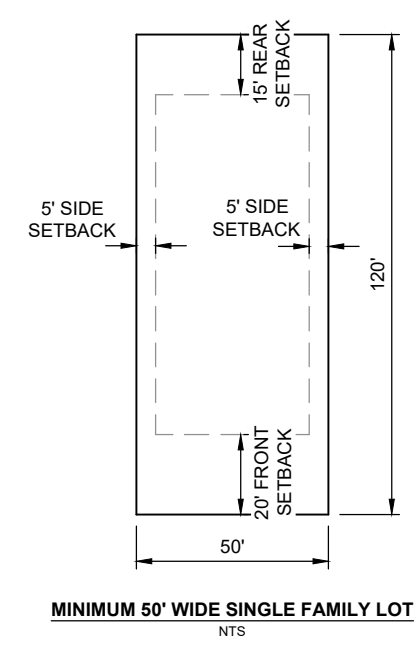
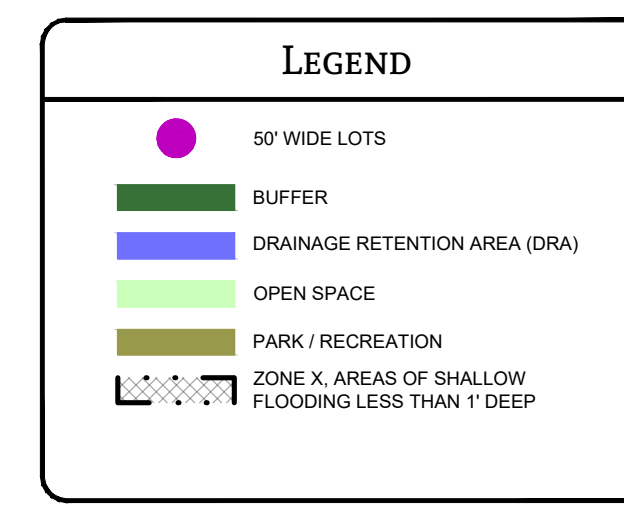


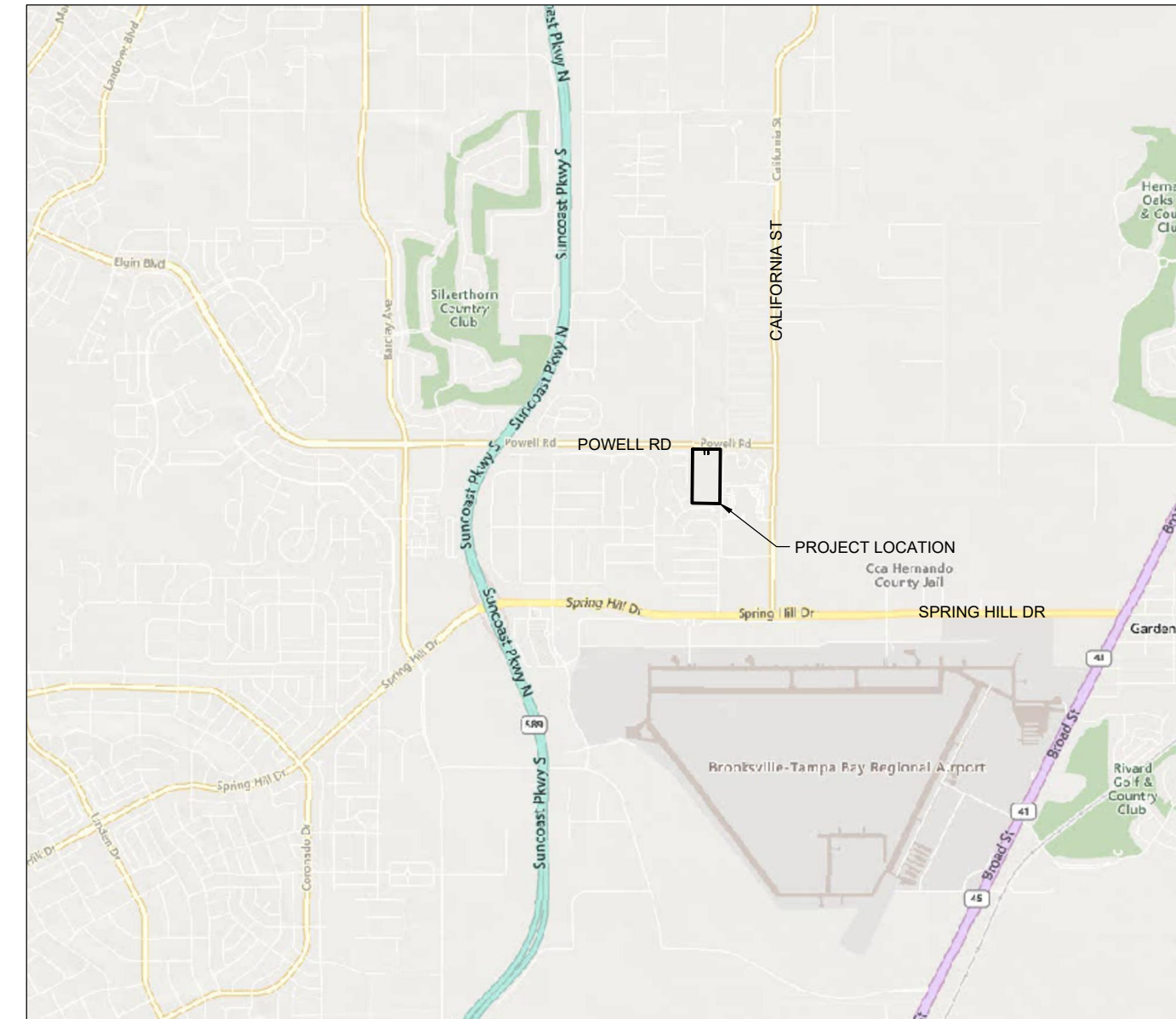
T:\Projects\181-01\Karak\Task\Drawings\181-01-03_Conditional Plat\Current Plans\181-01-03-01_Conditional Plat.dwg
 12/14/2022 8:12:18 AM PLOT BY: karak.wilson



SITE DATA
 OWNER:
 KARLIK SUSAN TRUST
 134 VOLLEERS DR
 BRANCHBURG, NJ 08876
 APPLICANT:
 PULTE HOME COMPANY, LLC
 2602 FALKENBURG ROAD
 RIVERVIEW, FL 33578
 PARCEL KEY NO(S): 00377408
 SECTION/TOWNSHIP/RANGE: 13-23-18
 CURRENT ZONING: PDP(SF)
 AREA: 19.48 AC.
 PROPOSED NO. OF LOTS: 66
 LOT WIDTH & SIZE:
 MIN. LOT WIDTH: 50' (DEVIATION FROM 60')
 MIN. LOT SIZE: 6,000 SQUARE FEET
 BUILDING SETBACKS:
 FRONT: 20' (DEVIATION FROM 25')
 REAR: 15' (DEVIATION FROM 20')
 SIDE: 5' (DEVIATION FROM 10')
BUFFERS:
 A 20' LANDSCAPE BUFFER IS PROPOSED ALONG THE NORTHERN AND EASTERN BOUNDARIES. A 50' NATURAL VEGETATIVE BUFFER IS PROPOSED ALONG THE WESTERN BOUNDARY ADJACENT TO THE PROPOSED HOMES AND A 20' NATURAL VEGETATIVE BUFFER IS PROPOSED ALONG THE SOUTHERN BOUNDARY. THE WESTERN AND SOUTHERN LANDSCAPE BUFFERS WILL INCLUDE NATURAL VEGETATION PRESERVED AND ENHANCED TO 80% OPACITY WITHIN 3 YEARS OF PLANTING. WHERE SITE GRADING REQUIRES THE REMOVAL OF NATURAL VEGETATION, A VEGETATIVE BUFFER WILL BE LANDSCAPED WITHIN THE BUFFER TRACT CONSISTING OF VEGETATION AND OPACITY CONSISTENT WITH COUNTY STANDARDS AND THE ABOVE MENTIONED ZONING CONDITIONS.
FLOOD PLAN:
 THE PROJECT SITE IS LOCATED IN ZONE "X" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12050033 (DATED 02/20/12). THE PROJECT SITE CONTAINS SMALL AREAS OF SHALLOW FLOODING LESS THAN 1' DEEP.
 NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.
FIRE PROTECTION:
 FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 500' CURB LINE DISTANCE INTERVALS WHICH IS CONSISTENT WITH COUNTY STANDARDS. THE PORTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES AND AS REQUIRED BY HERNANDO COUNTY.
OWNERSHIP:
 BUFFERS, DRA'S, OPEN SPACES, AND PARK AREAS WILL BE SEPARATE TRACTS, OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 HOMEOWNER'S ASSOCIATION DOCUMENTS WILL BE IN PLACE TO RESTRICT THE CONSTRUCTION OF PERMANENT WALLS THAT PRECLUDE ACCESS TO THE SIDE YARDS. FENCING WILL BE ALLOWED TO THE MID-POINT OF THE SIDE YARD OF THE HOME IF CONSTRUCTED WITH A MINIMUM 36 INCH GATE IN WHICH TO ACCESS THE REAR YARD.
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.

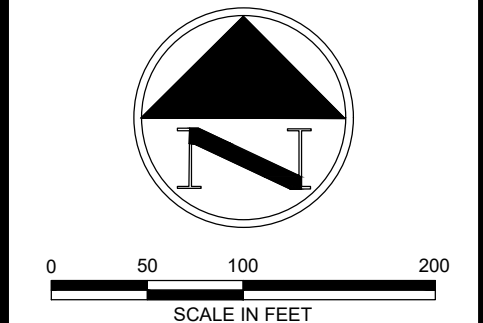
CURVE No.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	78.54'	50.00'	90°00'00"	S45° 18' 01"W	70.71'
C2	78.54'	50.00'	90°00'00"	N44° 41' 59"W	70.71'
C3	78.40'	50.00'	89°50'10"	N45° 13' 04"E	70.61'

LAND USE	ACRES	DWELLING UNITS / REQ'D AC.	DENSITY
SINGLE FAMILY	9.37	66	
PARK	1.16	1.16	
NATURAL PRESERVATION/BUFFER	1.35	0.97	
ROADS/ROW	3.20		
OPEN SPACE, DRA'S & BUFFER TRACTS	4.40		
TOTAL AREA	19.48		APPROX. 3.39 UNITS/AC



LEVELUP CONSULTING, LLC

505 E. JACKSON STREET
 SUITE 200
 TAMPA, FLORIDA 33602
 OFFICE: 813-375-0616
 WWW.LEVELUPFLORIDA.COM



CONSTRUCTION PLAN REVISIONS	REV. NO.	DATE	REVISION PER COUNTY COMMENTS
	01	12/13/22	

VALLEYBROOK
 CLIENT: PULTE HOME COMPANY, INC.
 CONDITIONAL PLAT

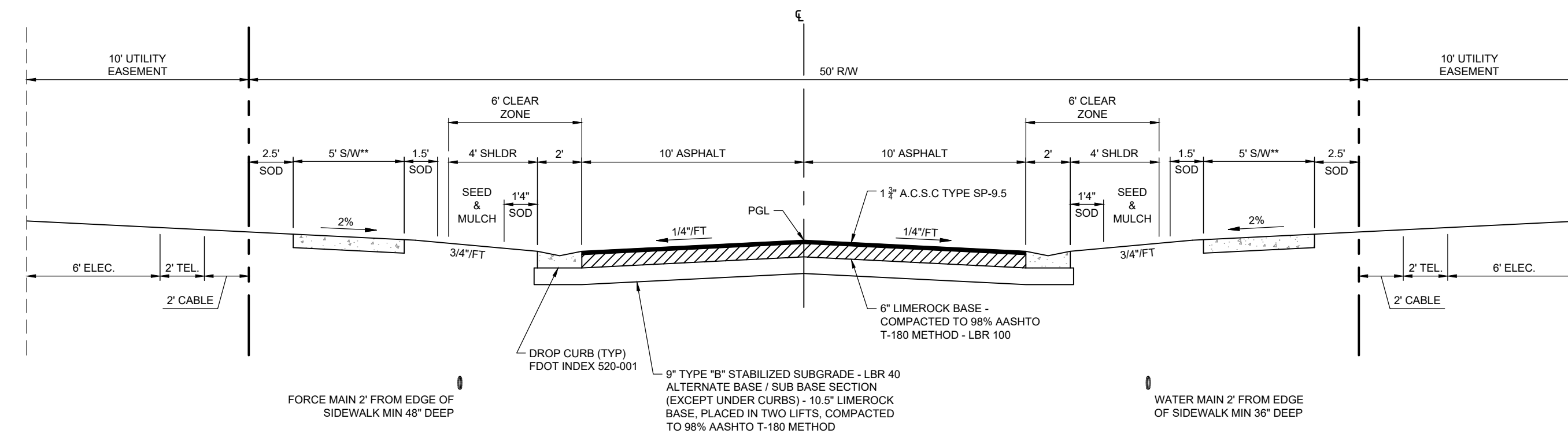
Engineering Business Certificate of Authorization No. 32771
 Florida Certificate of Authorization No. LC26050638

BRANDON S. WILSON
 FLORIDA LICENSED PROFESSIONAL ENGINEER
 REGISTRATION NUMBER 79423

PROJECT No. 181-01-03
 SHEET 1 OF 3



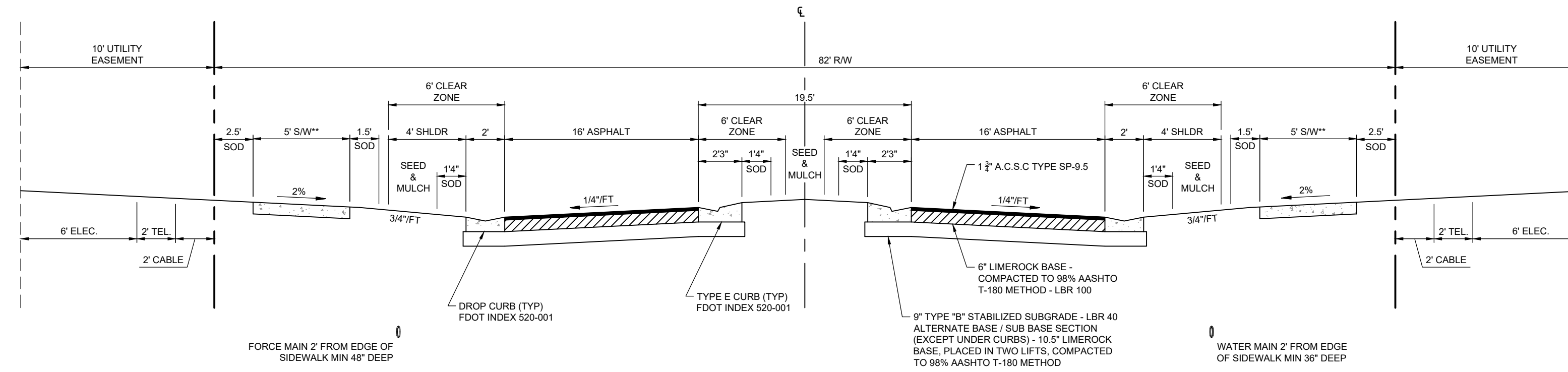
LOCAL ROAD - CLOSED DRAINAGE
DESIGN SPEED = 30 MPH*
HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-05)



TYPICAL SECTION
NOT TO SCALE

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

LOCAL BOULEVARD ENTRANCE - CLOSED DRAINAGE
DESIGN SPEED = 30 MPH*



TYPICAL SECTION
NOT TO SCALE

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

NOT TO SCALE

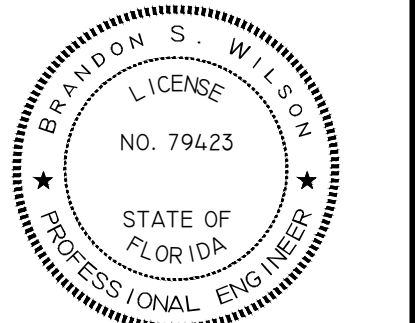
CONSTRUCTION PLAN REVISIONS	REV	DATE	REVISIONS
	01	12/13/22	REVISED PER COUNTY COMMENTS

VALLEYBROOK

CLIENT: PULTE HOME COMPANY, INC.

TYPICAL ROADWAY SECTIONS

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26006638



BRANDON S. WILSON
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 79423

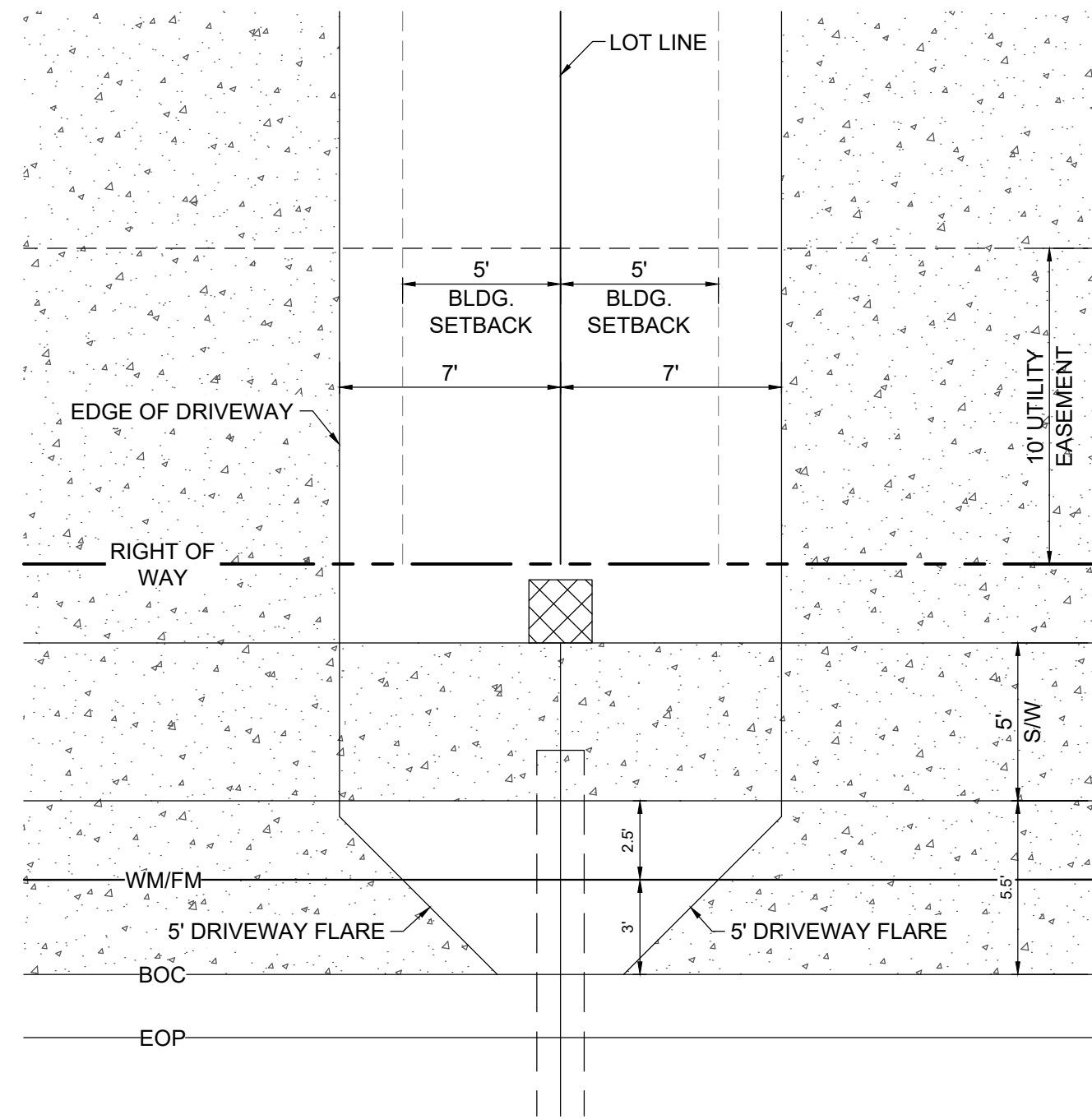
PROJECT No. 181-01-03

SHEET 2 OF 3

T:\Projects\181-01-Kwik-Track\Drawings\181-01-03_Conditional Plat\Current Plans\181-01-03-01_CONDITIONAL_PLAT.dwg
12/14/2022 8:12:24 AM PLOTTED BY: hanson.wilson

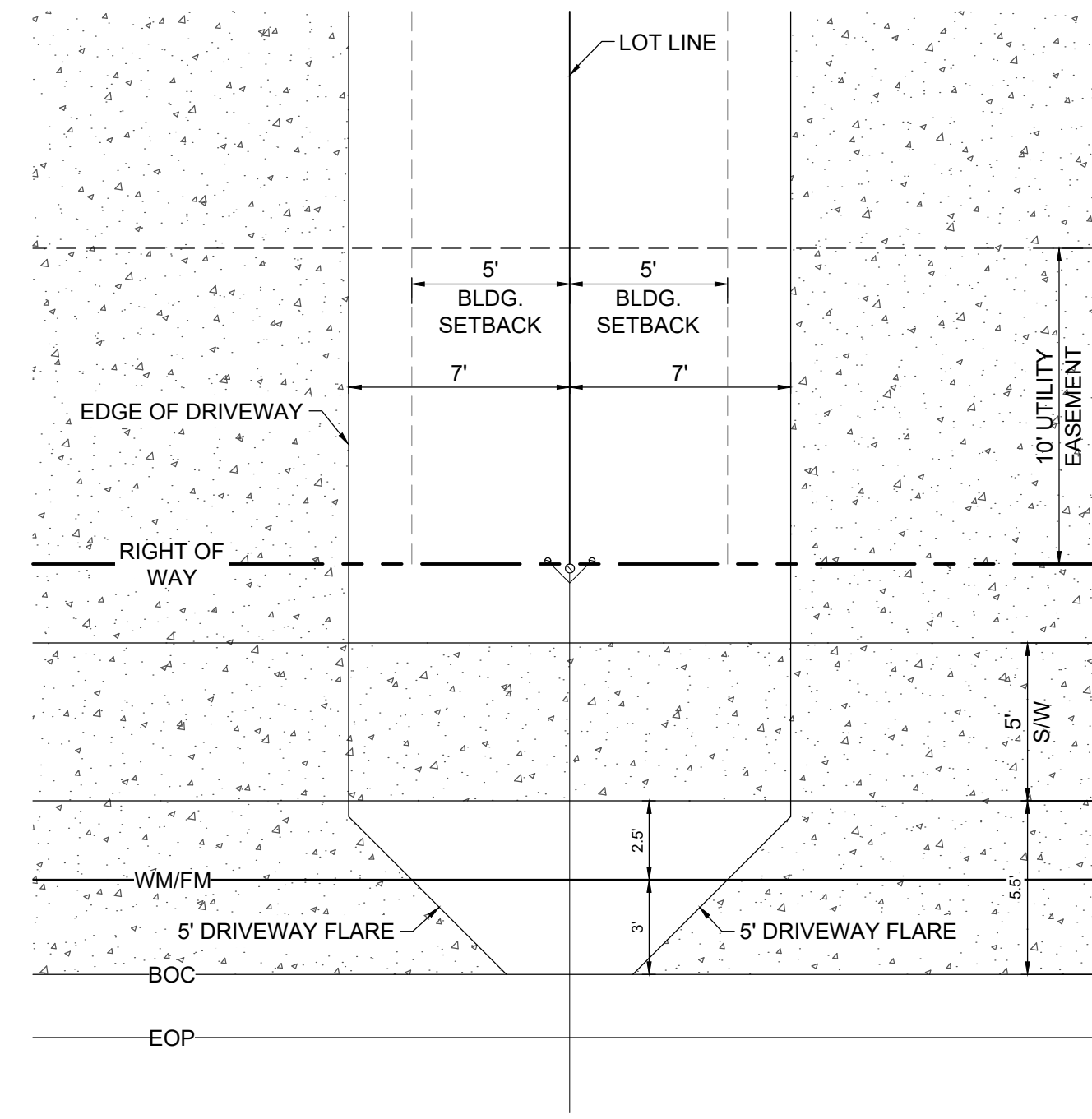
WATER SERVICE LOCATION W/ 5' SIDE YARD SETBACKS

NOT TO SCALE



SEWER SERVICE LOCATION W/ 5' SIDE YARD SETBACKS

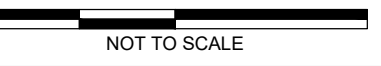
NOT TO SCALE



LEVELUP CONSULTING, LLC



505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM



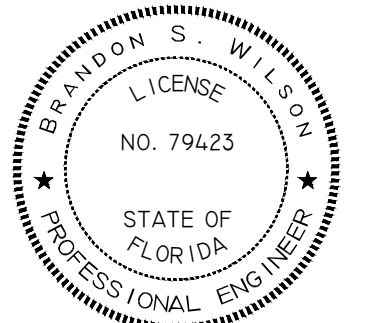
CONSTRUCTION PLAN REVISIONS	REV	DATE	REVISIONS
1	12/13/22		REVISED PER COUNTY COMMENTS

VALLEYBROOK

CLIENT: PULTE HOME COMPANY, INC.

UTILITY DETAILS

Engineering Business Certificate of Authorization No. 32771
Florida Certificate of Authorization No. LC26969638



BRANDON S. WILSON
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER 79423

PROJECT No. 181-01-03

SHEET 3 OF 3

T:\Projects\181-01-Kwik Track\Drawings\181-01-03_Conditional Plat\Current Plans\181-01-03-01_CONDITIONAL_PLAT.dwg
12/14/2022 8:13:13 AM PLOTTED BY: brandon.wilson