

SITE DATA

OWNER: LINDA ANN NICHOLS
APPLICANT: NVR, INC./ RYAN HOMES
PROJECT AREA: +/- 30 ACRES
PARCEL KEY: 837786, 837777, 837795
SECTION/TOWNSHIP/RANGE: 03/23S/20E
CURRENT ZONING: PDP(SF)
PROPOSED NO. OF LOTS: 110

MINIMUM PERIMETER BUILDING SETBACKS (INCLUSIVE OF BUFFER):

NORTH 25'
SOUTH 25'
EAST 25'
WEST 20'

INTERNAL BUILDING SETBACKS:

FRONT 25'
SIDE 5'
REAR 15'

LANDSCAPE BUFFERS:

CORTEZ BLVD: 10'
WEST: 5'
SOUTH: 20'
EAST: 10' (WHERE PROJECT LOTS ARE ADJACENT TO BOUNDARY)

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 ARE TWO AREAS DESIGNATED ZONE AE WITH A 100-YEAR FLOODPLAIN ELEVATION OF 63.6 AND 57.9. ONE IS LOCATED ON THE NORTH END AND ONE ON THE EASTERN EDGE OF THE PROJECT AREA. THERE ARE ALSO SMALL AREAS OF ZONE A AT THE NORTHERN AND WESTERN EDGES OF THE 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

- 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.
- DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

CONFORMANCE WITH BOCC ACTION CONDITION #19: THE DEVELOPER SHALL PROVIDE AN EMERGENCY ACCESS CONNECTION TO FABER DRIVE. THIS ACCESS CONNECTION SHALL BE DESIGNED TO MEET ALL FULL ACCESS REQUIREMENTS AS IDENTIFIED IN THE HERNANDO COUNTY FACILITY DESIGN GUIDELINES AND MAY BE CONVERTED TO A FULL ACCESS CONNECTION BASED ON NEED, DEMAND AND PUBLIC BENEFIT AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH AN AMENDMENT TO THIS MASTER PLAN. THIS LANGUAGE SHALL BE INCLUDED ON THE MASTER PLAN AND ALL DEVELOPMENT PLANS FOR THE SITE. FABER DRIVE SHALL REMAIN FULLY BARRICADED EITHER BY NATURAL AND/OR SUPPLEMENTAL BARRIERS ON THE SIDE OF THE ROAD EXTERNAL TO THE DEVELOPMENT UNTIL CONSTRUCTION IS COMPLETED FOR THE ASSOCIATED AS EACH STAGE OF DEVELOPMENT IS APPROVED, IT SHALL INCLUDE THE CONSTRION ACCESS PLAN FOR THE SITE AS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

NATURAL VEGETATION:

REQUIRED: 2.1 ACRES
PROVIDED: 2.1 ACRES
NATURAL VEGETATION AREAS TO INCLUDE EXISTING AND PLANTED VEGETATION.



LEGEND

DRAINAGE AREA

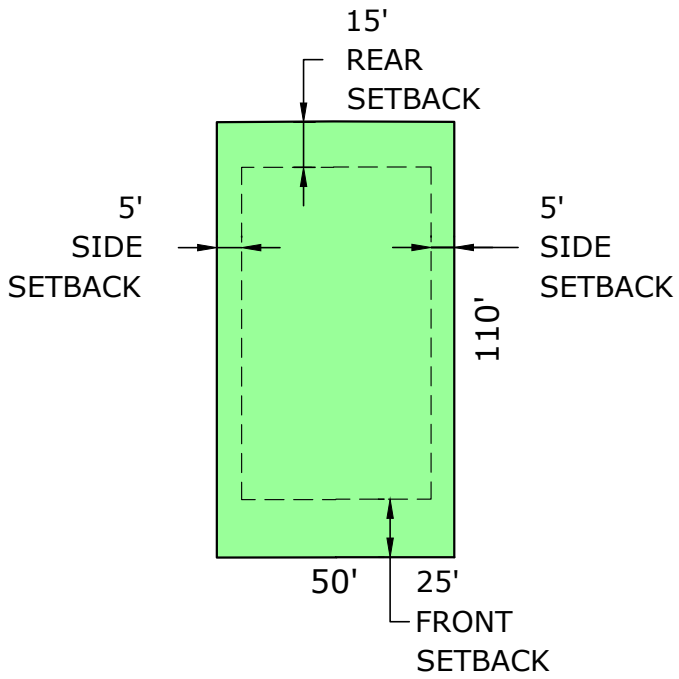
RECREATION

BUFFERS

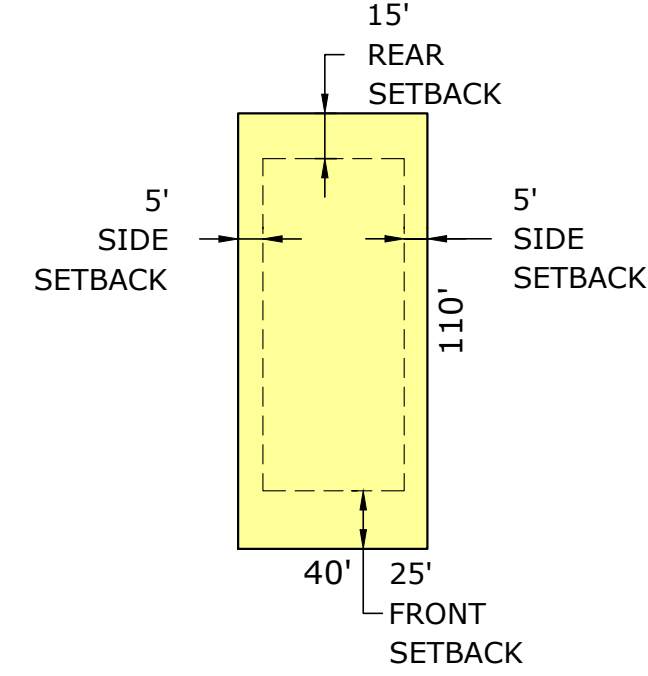
RIGHT OF WAY

FEMA 100 YR. FLOODPLAIN

NATURAL VEGETATION



TYPICAL
50'X110' SINGLE FAMILY LOT
NTS



TYPICAL
40'X110' SINGLE FAMILY LOT
NTS

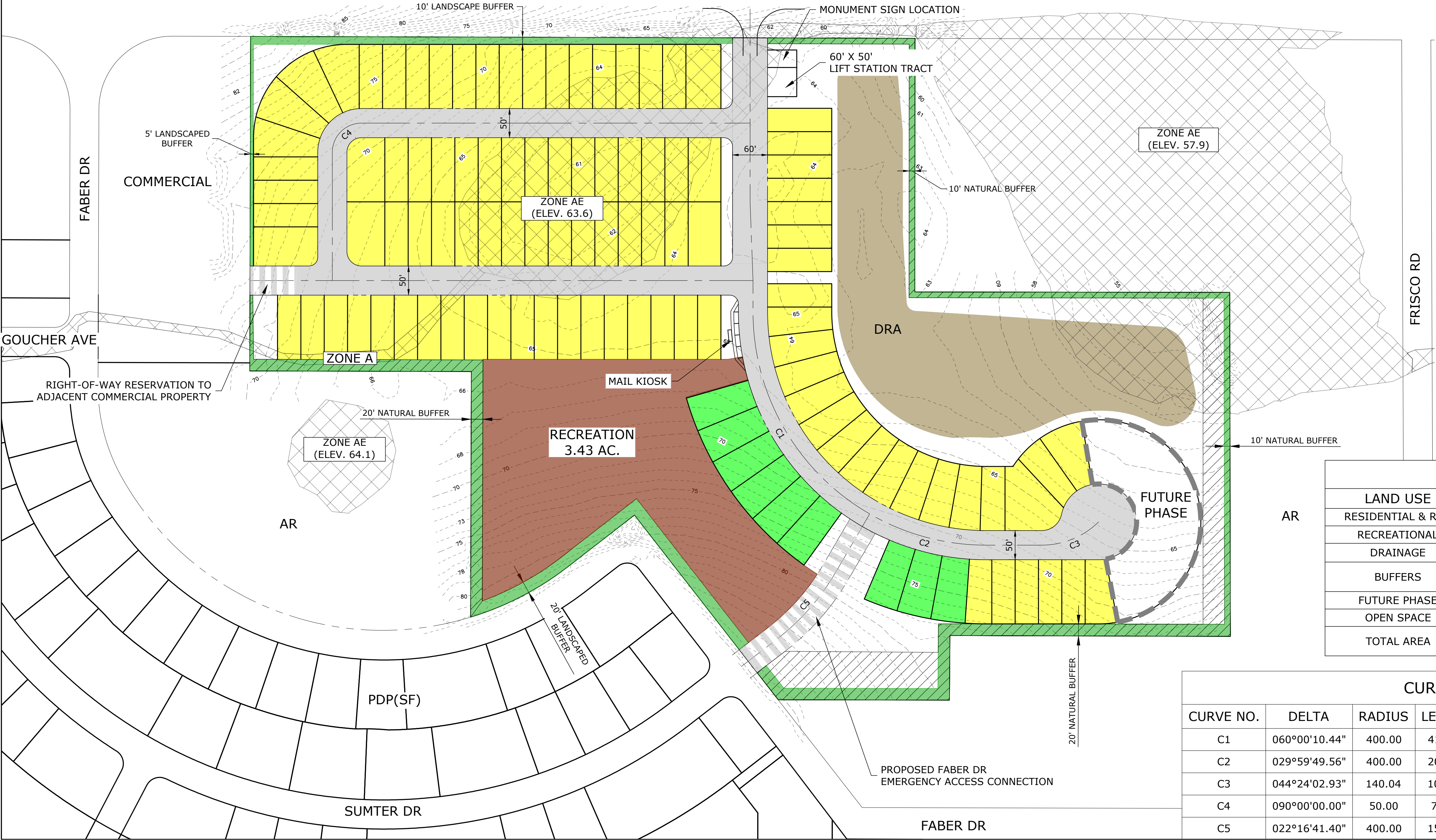
LAND USE TABLE

LAND USE	ACRES	DWELLING UNITS	DENSITY
RESIDENTIAL & R/W	15.96	110	
RECREATIONAL	3.43	(1.69 AC. REQUIRED)	
DRAINAGE	3.48		
BUFFERS	1.79		
FUTURE PHASE	0.98		
OPEN SPACE	4.36		
TOTAL AREA	±30	110	APPROX. 3.67 UNITS /AC.

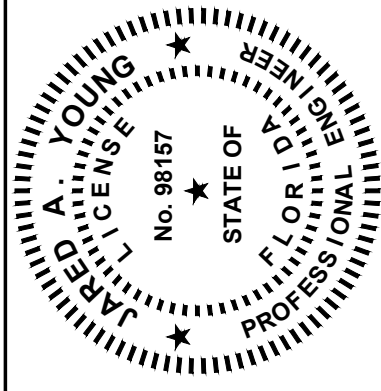
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	060°00'10.44"	400.00	418.90'	400.02'	N30°00'05.22"W
C2	029°59'49.56"	400.00	209.42'	207.04'	N75°00'05.22"W
C3	044°24'02.93"	140.04	108.53'	105.83'	S67°47'32.44"W
C4	090°00'00.00"	50.00	78.54'	70.71'	S45°00'00.00"W
C5	022°16'41.40"	400.00	155.53'	154.55'	N41°21'23.83"E

CORTEZ BLVD



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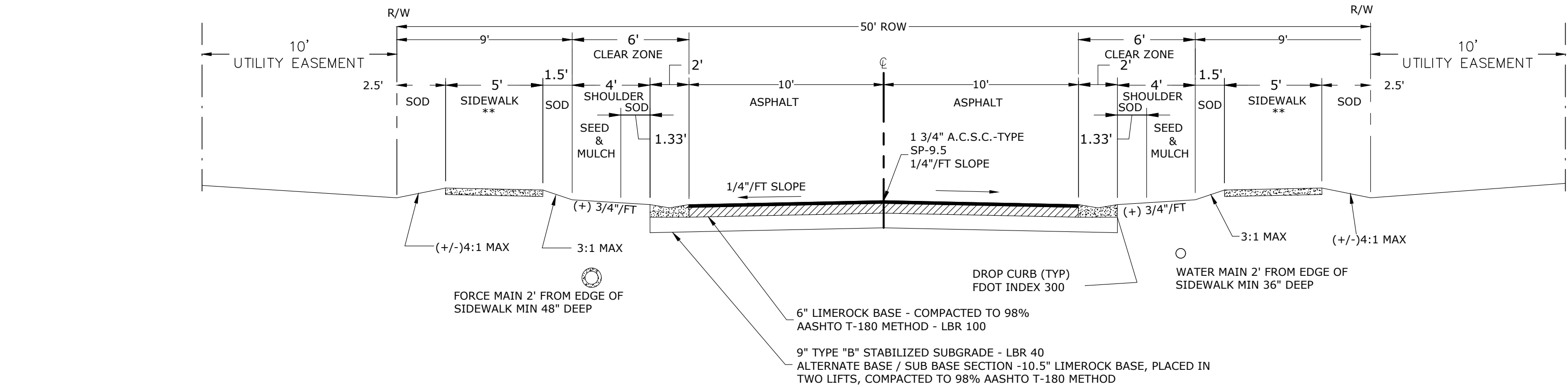
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DATE	REV.	BY	REV. NO.	REVISION
9/19/2024	JY	1		REVISED PER COUNTY COMMENTS

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

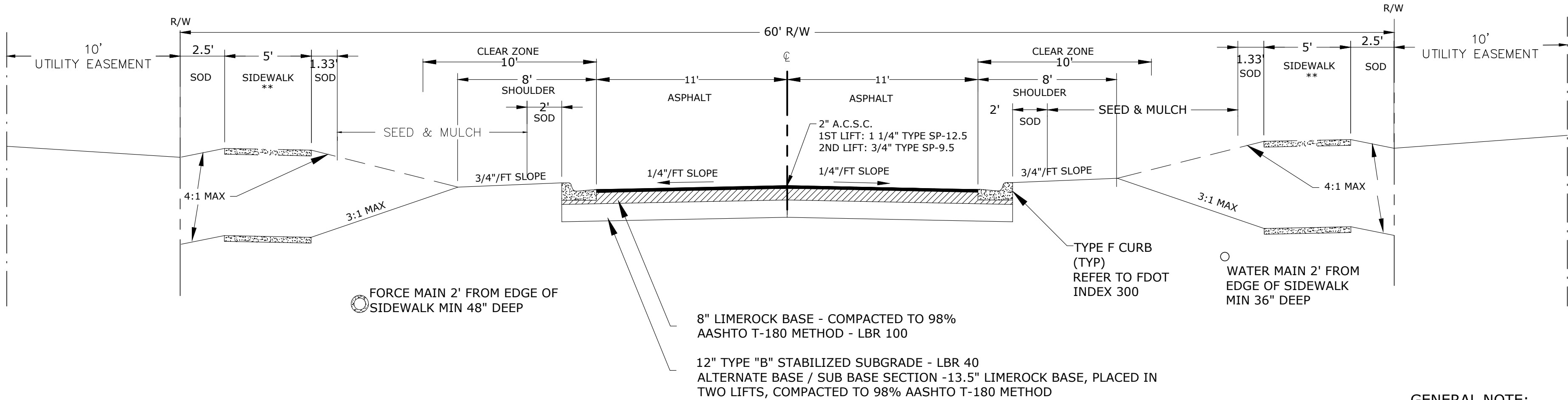
ALL DIMENSIONS & LABELS ARE TYPICAL

TYPICAL SECTIONS

NOT TO SCALE

LOCAL ROAD
CLOSED DRAINAGE
NOT TO SCALE

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



TYPICAL SECTIONS

NOT TO SCALE

MAJOR LOCAL/COMMERCIAL 2 LANE ROAD
CLOSED DRAINAGE
NOT TO SCALE

DESIGN SPEED = 35 MPH *
HERNANDO COUNTY ROADWAY DETAIL (1V-06)

GENERAL NOTE:

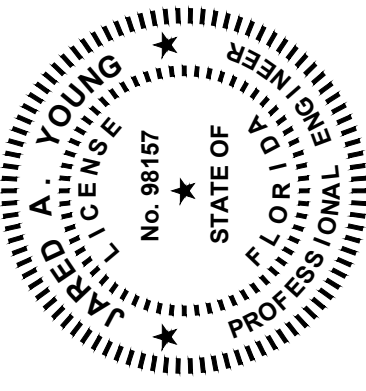
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ALL DIMENSIONS AND LABELS ARE TYPICAL
AND SHOWN IN FEET UNLESS LABELD
OTHERWISE

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9/19/2024	JY	1		REVISED PER COUNTY COMMENTS
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