

LAND USE TABLE			
LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY RESIDENTIAL & ROADS	45.35	207	
RECREATION	2.85	2.75 AC. REQUIRED	
DRAINAGE	8.21		
WETLANDS	5.86		
OPEN SPACE	111.22		
NATURAL BUFFER	6.08	7%, 5.67 AC. REQUIRED	
TOTAL AREA	±79.57	207	APPROX. 2.60 UNITS/ACR E

SITE DATA
OWNER/APPLICANT: POWELL ROAD PARTNERS LLC
PARCEL KEY: 380910
PROJECT AREA: ADD
SECTION/TOWNSHIP/RANGE: 07/23/19
ZONING: PDP(SF)
PROPOSED NO. OF UNITS: 207
PERIMETER SETBACKS
NORTH: 30'
SOUTH: 40' (FROM FUTURE R/W)
EAST: 40'
WEST: 30'

INTERNAL LOT BUILDING SETBACKS:
FRONT/SIDE (CORNER LOTS) 25'
SIDE 5'
REAR 15'

LOT SIZE:
MIN LOT WIDTH - 50' (AT BUILDING SETBACK LINE)
MIN LOT DEPTH - 120'
MIN LOT SF - 6,000 SF
MAXIMUM BUILDING HEIGHT: 35'

ADDITIONAL LOT REQUIREMENTS:
1. LOTS ON CUL-DE-SAC OR SHARP CURVE WILL BE REQUIRED TO HAVE DRIVEWAYS ON SAME SIDE OF THE LOT
2. MECHANICAL EQUIPMENT IN LOTS WITH 5' SIDE SETBACKS TO BE LOCATED IN REAR OR ELEVATED.
PERIMETER BUFFERS:
NORTH: 15' NATURAL VEGETATION
SOUTH: 40' (FROM FUTURE R/W)
EAST (HERNANDO OAKS): 25' (80% OPACITY WHERE ADJACENT TO PLANNED HERNANDO OAKS LOTS)
WEST (ADJACENT TO RURAL RESIDENTIAL LOTS): 25' WITH 80% OPACITY
WEST (ADJACENT TO VACANT PARCELS): 15' NATURAL VEGETATION

WETLAND BUFFER:
THERE SHALL BE A BUFFER ADJACENT TO ALL WETLANDS WITH AN AVERAGE WIDTH OF 20', NO PORTION BEING LESS THAN 15' WIDE.

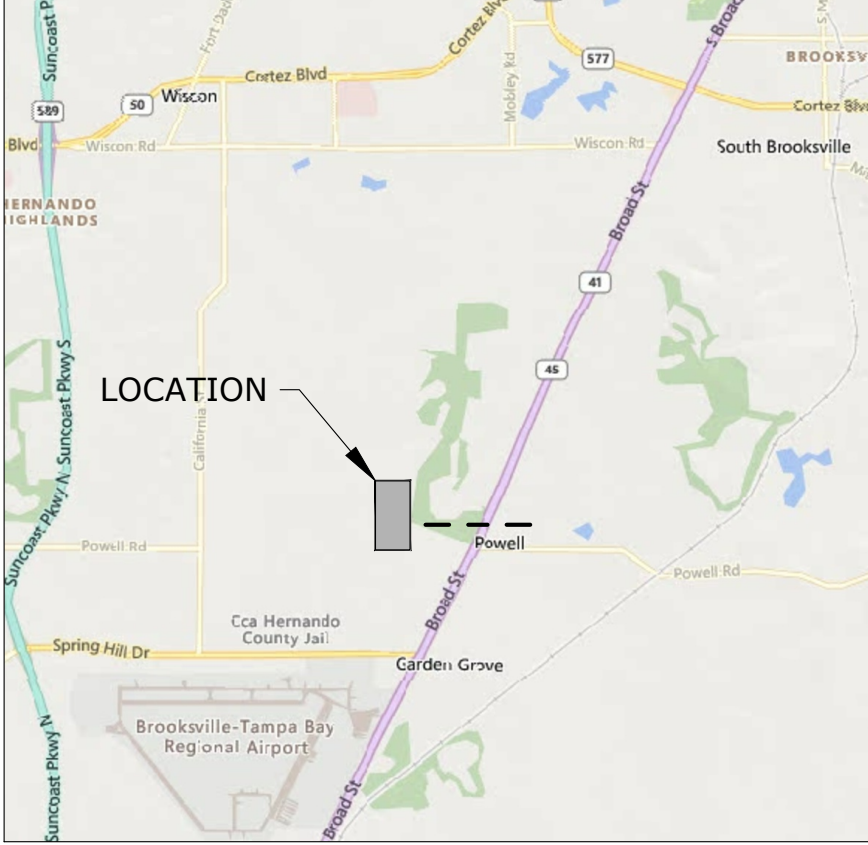
HOLIDAY PARKING:
A MINIMUM OF 10% ADDITIONAL PARKING AREAS WILL BE PROVIDED.
AN ESTIMATED 62 STREET SIDE PARKING SPACING WILL BE PROVIDED WITH ADDITIONAL PARKING IN THE RECREATION AREA TO MEET THE 10% REQUIRED. ACTUAL STREET SIDE PARKING LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING.

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.

FLOODZONE:
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 12053C0327D AND 12053C0331D, EFFECTIVE DATE OF FEBRUARY 2, 2012. ACCORDING TO THE FIRM PANEL, THERE ARE MULTIPLE AREAS THAT ARE DESIGNATED ZONE AE WITH A 100-YEAR FLOODPLAIN ELEVATION BETWEEN 76.5 FT AND 83 FT. THERE IS ALSO ONE SMALL AREA DESIGNATED ZONE A ON THE PROJECTS WESTERN BOUNDARY. THE REMAINING AREAS ARE WITHIN ZONE X WITH MINIMAL FLOOD RISK OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

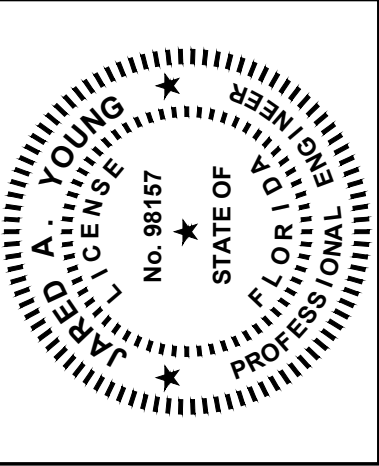
GENERAL NOTES:
1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY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

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	025°09'40.81"	400.00	175.66'	174.25'	N12°34'50.41"E
C2	090°00'00.00"	300.00	471.24'	424.26'	S45°00'00.00"E
C3	035°50'01.56"	300.00	187.63'	184.58'	S17°55'00.78"W
C4	019°09'58.44"	300.00	100.35'	99.89'	S45°25'00.78"W
C5	053°43'06.89"	300.00	281.27'	271.08'	S61°51'33.45"E
C6	090°00'00.00"	50.00	78.54'	70.71'	S43°43'06.89"E
C7	090°00'00.00"	50.00	78.54'	70.71'	S46°16'53.11"W
C8	053°43'06.89"	300.00	281.27'	271.08'	N61°51'33.45"W
C9	035°00'00.00"	300.00	183.26'	180.42'	N17°30'00.00"W
C10	090°00'00.00"	50.00	78.54'	70.71'	N45°00'00.00"E



LOCATION MAP
N.T.S.

THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JARED A. YOUNG, P.E. ON THE DATE ADJACENT TO THE SEAL. ANY CHANGES MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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EB-000142

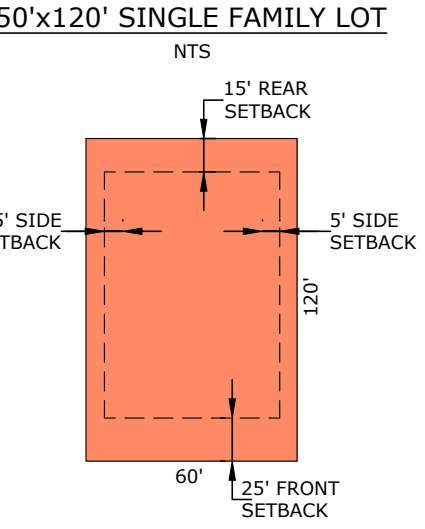
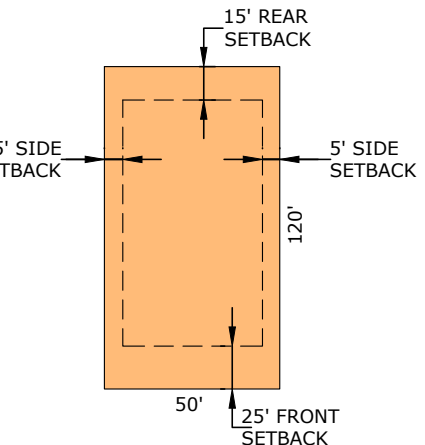
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REV.	BY/REV. NO.	REVISION
1	JY	REVISED PER COUNTY COMMENTS
2	JY	REVISED PER COUNTY COMMENTS
3	JY	REVISED PER COUNTY COMMENTS



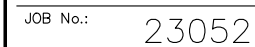
LEGEND

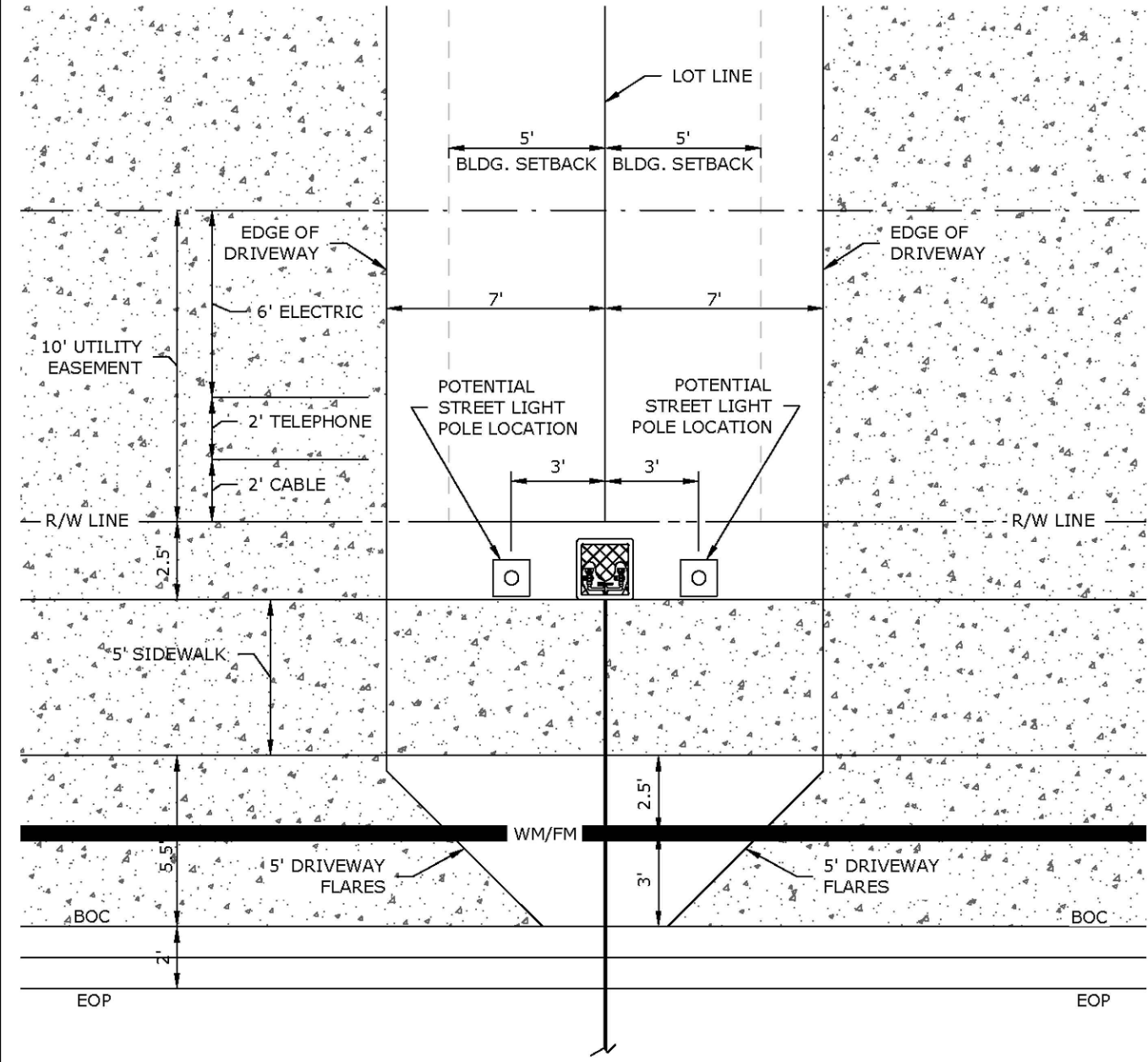
- DRAINAGE AREA
- RECREATION AREA
- UPLAND BUFFER
- WETLANDS
- PROPOSED R/W
- R/W RESERVATION
- VEGETATIVE BUFFER
- 100 YEAR FLOODPLAIN
- PROJECT BOUNDARY
- FENCE
- PARKING COUNT



TOTAL LOTS = 207

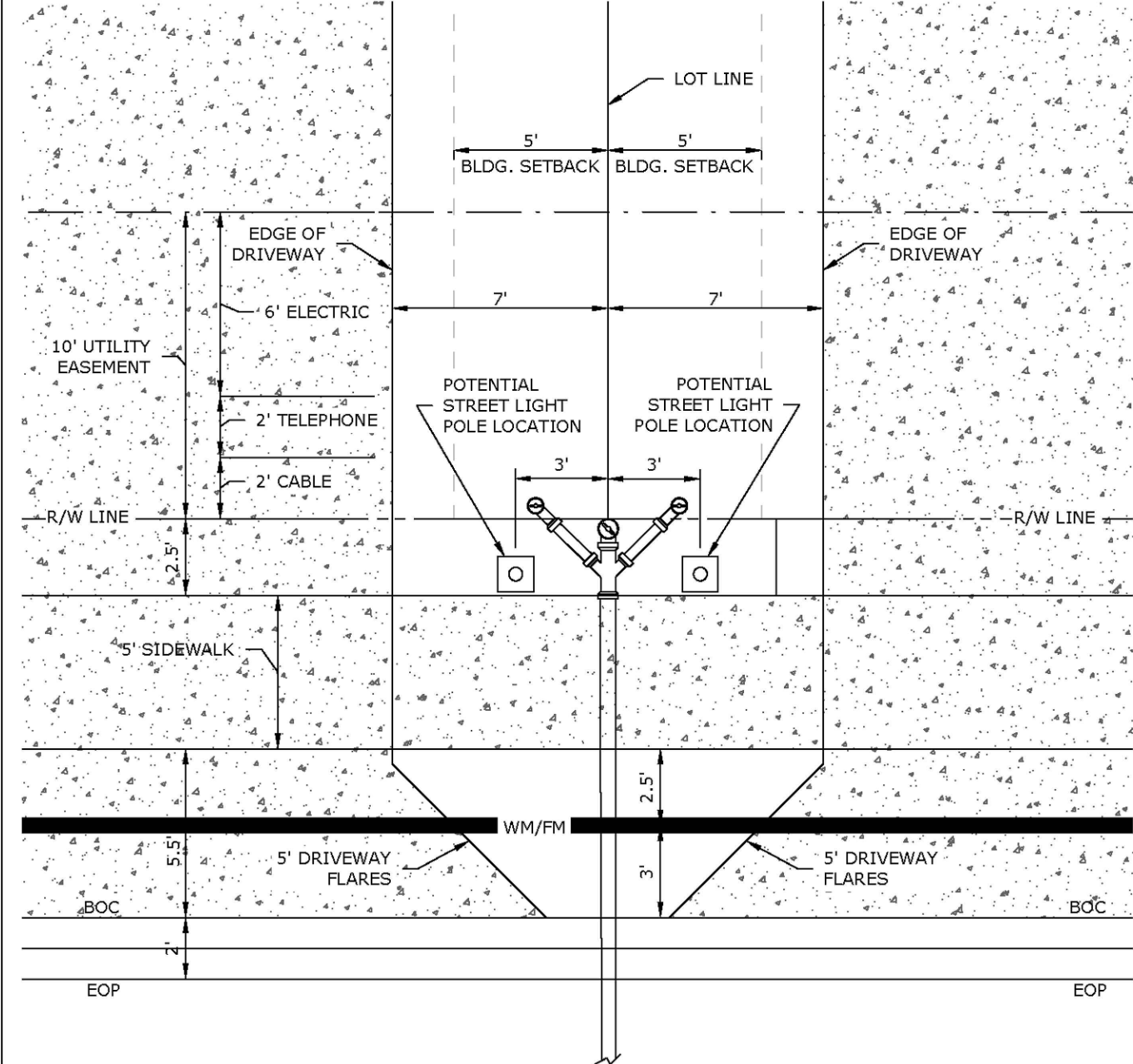
- 60' LOTS
PHASE 1: 37 UNITS
PHASE 2: 37 UNITS
TOTAL: 74 UNITS
- 50' LOTS
PHASE 1: 68 UNITS
PHASE 2: 65 UNITS
TOTAL: 133 UNITS





 966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 796-8359 EIS-0000142	STANDARD UTILITY LOCATION W/ 5' SETBACKS	DATE 06/21/21
	WATER SERVICE	1

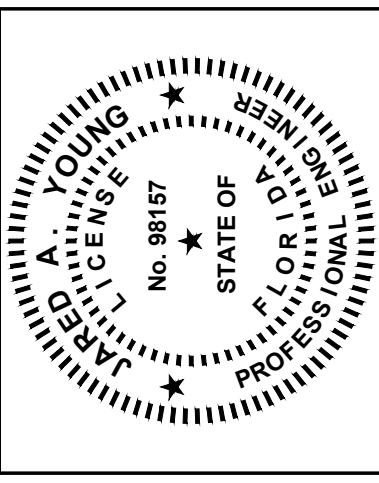
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 966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 796-8359 EIS-0000142	STANDARD UTILITY LOCATION W/ 5' SETBACKS	DATE 06/21/21
	SANITARY SEWER SERVICE	2

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DATE	REV.	BY	REV. NO.	REVISION
1/13/2025	JY	1		REVISED PER COUNTY COMMENTS
3/4/2025	JY	2		REVISED PER COUNTY COMMENTS
6/9/2025	JY	3		REVISED PER COUNTY COMMENTS
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"				