

**SITE DATA**  
**OWNER:** LINDA ANN NICHOLS , GREATHEARTS  
FOURTYNINERS, LLC  
**APPLICANT:** NVR, INC./ RYAN HOMES  
**PROJECT AREA:** +/- 2.37 ACRES  
**PARCEL KEY:** 837786, 837777, 837795 & 893475  
**SECTION/TOWNSHIP/RANGE:** 03/23S/20E  
**CURRENT ZONING:** PDP(SF)  
**PROPOSED NO. OF LOTS:** 15

**MINIMUM PERIMETER BUILDING SETBACKS (INCLUSIVE OF BUFFER):**  
NORTH: 25'  
SOUTH: 25'  
SOUTH (PHASE 2): 20'  
EAST: 25'  
WEST: 20'

**INTERNAL BUILDING SETBACKS:**  
FRONT 25'  
SIDE 5'  
REAR 15'

**BUFFERS:**  
SOUTH (PHASE 2, ADJACENT TO KEY 953640): 20' NATURAL  
VEGETATION EASEMENT  
SOUTH: (ADJACENT TO FABER DR): 20' LANDSCAPED  
**NOTE 1:** THE 20' VEGETATION EASEMENT ADJACENT TO KEY#  
953640, LOCATED IN PHASE 2, IS PROVIDED FOR THE PURPOSE  
OF PRESERVING MATURE TREES LOCATED ALONG THE  
SOUTHERN PROPERTY LINE IN THIS AREA. THIS EASEMENT IS  
NOT REQUIRED TO BE PLANTED TO MEET ANY OPACITY  
REQUIREMENTS.

**FLOODPLAIN:**  
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY  
MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP  
(FIRM) COMMUNITY PANEL 12053C218D, EFFECTIVE DATE OF  
FEBRUARY 2, 2012. THERE IS ONE AREA DESIGNATED ZONE A  
LOCATED ON THE WEST OF THE PHASE 2 PROJECT AREA.  
NO WETLANDS ARE PRESENT WITHIN 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 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.

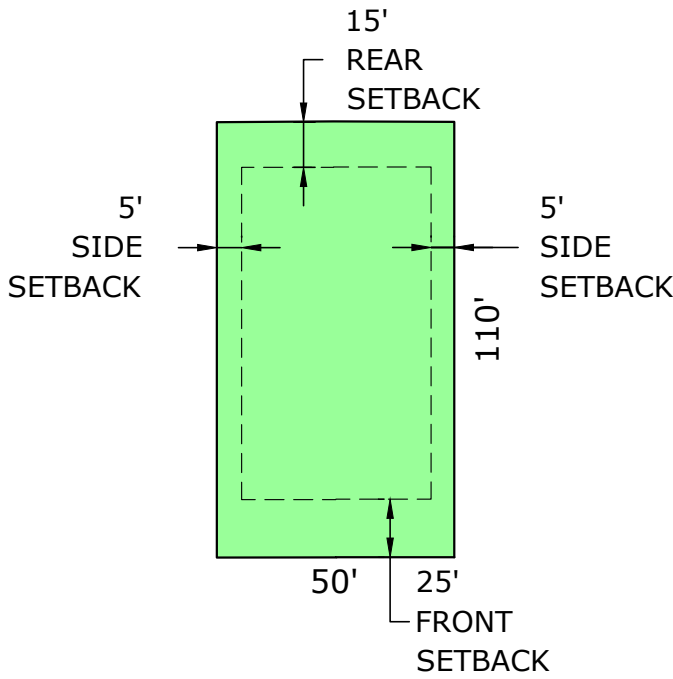
**GENERAL NOTES**  
1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE  
CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN;  
ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC  
RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE  
INCLUDED IN THE FINAL CONSTRUCTION PLANS AND  
SHALL MEET THE REQUIREMENTS OF HERNANDO 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.

**NATURAL VEGETATION (PROJECT TOTAL):**  
REQUIRED: 2.17 ACRES  
PROVIDED: 2.2 ACRES  
NATURAL VEGETATION AREAS TO INCLUDE EXISTING AND  
PLANTED VEGETATION. NATURAL VEGETATION REQUIRED  
AND PROVIDED IS CALCULATED FOR THE FULL BUILD OUT OF  
THE NICHOLS RESIDENTIAL SUBDIVISION.  
**RECREATION:**  
REQUIRED RECREATIONAL AREA IS CALCULATED FOR THE  
FULL BUILD OUT OF THE NICHOLS RESIDENTIAL SUBDIVISION  
AND WILL BE PROVIDED WITH PHASE 1 OF DEVELOPMENT.  
REQUIRED: 1 AC. + (125 ERU-50 ERU)( $\frac{1}{100}$  AC/ERU) = 1.75 AC.  
PROVIDED: 3.43 AC.

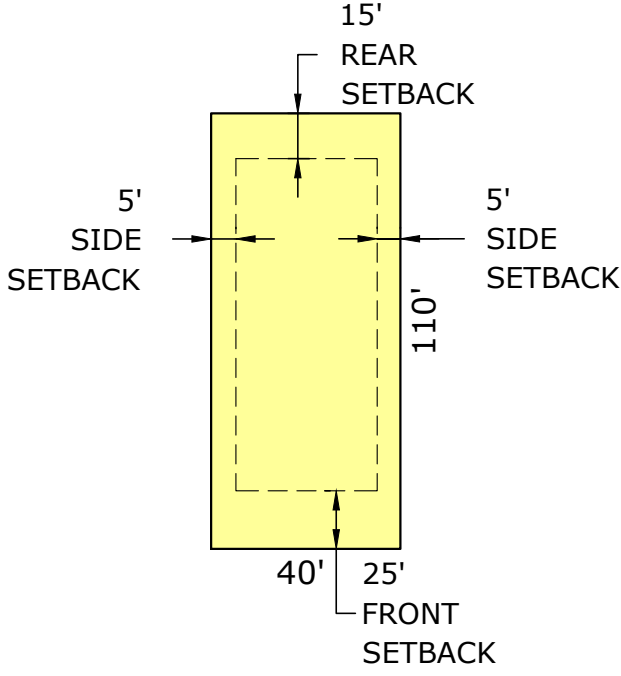


LEGEND

- |  |                  |  |                         |
|--|------------------|--|-------------------------|
|  | DRAINAGE AREA    |  | RIGHT OF WAY            |
|  | RECREATION       |  | FEMA 100 YR. FLOODPLAIN |
|  | BUFFERS          |  | NATURAL VEGETATION      |
|  | PROJECT BOUNDARY |  |                         |



TYPICAL  
50'X110' SINGLE FAMILY LOT  
NTS



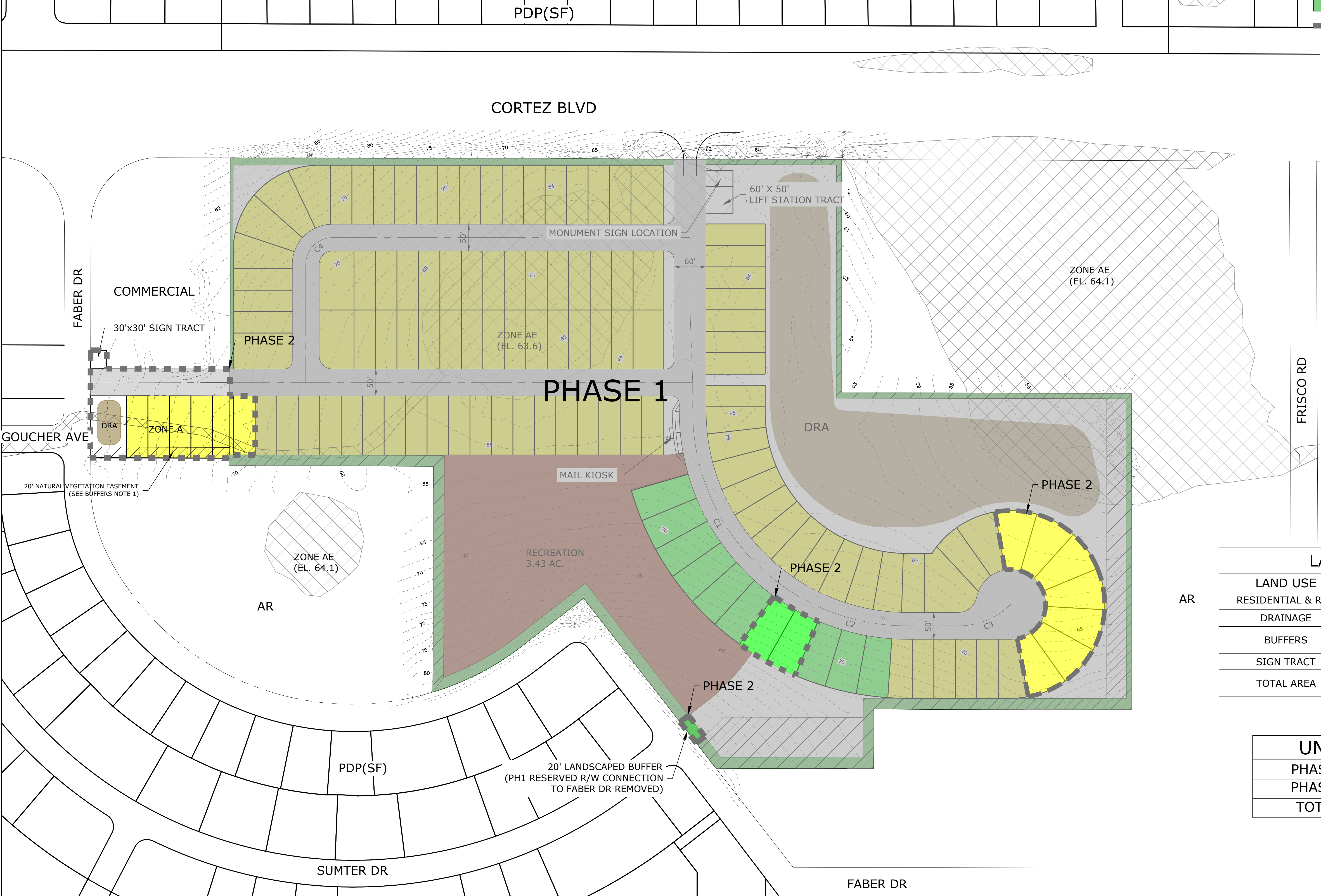
TYPICAL  
40'X110' SINGLE FAMILY LOT  
NTS

LAND USE TABLE

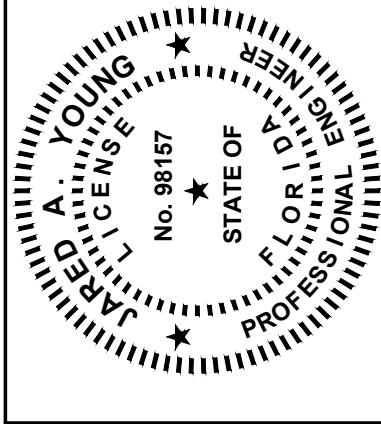
LAND USE	ACRES	DWELLING UNITS
RESIDENTIAL & R/W	2.13	15
DRAINAGE	0.17	
BUFFERS	0.05	
SIGN TRACT	0.02	
TOTAL AREA	2.37	15

UNIT BREAKDOWN

PHASE 1	110 ERU
PHASE 2	15 ERU
TOTAL:	125 ERU



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**Coastal**  
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EE-0000142

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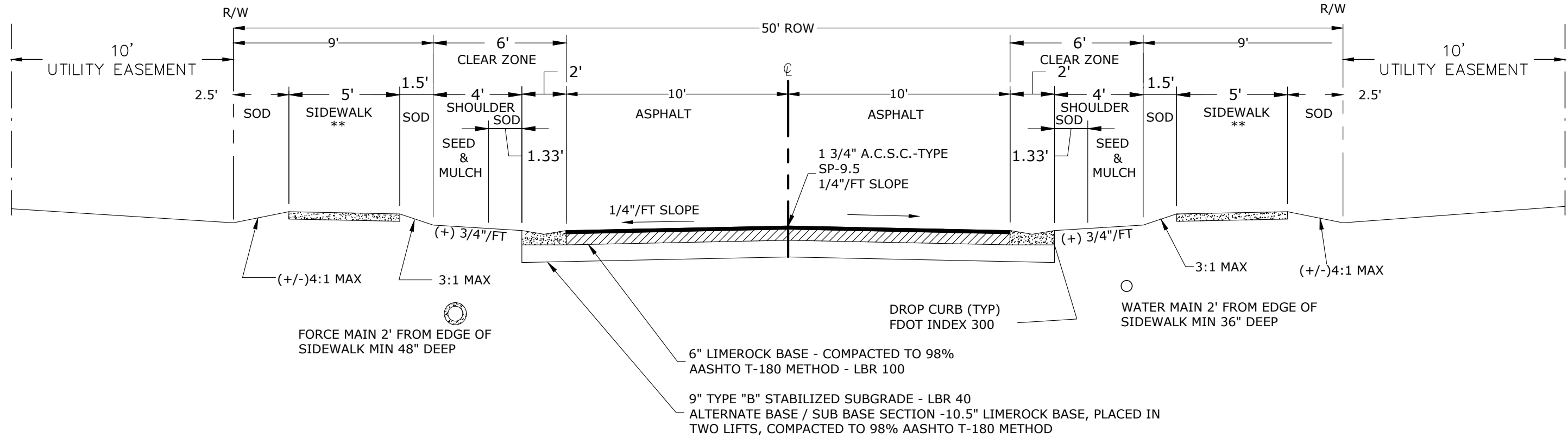
DATE	REV.	BY	REV. NO.	REVISION
9/19/2024	JY	1		REVISED PER COUNTY COMMENTS
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-	-	-	-	-
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-	-	-	-	-
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SHEET

1

JOB No.: 23058





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

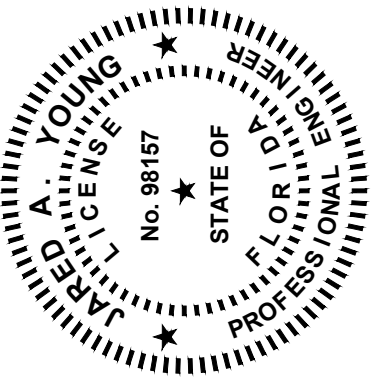
ALL DIMENSIONS & LABELS ARE TYPICAL

TYPICAL SECTIONS  
NOT TO SCALE

LOCAL ROAD  
CLOSED DRAINAGE  
NOT TO SCALE

DESIGN SPEED = 30MPH \*  
HERNANDO COUNTY ROADWAY DETAIL (1V-05)

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