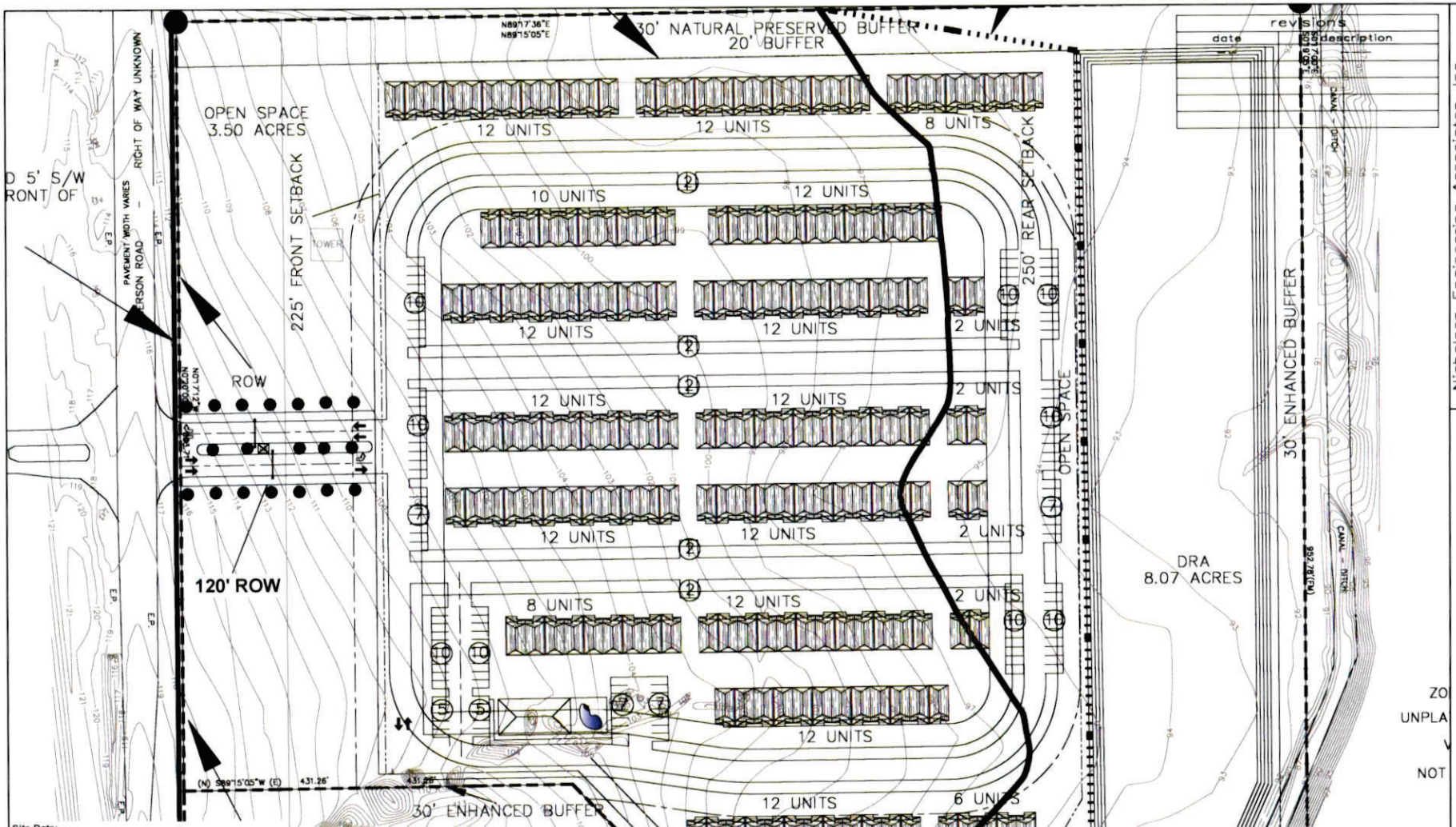

Site Data:

Owner: Withlacoochee Equities Inc
13163 Spring Hill Dr, Spring Hill, FL 34609
Applicant/Developer: Brooksville Landing LLC
4651 22nd Ave N, St. Petersburg, FL 33713

Parcel Key # 1695696
Section/Township/Range: 35 / 22S / 19E
Building Heights: 35' (Townhomes)
Current Zoning: AG Proposed Zoning: PDP (MF)
Area: +/- 30.0 acres
Proposed No. of Units: 132
Density: 4.4 units / acre
Intensity:
* 237,600 SF residential living space (1,800 SF per unit)
* 1,400 SF residential amenity building space
Setbacks:
* From access drive - 25'
* Side - 0' (20' between buildings)

Buffers:
* North - (Hernando Christian Academy) - 50'
* South - (Meyers Parcel) - 50'
* West - (Emerson Road) - 225'
* East - (Rear) - 250'

Flood Plain:
The project is located on Federal Emergency Management Agency (FEMA) Community Panel 12053C0211D Effective Date 2/2/2012

General Notes:
This is a planning document and is not 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.

revisions

date	description
10/19/06	
11/27/06	

Nicholson Engineering Associates, Inc.

Structural Engineering • Commercial Site Design • Subdivisions • Utility • Roads

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This drawing is not valid without the signature and original raised seal of a Florida Licensed Engineer. This drawing is not valid apart from the complete set of revised drawings, addendums, specifications, reports, and revisions. It is the intent of the Engineer of Record to hold paramount the safety, health and welfare of the public. It is the ethical and moral responsibility of any reviewer to bring such errors, omissions, discrepancies, and deficiencies as they may find to the immediate attention of the Registered Professional whose name & seal appears on this drawing.

EMERSON RD MUTI-FAMILY
FINAL PHASE
SITE

ZO
UNPLA
NOT

File Name:	EMERSON ROAD
Drawn By:	NWN
Job No.:	
Date:	
Scale:	1"=50'
Sheet:	C-1