



**OVERALL SITE DATA**  
**OWNER/APPLICANT:**  
 CABOT CITRUS CO., LLC  
 17550 PONCE DE LEON BLVD.  
 BROOKSVILLE, FL 34614  
**PARCEL KEY NO.:** 222923  
**PROJECT AREA:** +/- 18.55 ACRES  
**SECTION/FOWNSHIP/RANGE:** 11, 02, 12, 11, 42/15/18E  
**NO. OF LOTS:** 44  
**RESORT RESIDENTIAL DWELLING:**  
 FRONT: 10'  
 SIDE: 5'/0'  
 REAR: 10'  
**MAXIMUM HEIGHT:** 3 OCCUPIED STORIES  
**MINIMUM LOT SIZE:** 2,400 S.F.

**PARKING COUNTS:**  
 (39 UNITS) X (2 SPACES PER UNIT) = 78 SPACES REQ.  
 178 SPACES PROVIDED  
 9 P.C. SPACES REQUIRED / 9 SPACES PROVIDED

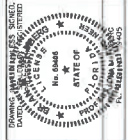
**FEMA FIRM COMMUNITY PANELS:** THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 12452C005D EFFECTIVE DATE 2/2/2012 AND 12452C005D EFFECTIVE DATE 2/2/2012. THE PROPERTY IS PRIMARILY LOCATED WITHIN ZONE X WITH A SMALL AREA OF ZONE AE BORDERING THE NORTHERN BOUNDARY OF THE PROJECT AREA.

**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 PORTABLE 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.

**PAVING LEGEND:**

	CONCRETE PAVEMENT
	VEHICULAR PERFORIC PAVEMENT WITH CONTRASTING STRIPE PAVEMENT
	ASPHALT PAVEMENT (PARKING LOT)
	ASPHALT PAVEMENT (LOCAL ROAD)
	FLOODPLAIN

**OVERALL SITE PLAN**  
**CABOT CITRUS FARMS**  
**PHASE 1B COTTAGES**



**Coastal**  
 Planning  
 Engineering  
 Environmental  
 Construction Management  
 9505 Carondelet Boulevard • Orlando, FL 32837 • (407) 259-4300  
 (305) 798-0221 • Fax (305) 795-4339  
 1804061010

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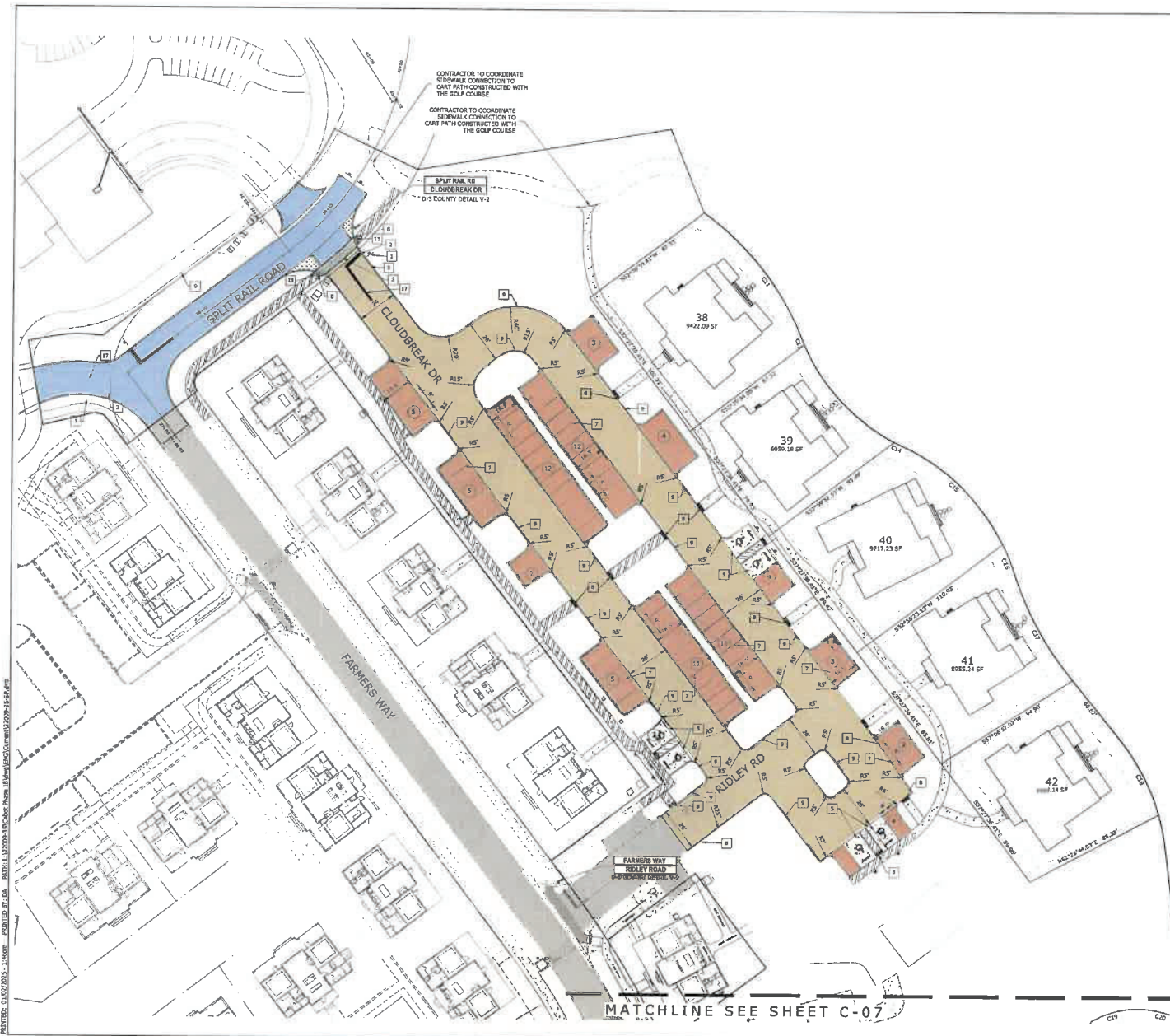
**REVISIONS**

DATE	REV.	BY (REV. NO.)	REVISION
7/25/24	01	1	REVISION FOR COUNTY COMMENTS
7/27/24	02	2	REVISION PER COUNTY COMMENTS
12/17/24	03	3	REVISION PER JENNIFER AND JEFF Q-13

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 24" X 36"

**SHEET**  
**C-05**  
 22009-35

PRINTED: 4/10/2025 11:45am REVISIONS: 11:45am REVISIONS: 11:45am REVISIONS: 11:45am REVISIONS: 11:45am REVISIONS: 11:45am



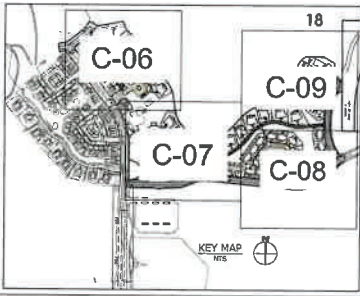
**PAVING LEGEND**

- TARDY CONCRETE PAVEMENT TO MATCH PHASE 1A
- VEHICULAR PERFORATED PAVERS WITH CONTRASTING STRIPE AND FIELD BANKING, PRODUCT FIELD OF "ECO-CITY" LOOK, RED/TAN/CHOCOLAD, CONTRASTING COLORS, TO MATCH PHASE 1A BY FLAGSTONE PAVERS.
- ASPHALT PAVEMENT (PARKING LOT)
- ASPHALT PAVEMENT (LOCAL ROAD)
- CONCRETE ACCESS PATH
- CONTRACTING UNIT PAVERS: FIELD OF FREEDOM PAVERS, RED/TAN/CHOCOLAD, CONTRASTING COLORS, TO MATCH PHASE 1A, BY FLAGSTONE PAVERS.
- GRASSPAVE: E2-ROLL, BY MOS PRO
- SIDEWALK TO BE INSTALLED BY SITE CONTRACTOR

NOTE: SEE HART HOWERTON PLANS FOR MATERIAL DESIGN INTENT

**SIGNAGE AND STRIPING LEGEND:**

- 1 STOP SIGN R1-1 30"x30"
- 2 24" STOP BAR "WHITE" (THERMO)
- 3 PAVER CROSSWALK PER DETAIL ON SHEET C-04
- 4 HANDICAP PARKING AND SIGNAGE PER HCFD DETAIL V-09 (THERMO)
- 5 CONCRETE WHEEL STOPS
- 6 4" SOLID WHITE STRIPE (PAINT)
- 7 2" WIDE DETECTABLE WARNING PAVER: ADA PAVERS, CHARCOAL BY BELGARD
- 8 TYPE "D" CONCRETE CURB PER FDOT INDEX NO: 520-001
- 9 SIDEWALK/CURB SEE DETAIL SHT. C-39.
- 10 ADA RAMP 12:1 MAX. SLOPE, 6" RISE MAX. 8' LONG UNLESS NOTED OTHERWISE.
- 11 "RIGHT TURN ONLY" FTP 52-04 24"x30" B/W MOUNT BELOW STOP SIGN
- 12 "ONE WAY" SIGN R06-1R 36"x12"
- 13 TYPE "A" CONCRETE CURB PER FDOT INDEX NO: 520-001
- 14 48" HIGH PEDESTRIAN GUARDRAIL. SEE DETAIL ON SHEET C-39.
- 15 TYPE "T" CONCRETE CURB PER FDOT INE NO: 520-001
- 16 25 LF DRL YELLOW STRIPE (THERMO)
- 17 ADA RAMP SYSTEM SEE DETAIL ON SHEET C-39.
- 18 CONCRETE PAVING SEE TYP. SECTION ON SHEET C-39.
- 19 MIAMI CURB AND GUTTER SEE DETAIL ON SHEET C-39.
- 20 "PEDESTRIAN CROSSING SIGNS" R11-2 36"x36"
- 21 R16-77 30"x18"
- 22 6" SOLID WHITE STRIPE (THERMOPLASTIC)



SITE PLAN (1)  
 CABOT CITRUS FARMS  
 PHASE 1B COTTAGES

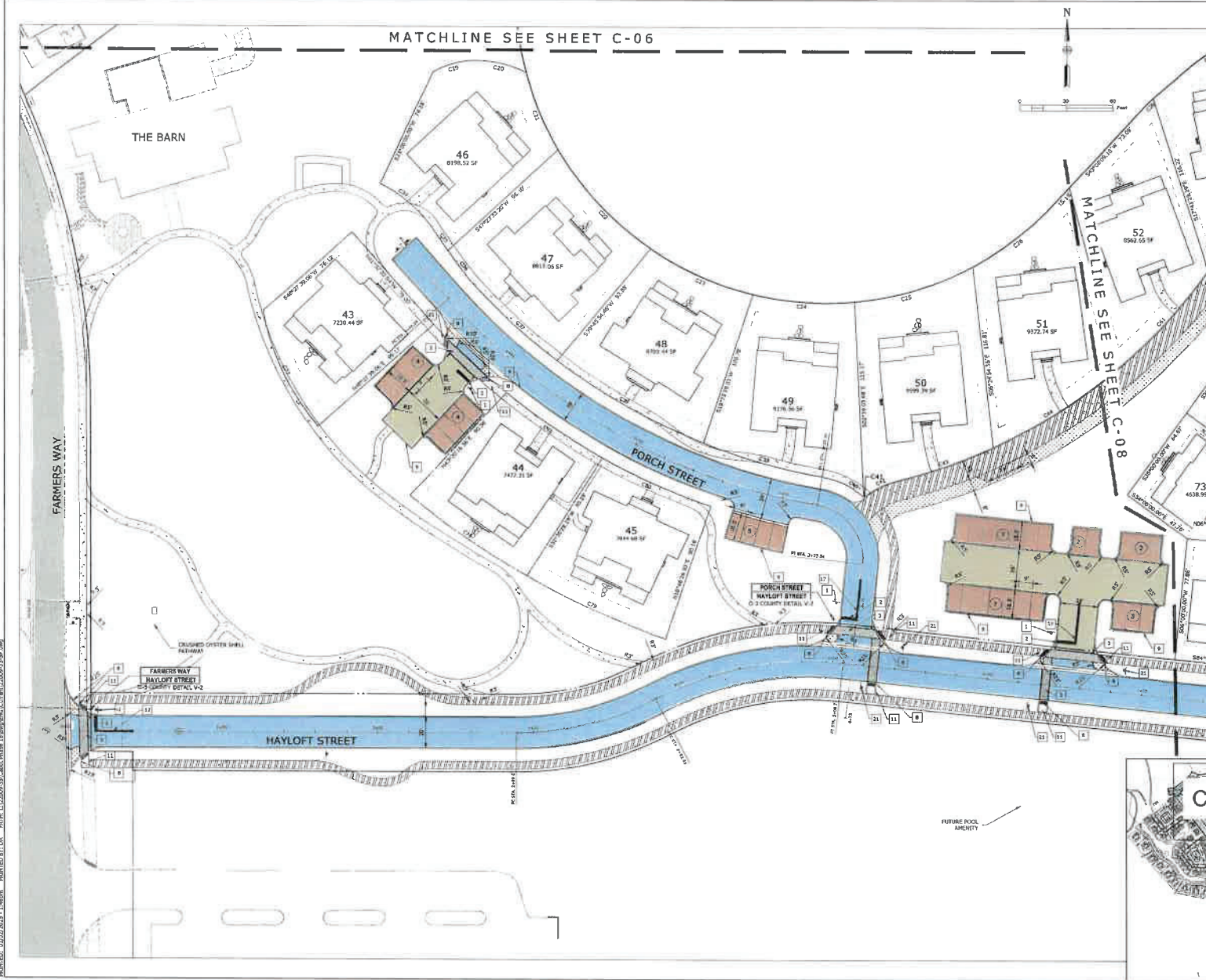
Coastal  
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 Phone: (754) 599-4323 Fax: (754) 599-4359  
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DATE	BY	APP'R	NO.	REVISION
11/25/24	DC	1	1	ISSUED FOR COUNTY COMMENTS
12/17/24	DC	2	2	ISSUED FOR REVISION COMMENTS
12/17/24	DC	3	3	ISSUED SHOP DRAWINGS AND LOTS 4-14

WED PRINTED TO SCALE. DRAWING SIZE SHALL BE 22" X 34"

SHEET  
**C-06**  
 22009-35



**PAVING LEGEND**

- TARRY CONCRETE PAVEMENT TO MATCH PHASE 1A
- VERTICAL FINISHED PAVED WITH CONTRASTING STRIPS AND FIELD BANDING PRODUCT FIELD OF 20"x30" 1" DIA. BOLT PANGLOSS® CONTRASTING COLOR. TO MATCH PHASE 1A BY FLAGSTONE PAVERS.
- ASPHALT PAVEMENT (PARKING LOT)
- ASPHALT PAVEMENT (LOCAL ROAD)
- CONCRETE ACCESS PATH
- CONTRASTING UNIT PAVED FIELD OF FREEDOM PAVERS, REPUTANT-PANOR CONTRASTING COLOR BANDING. TO MATCH PHASE 1A, 8" FLAGSTONE PAVERS.
- GRASSPAVE: EZ-ROCK, BY NDS PRO
- SIDEWALK TO BE INSTALLED BY SITE CONTRACTOR

NOTE: SEE HRP1 MONITORING PLANS FOR MATERIAL DESIGN INTENT.

**SIGNAGE AND STRIPING LEGEND:**

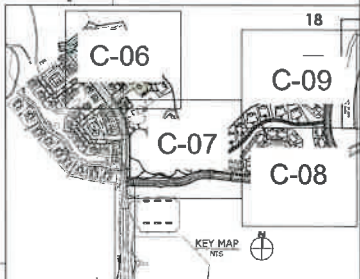
- 1 STOP SIGN R1-1 30"x30"
- 2 24" STOP BAR "WHITE" (THERMO)
- 3 PAVEMENT CROSSWALK PER DETAIL ON SHEET C-04
- 5 HANDICAP PARKING AND SIGNAGE PER MFGDG DETAIL V-09 (THERMO)
- 6 CONCRETE WHEEL STOPS
- 7 4" SOLID WHITE STRIPE (PAINT)
- 8 2" WIDE DETECTABLE WARNING PAVEMENT ADA PAVERS, CHARCOAL BY BELGARD
- 9 TYPE "D" CONCRETE CURB PER FDOT INDEX NO: 520-601
- 10 SIDEWALK CURB SEE DETAIL SHT. C-38
- 11 ADA RAMP 12:1 MAX. SLOPE, 6" RISE MAX. 8' LONG UNLESS NOTED OTHERWISE
- 12 "RIGHT TURN ONLY" FTP 52-04 24"x30" 6"W MOUNT BELOW STOP SIGN
- 13 "ONE WAY" SIGN R66-1R 36"x12"
- 14 TYPE "A" CONCRETE CURB PER FDOT INDEX NO: 520-601
- 15 48" HIGH PEDESTRIAN GUARDRAIL SEE DETAIL ON SHEET C-39.
- 16 TYPE "F" CONCRETE CURB PER FDOT INDEX NO: 520-001
- 17 25 LF DBL YELLOW STRIPE (THERMO)
- 18 ADA RAMP SYSTEM SEE DETAIL ON SHEET C-39.
- 19 CONCRETE PAVING SEE TYP. SECTION ON SHEET C-39.
- 20 H&M CURB AND GUTTER SEE DETAIL ON SHEET C-38.
- 21 "PEDESTRIAN CROSSING SIGNS" R11-2 36"x36"
- 22 R16-7P 30"x18"
- 23 6" SOLID WHITE STRIPE (THERMOPLASTIC)

SITE PLAN (2)  
CABOT CITRUS FARMS  
PHASE 1B COTTAGES



**Coastal**  
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DATE	REV.	BY	CHK.	REVISION
7/27/24	DC	1		REVISED PER COUNTY COMMENTS
8/12/24	DC	2		REVISED PER COUNTY COMMENTS
12/17/24	DC	3		REVISED SHIP COMMENTS AND LOTS 41-45

SHEET  
**C-07**  
22009-35

PLOT NO. 24027-001 - 14800 - PRINTED BY: DATE: 11/22/2024 10:58:18 AM PLOT FILE: I:\PROJECTS\24027-001\24027-001.dwg

PRINTED: 01/07/2025 - 11:27am - PRINTED BY: DA - MATHE L\132009-37\CAD\DWG\132009-37.dwg - 132009-37.dwg



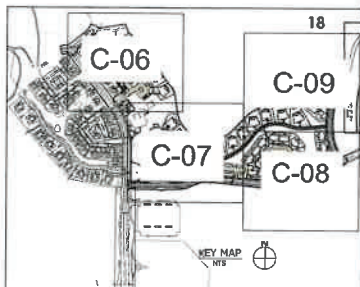
**PAVING LEGEND:**

- TARRY CONCRETE PAVEMENT TO MATCH PHASE 1A
- VEHICULAR PERVIOUS PAVEMENT WITH CONTRASTING STRIPS AND FIELD MARKING. PRODUCT: FIELD OF T53 CITY BLOCK AND T53 MARKING CONTRASTING COLORS, TO MATCH PHASE 1A BY FLAGSTONE PAVERS.
- ASPHALT PAVEMENT (PARKING LOTS)
- ASPHALT PAVEMENT (LOCAL ROAD)
- CONCRETE ACCESS PATH
- CONTRASTING LIGHT PAVEMENT: FIELD OF PERFORATED PAVERS, REPT ANCHOR CO. CONTRASTING COLOR BANDING TO MATCH PHASE 1A BY FLAGSTONE PAVERS.
- GRASSPAVE: EZ-ROLL, BY NDS PRO
- SIDEWALK TO BE INSTALLED BY SITE CONTRACTOR

NOTE: SEE HWT HANDBOOK PLANS FOR MATERIAL DESIGN INTENT

**SIGNAGE AND STRIPING LEGEND:**

- 1 STOP SIGN "STOP SIGN" R1-1 30"x30"
- 2 24" STOP BAR "WHITE" (THERMO)
- 3 PAVEMENT CROSSWALK PER DETAIL ON SHEET C-04
- 4 HANDICAP PARKING AND SIGNAGE PER HGCS DETAIL V-09 (THERMO)
- 5 CONCRETE WHEEL STOPS
- 6 4" SOLID WHITE STRIPE (PAINT)
- 7 2" WIDE DETECTABLE WARNING PAVEMENT ADA PAVERS, CHARCOAL BY BELGARD
- 8 TYPE "T" CONCRETE CURB PER FOOT INDEX NO: 520-001
- 9 SIDEWALK/CURB SEE DETAIL SMT. C-38
- 10 ADA RAMP 1:2 MAX. SLOPE, 6" RISE MAX. 8' LONG UNLESS NOTED OTHERWISE
- 11 "RIGHT TURN ONLY" FTP 52-04 24"x30" SIGN MOUNT BELOW STOP SIGN
- 12 "ONE WAY" SIGN R06-1R 36"x12"
- 13 TYPE "A" CONCRETE CURB PER FOOT INDEX NO: 520-001
- 14 48" HIGH PEDESTRIAN GUARDRAIL SEE DETAIL ON SHEET C-39
- 15 TYPE "P" CONCRETE CURB PER FOOT INDEX NO: 520-001
- 16 25 LF DBL YELLOW STRIPE (THERMO)
- 17 ADA RAMP SYSTEM SEE DETAIL ON SHEET C-39
- 18 CONCRETE PAVING SEE TYP. SECTION ON SHEET C-39
- 19 MIAMI CURB AND GUTTER SEE DETAIL ON SHEET C-38
- 20 \* PEDESTRIAN CROSSING SIGNS\* R11-2 36"x36"
- 21 R16-7P 30"x18"
- 22 6" SOLID WHITE STRIPE (THERMOPLASTIC)



**SITE PLAN (3)**

**CABOT CITRUS FARMS**

**PHASE 1B COTTAGES**

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DATE	REV.	BY	DESCRIPTION
7/20/24	1	OC	REVISED PER COUNTY COMMENTS
7/27/24	2	OC	REVISED PER REVIEW COMMENTS
7/27/24	3	OC	REVISED SHOP DRAWINGS
7/27/24	4	OC	REVISED PER COUNTY COMMENTS

DRAWN: DAVID MATHESON

CHECKED: DAVID MATHESON

DATE PLOTTED: 01/07/2025 11:27 AM

DRAWING SCALE: 1/8" = 1'-0"

SHEET

22009-35

