



PROJECT AREA = 6.477 Ac.
 PROPOSED DENSITY = 28 UNITS / 6.477 = 4.5 DU/AC
 EX ZONING: PDP (GHC)
 PROPOSED ZONING: PDP (MF)

DESIGN NOTES:

1. THERE IS NO FRONTAGE ROAD DESIGNED AS THERE ARE PROTECTED SURFACE WATERS TO THE SOUTH AND NOTHING TO CONNECT TO THE NORTH.
2. THE SURFACE WATERS HAVE BEEN DEFINED PRIOR TO THIS PLAN.
3. THE LAND IS MAGNIFY WOODS LANDS.
4. WATER AND SEWER SERVICE BY HOUD.
5. ENTRY SHALL REQUIRED FOOT CONNECTION PERMITTING.
6. THE TWO STORY BLDGS. HAVE 5 DOWN, AND 3 UPPER UNITS.
7. THE APPLICANT HAS THE OPTION OF TOWNHOUSES OR APARTMENTS ON THE ONE-STORY BLDGS.
8. AN EASEMENT APPEARS ON THE SURVEY, WITHIN THE JURISDICTIONAL AREA. IT DOES NOT AFFECT THE OVERALL DESIGN. THE PURPOSE OF SUCH SHALL BE DETERMINED BY A TITLE SEARCH, IF THE LAND USE IS APPROVED.

PARKING ANALYSIS:

28 MF UNITS @ 2 EA = 56 REQUIRED SPACES PROVIDED = 82 TO INCLUDE 4 HOCP SPACES.

PROPOSED SETBACKS:

U.S. 19 = 75'
 NORTH ADJ. COMMERCIAL = 20'
 EAST ADJ. COMMERCIAL = 20'
 AGAINST JURISDICTIONAL AREAS = 30'

LEGEND	
	CONCRETE WHEEL STOP
	# OF PARKING SPACES
	2' CURB TRANSITION SEE DETAIL ON SHEET 28
	CURB INLET
	CONCRETE SURFACE
	ASPHALT SURFACE

NOTE:
 10 LINES SET BY CIERWINSKI ENVIRONMENTAL SURVEY PROVIDED BY DC JOHNSKY

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 7

CEM MF 2
 WEEKI WACHEE, FL
 MASTER PLAN

PROCIVIL 360
 CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES

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 LARRY & BONNIE A.E. F.F. ARCHTS
 EXAMINED AND APPROVED
 DATE:

APPROVED BY	DATE	DATE	DATE	DATE	DATE
APPROVED	DATE	DATE	DATE	DATE	DATE

SHEET NO.
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