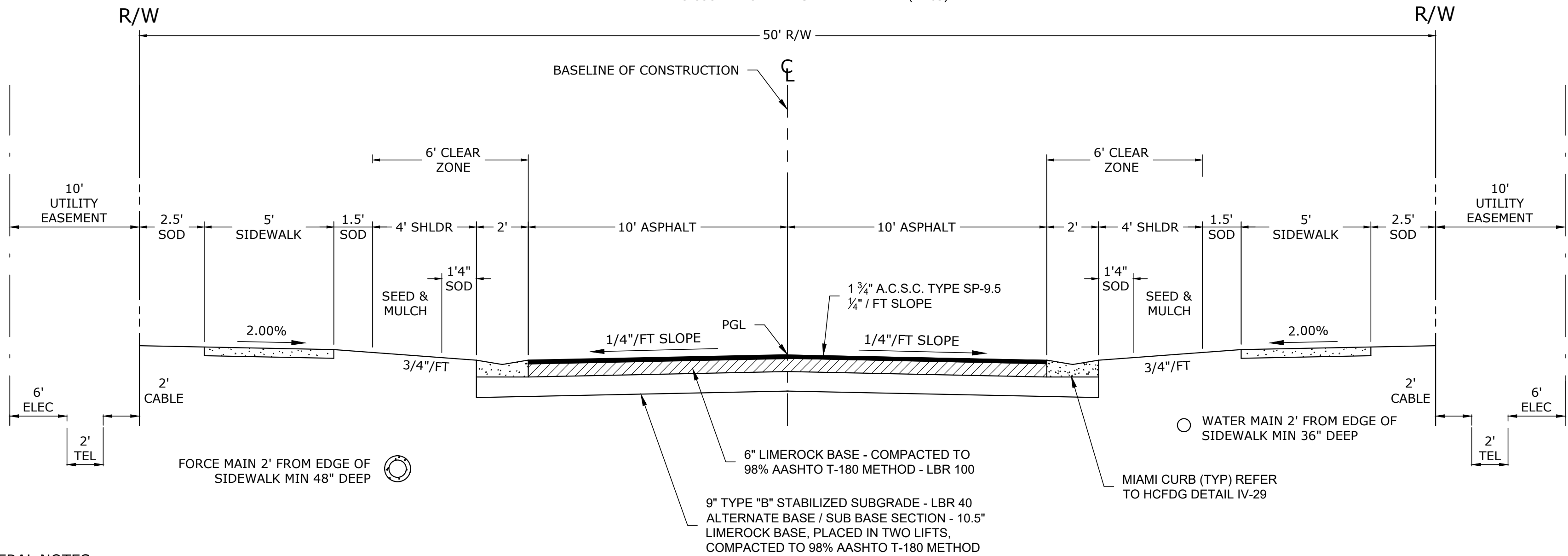
TYPICAL SECTION

N.T.S.

LOCAL ROAD - CLOSED DRAINAGE

DESIGN SPEED = 30 MPH*

HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-05)



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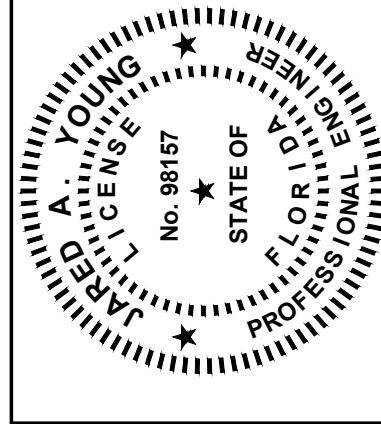
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LOCAL INTERNAL ROADS TYPICAL SECTION

N.T.S.

TYPICAL SECTIONS (2)

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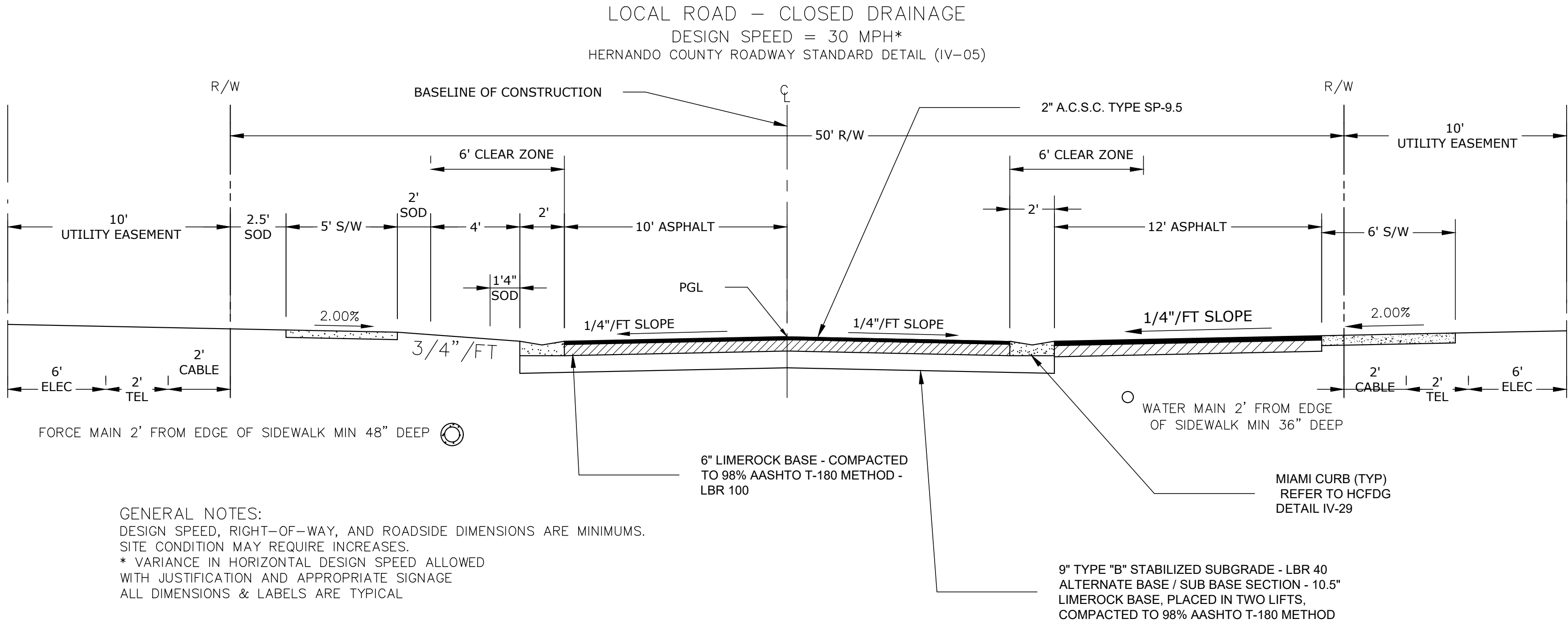
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WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

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JOB No.: 23113-1



LOCAL ROADS 50' R/W WITH PARKING
NOT TO SCALE

TYPICAL SECTIONS (3)

WHISPERING OAKS

LAURENCE A. YOUNG
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