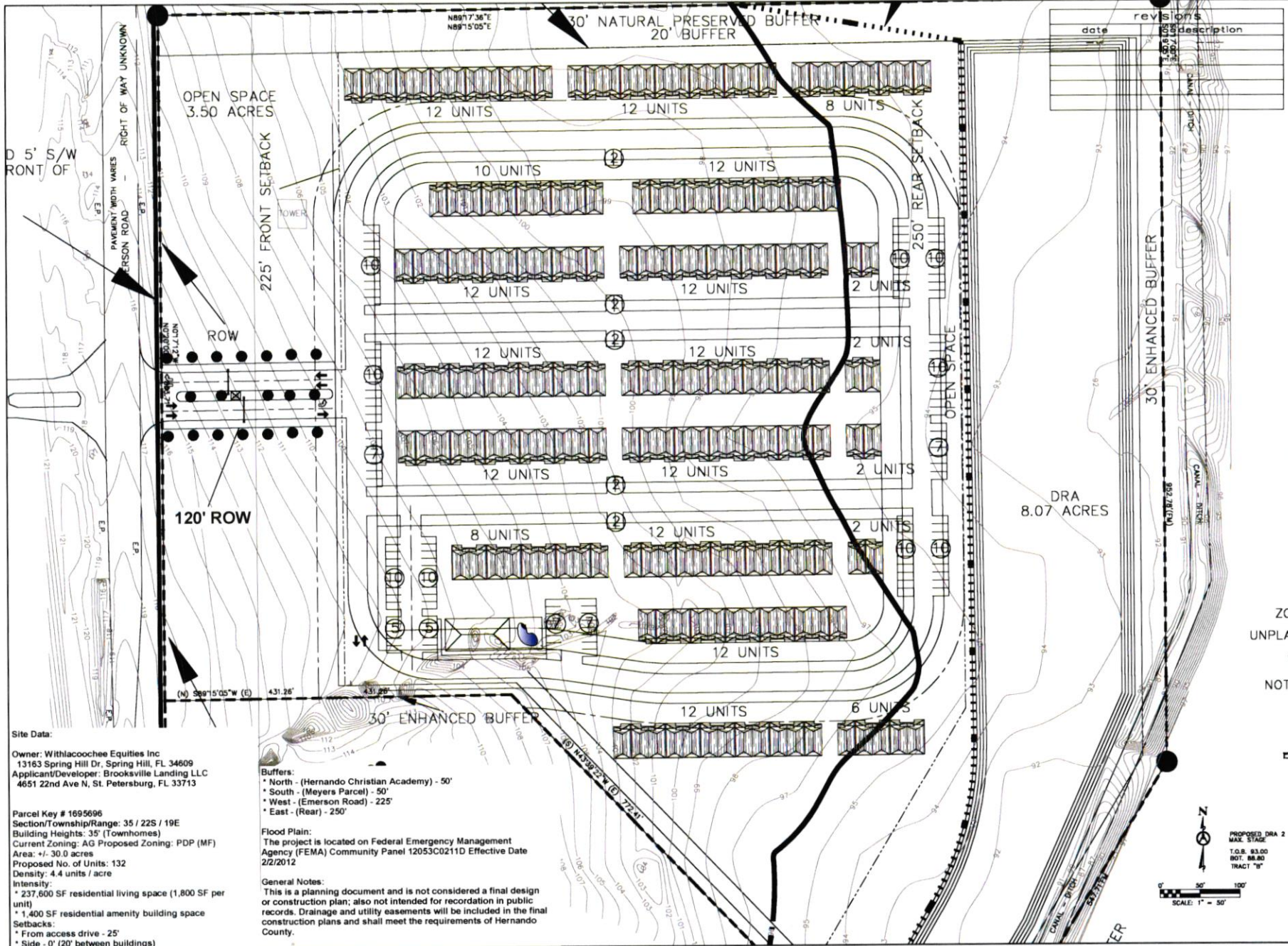




Site Data:

Owner: Withlacoochee Equities Inc
13163 Spring Hill Dr, Spring Hill, FL 34609
Applicant/Developer: Brooksville Landing LLC
4651 22nd Ave N, St. Petersburg, FL 33713

Parcel Key # 1695696
Section/Township/Range: 35 / 22S / 19E
Building Heights: 35' (Townhomes)
Current Zoning: AG Proposed Zoning: PDP (MF)
Area: +/- 30.0 acres
Proposed No. of Units: 132
Density: 4.4 units / acre
Intensity:
* 237,600 SF residential living space (1,800 SF per unit)
* 1,400 SF residential amenity building space
Setbacks:
* From access drive - 25'
* Side - 0' (20' between buildings)

Buffers:
* North - (Hernando Christian Academy) - 50'
* South - (Meyers Parcel) - 50'
* West - (Emerson Road) - 225'
* East - (Rear) - 250'

Flood Plain:
The project is located on Federal Emergency Management Agency (FEMA) Community Panel 12053C0211D Effective Date 2/2/2012

General Notes:
This is a planning document and is not 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.

revisions	
date	description

Nicholson Engineering Associates, Inc.
Survey Engineering • Civil Design • Construction • Utility Plans
Nicholson W. Nicholson, P.E.
Ft. Pierce, FL 34949
Phone: (888) 794-1719 Fax: (888) 794-1719
Email: nicholson-engineering.com
nicholson-engineering.com
This drawing is not valid without the signature and official stamp of a Florida Licensed Engineer. The engineer is responsible for the design and construction of the project and shall ensure that the project complies with all applicable laws, rules, and regulations. It is the engineer's responsibility to ensure that the project is completed in accordance with the approved plans and specifications. The engineer shall not be responsible for any errors, omissions, or delays in the project.

EMERSON RD MULTI-FAMILY
FINAL PHASE
SITE

File Name: EMERSON ROAD
Drawn By: NWN
Job No.:
Date:
Scale: 1"=50'
Sheet: C-1