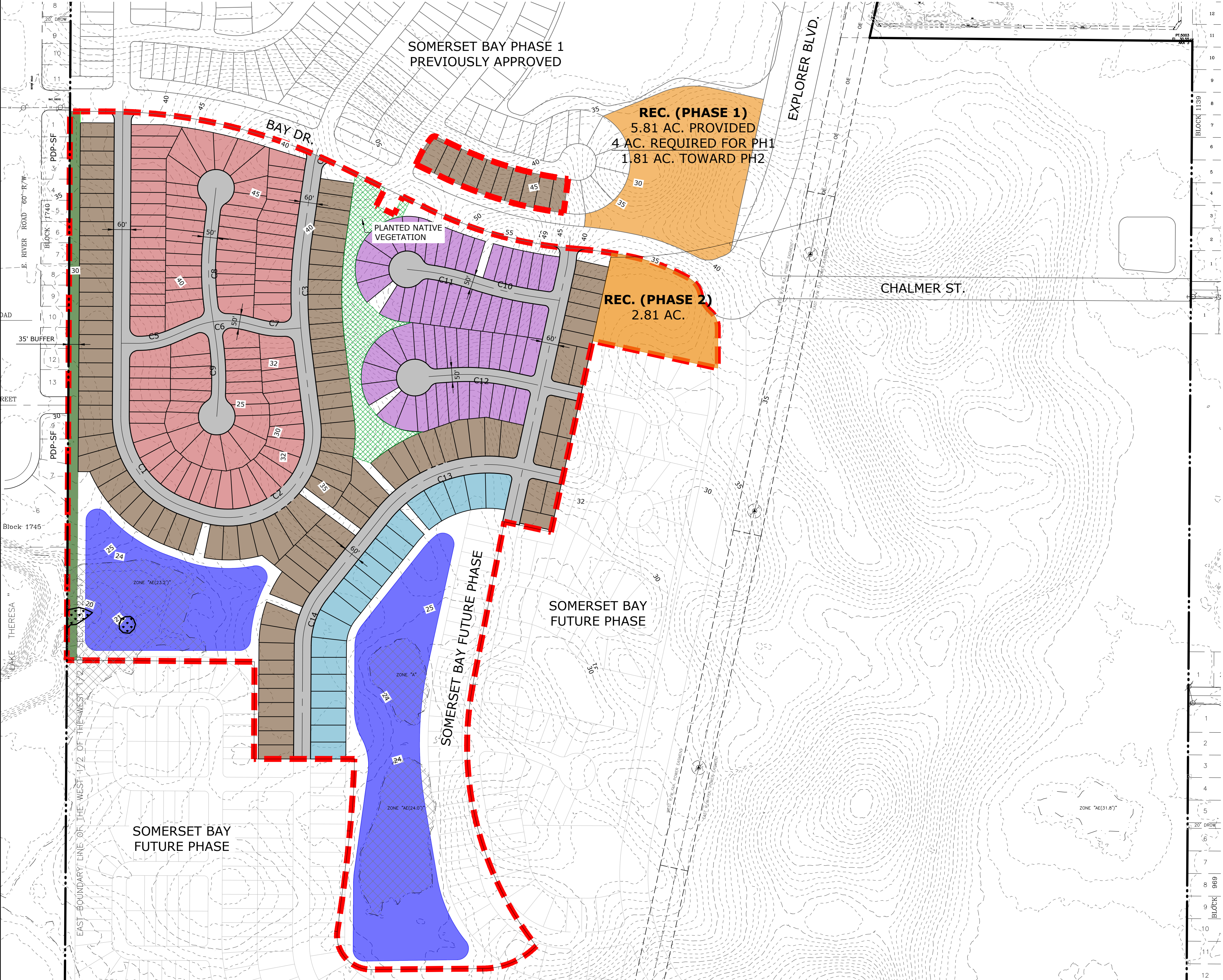
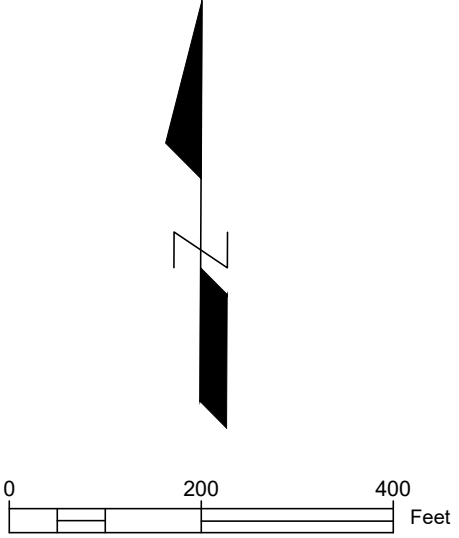
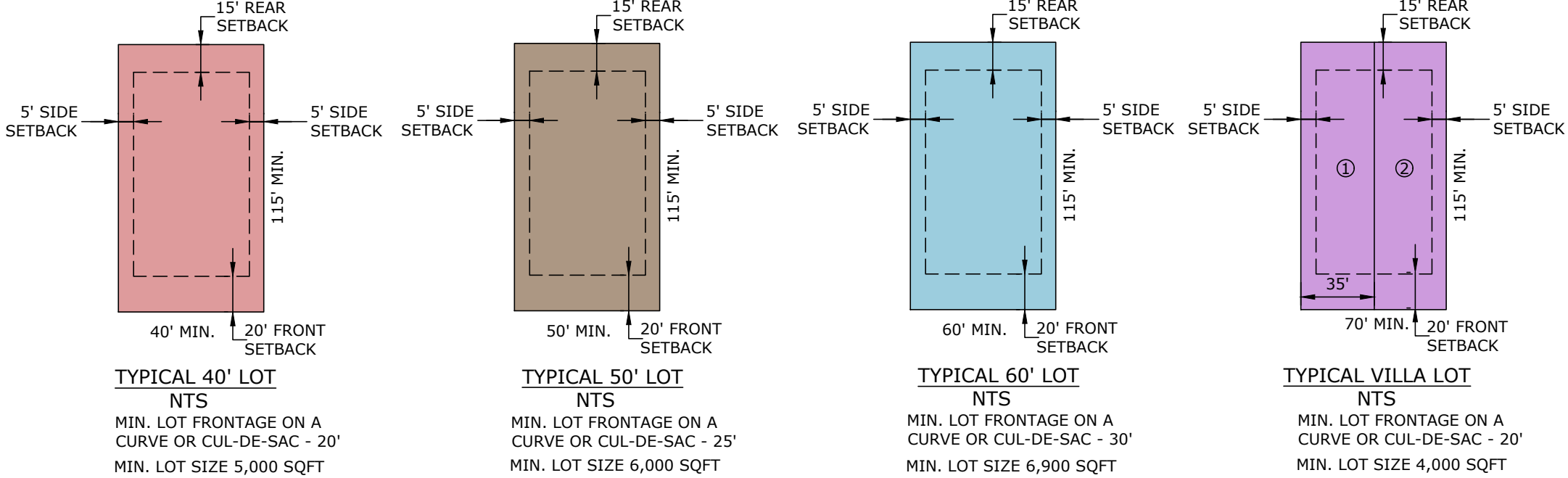


CURVE TABLE			
CURVE NO.	RADIUS	CURVE NO.	RADIUS
C1	340.00	C8	997.00
C2	300.00	C9	997.00
C3	1433.00	C10	1300.00
C4	300.00	C11	882.00
C5	300.00	C12	740.00
C6	300.00	C13	478.00
C7	300.00	C14	300.00

LEGEND

	40' WIDE LOT TRACT		BUFFER
	50' WIDE LOT TRACT		PLANTED NATIVE VEGETATION
	60' WIDE LOT TRACT		PROPOSED R/W
	VILLA LOT TRACT		FLOOD ZONE
	RECREATION / PARK		WETLANDS
	DRAINAGE AREA		PROJECT BOUNDARY/PHASE LINE



SITE DATA

OWNER/APPLICANT:  
SOMERSET LAND LLC

PARCEL KEY: 375944, 1788783 & 1784885  
AREA: +/- 85.14 ACRES

SECTION/TOWNSHIP/RANGE: 13/235/17E

ZONING: C-PDP

PROPOSED NO. OF DWELLING UNITS: 303

MINIMUM PERIMETER BUILDING SETBACKS (INCLUSIVE OF BUFFERS):  
WHERE ADJACENT TO SPRING HILL SUBDIVISIONS: 35'

SINGLE FAMILY INTERNAL LOT BUILDING SETBACKS:

FRONT: 20'  
FRONT/SIDE (CORNER LOTS): 20'  
SIDE: 5' / 0'  
REAR: 15'

VILLA INTERNAL LOT BUILDING SETBACKS:

FRONT: 20'  
FRONT (CORNER LOTS): 20'  
SIDE: 5' / 0'  
REAR: 15'

MINIMUM LOT FRONTAGE ON CURVE OR CUL-DE-SAC:

40' LOTS: 20'  
50' LOTS: 25'  
60' LOTS: 30'  
VILLA LOTS: 20'

MINIMUM PROJECT BUFFERS:

WEST PERIMETER: 35'

**BUFFER NOTE:** ALL REQUIRED BUFFERS SHALL BE SEPARATE TRACTS, OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OR CDD, WITH NATURAL VEGETATION PRESERVED AND ENHANCED TO 80% OPACITY WITHIN 3 YEARS OF PLANTING.

FLOODPLAIN:

THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0302D, EFFECTIVE DATE FEBRUARY 2, 2012 AND PANEL 12053C0306D, EFFECTIVE DATE FEBRUARY 2, 2012. THERE ARE TWO AREAS DESIGNATED ZONE AE WITH A 100-YEAR FLOODPLAIN ELEVATIONS OF 23.2 AND 24.0. ONE IS LOCATED ON THE WEST BOUNDARY AND ONE ON THE SOUTHERN BOUNDARY OF THE PROJECT AREA. THERE ARE ALSO A SMALL AREA OF ZONE A NEAR THE SOUTHERN EDGE OF THE PROJECT AREA.

TWO (2) SMALL WETLAND AREAS ARE LOCATED NEAR THE PROJECT WESTERN BOUNDARY.

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.

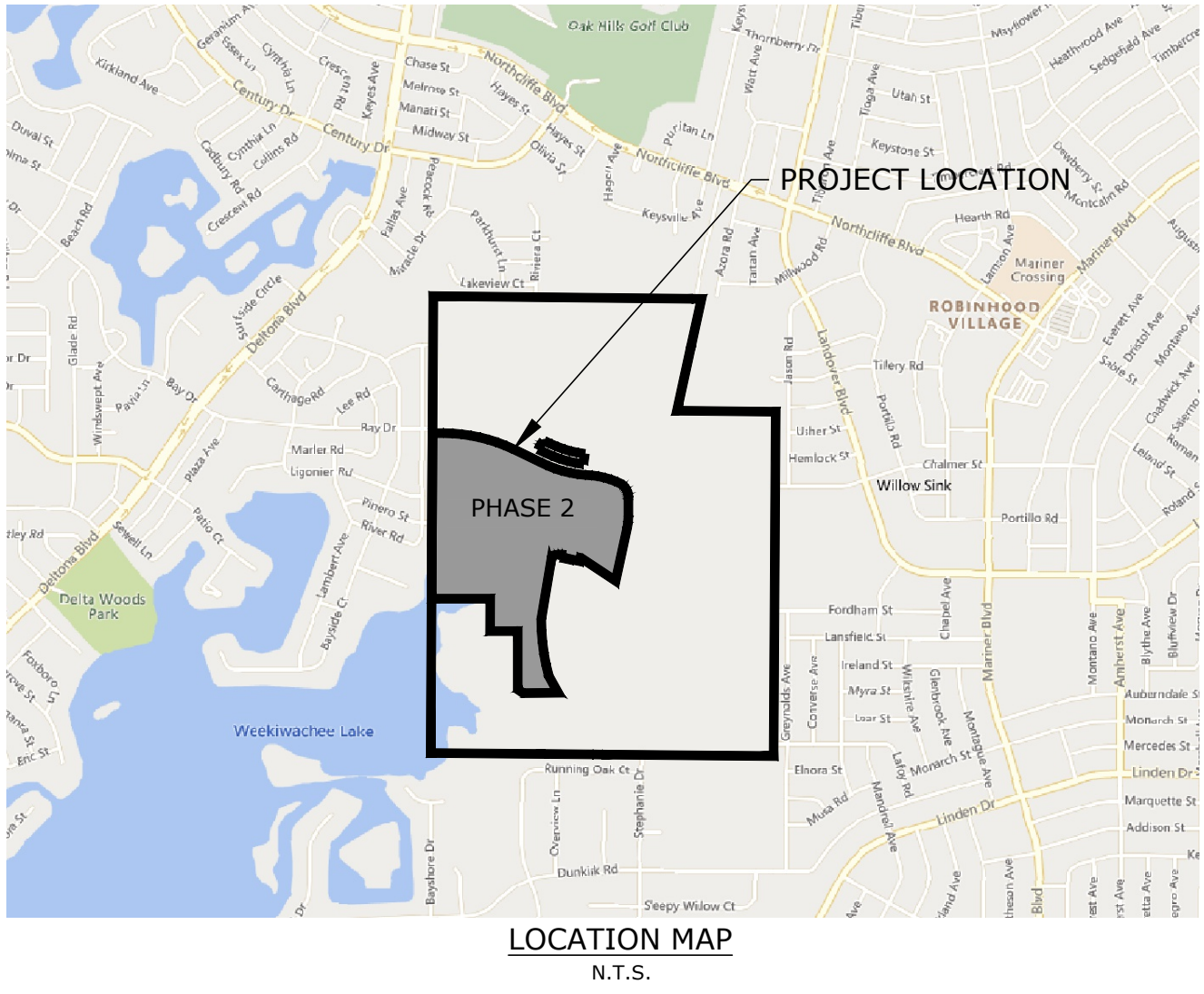
GENERAL NOTES:

- 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.

LAND USE TABLE		
LAND USE	ACRES	UNITS
SINGLE FAMILY	44.01	303
RECREATION <sup>1</sup>	2.81	(3.03 AC REQ.)
BUFFERS & PLANTED/PRESERVED VEGETATION	3.79	(7% OR 6.00 AC PRESERVED VEGETATION REQ.)
DRAINAGE	13.49	
RIGHTS-OF-WAY	11.62	
FUTURE DEVELOPMENT PHASE	5.54	
OPEN SPACE	7.05	
<b>TOTAL:</b>	<b>+/- 88.3</b>	<b>APPROX. 3.66 UNITS/ AC.</b>

LAND USE NOTES:

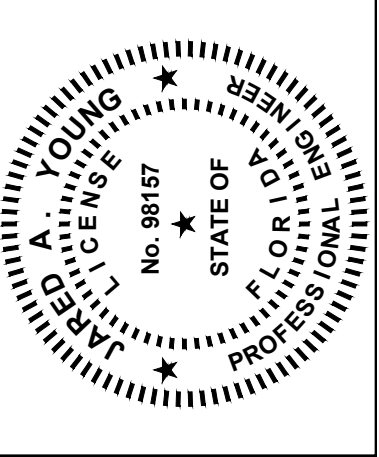
- PHASE 1 DEVELOPMENT PROVIDED RECREATIONAL ACREAGE BEYOND THE AMOUNT REQUIRED BY THE COUNTY L.D.C. 1.81 ACRES OF THE PHASE 1 RECREATION AREA WILL BE USED TO SATISFY THE PHASE 2 REQUIREMENT.
- PHASE 1 DEVELOPMENT PROVIDED PRESERVED VEGETATION ACREAGE BEYOND THE AMOUNT REQUIRED BY THE COUNTY L.D.C. 2.46 ACRES OF THE PHASE 1 PRESERVED VEGETATION WILL BE USED TO SATISFY THE PHASE 2 REQUIREMENT.



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CONDITIONAL PLAT

SOMERSET BAY  
PHASE 2



Engineering  
Surveying  
Environmental  
Transportation  
Construction Management

**Coastal**

engineering associates, inc.  
966 Candlelight Boulevard • Brooksville • Florida 34601  
(352) 796-9423 • Fax (352) 799-8359  
EB-0000142

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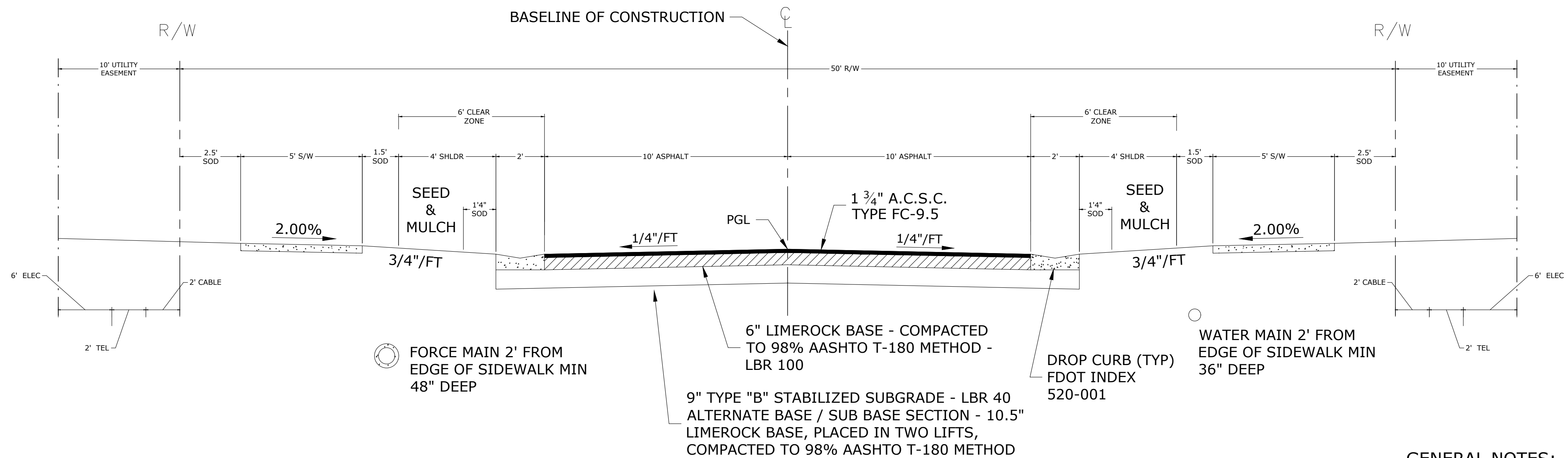
DATE	REV.	BY	REV.	NO.	REVISION
1/22/2025	JY	1			REVISED PER COUNTY COMMENTS
#	#	#	#	#	#
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#	#	#	#	#	#

SHEET

1 of 3

JOB No.: 20115-18





### TYPICAL SECTION

NOT TO SCALE

LOCAL ROAD – CLOSED DRAINAGE  
DESIGN SPEED = 30 MPH\*

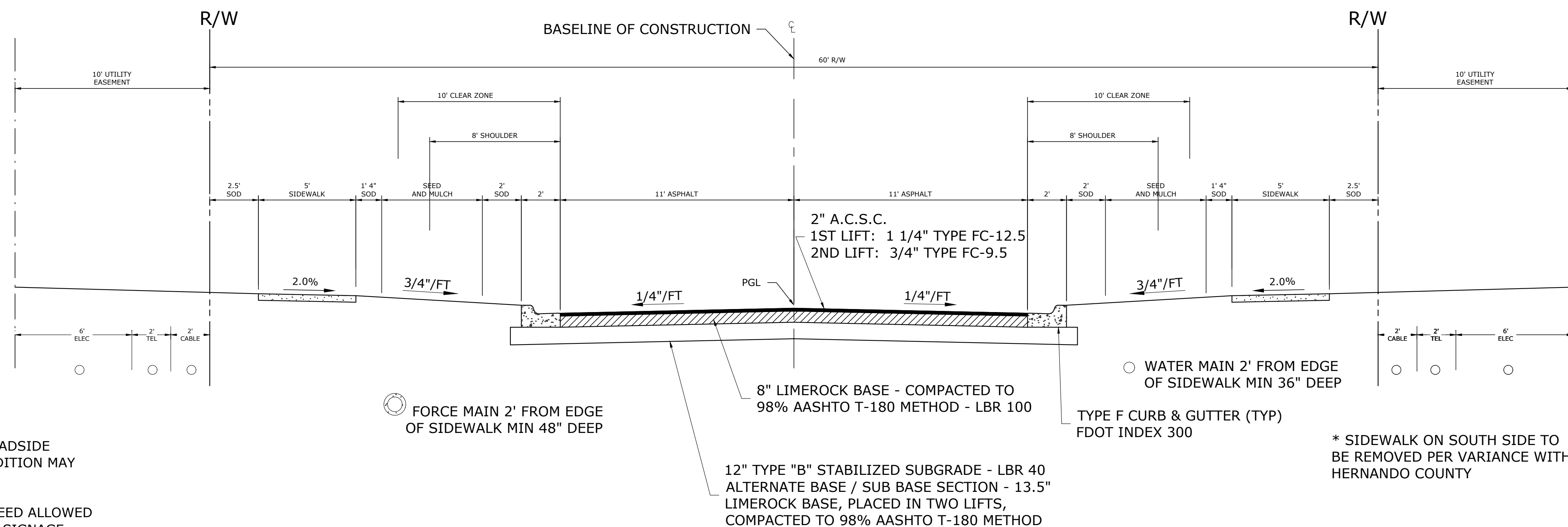
#### GENERAL NOTES:

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 SECTION

NOT TO SCALE

MAJOR LOCAL/COMMERCIAL 2 LANE ROAD – CLOSED DRAINAGE  
DESIGN SPEED = 35 MPH\*

#### GENERAL NOTES:

DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

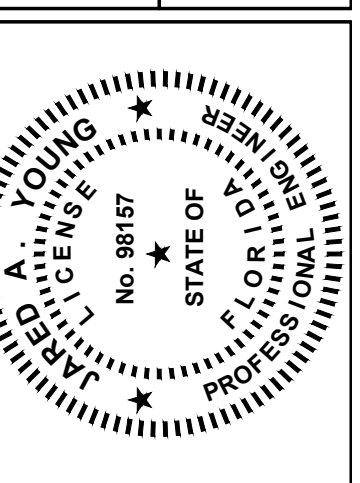
\* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

\*\* SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN FEET UNLESS LABELED OTHERWISE

\* SIDEWALK ON SOUTH SIDE TO BE REMOVED PER VARIANCE WITH HERNANDO COUNTY

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Engineering  
Surveying  
Environmental  
Transportation  
Construction Management

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engineering associates, inc.

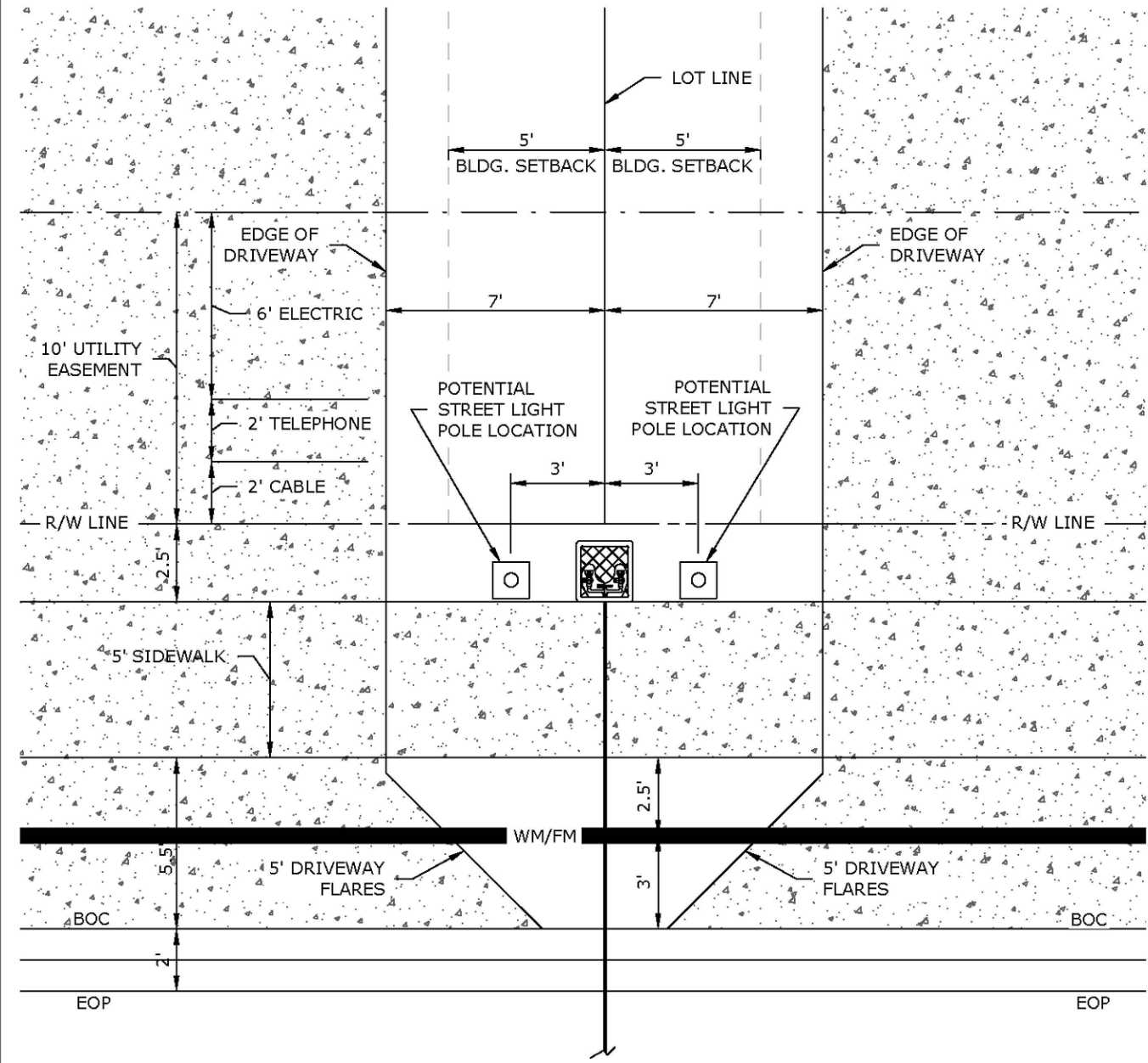
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(352) 796-9423 - Fax (352) 799-8359  
EB-0000142

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1/22/2025	JY	1	REVISED PER COUNTY COMMENTS
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1" = 5' SCALE



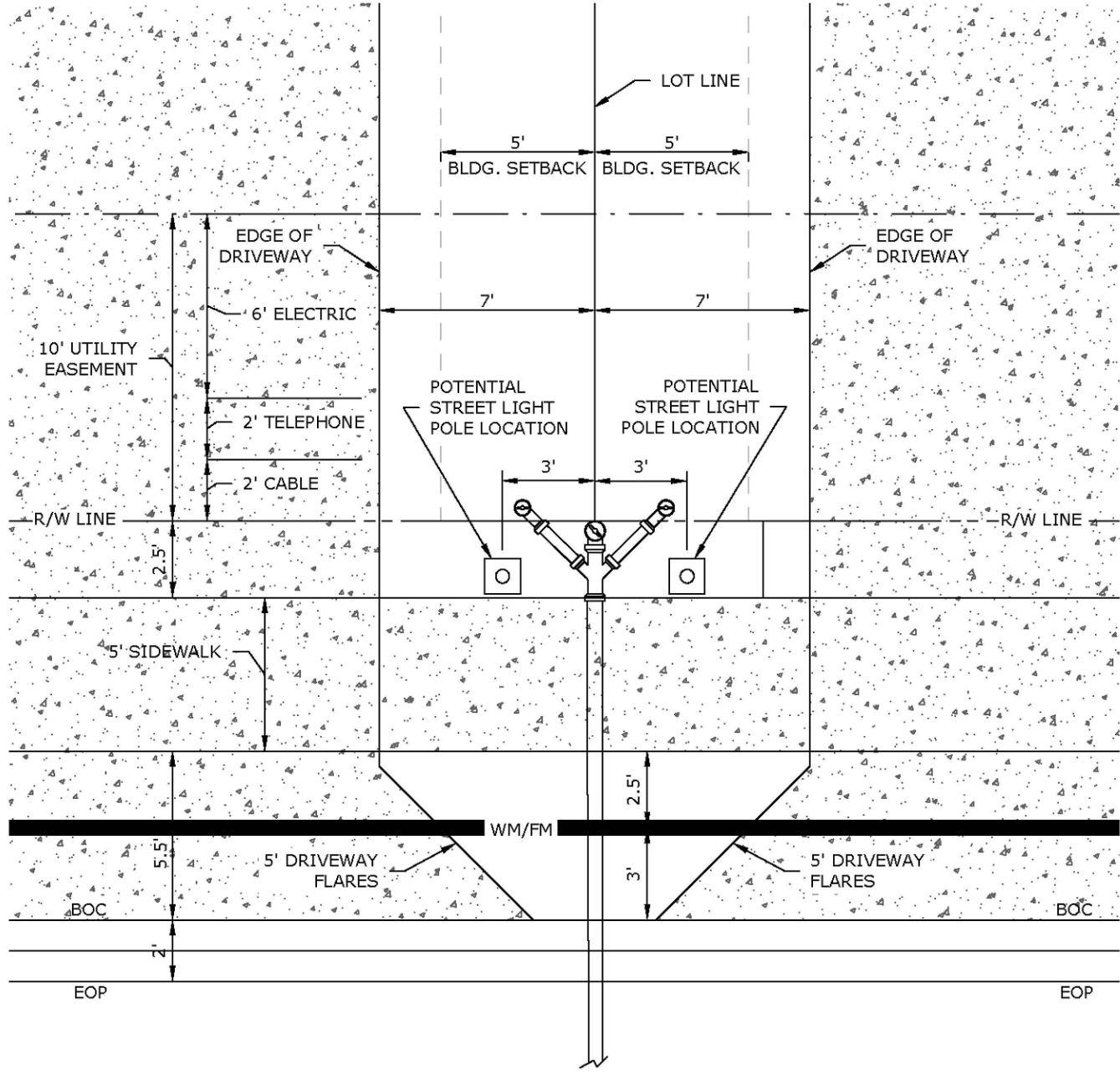
STANDARD UTILITY LOCATION W/ 5' SETBACKS

DATE  
06/21/21

WATER SERVICE

1

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1" = 5' SCALE



STANDARD UTILITY LOCATION W/ 5' SETBACKS

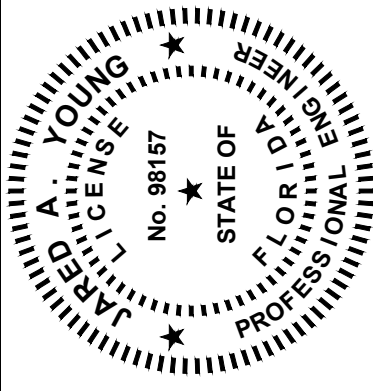
DATE  
06/21/21

SANITARY SEWER SERVICE

2

PRINTED: 04/25/2022 - 3:24pm PRINTED BY: JB PATH: S:\\_CAD\Bkoc\STD Util Loc Details.dwg

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#	#	#	#	#	

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

SHEET

3 of 3

JOB No.: 20115-18