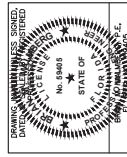


R1A

NOTE: GEOTECHNICAL ENGINEER SHALL BE PRESENT ON-SITE DURING CONSTRUCTION. A FOLLOW UP GPR ANALYSIS SHALL BE CONDUCTED ONCE THE SITE IS CLEAR TO VERIFY / DETECT ANY ANOMALIES PER THE SDII GLOBAL GPR SURVEY REPORT DATED 2/18/21

OVERALL SITE PLAN

KENSINGTON WOODS



REVISIONS

DATE

DESCRIPTION

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SITE DATA

OWNER/APPLICANT: D.R. Horton, Inc., West Florida Division
12602 Telecom Drive
Tampa, FL 33637

PARCEL KEY NO. 0130708, 0130717, 347146, AND 1342434

SECTION/TOWNSHIP/RANGE: 34 / 22 SOUTH 18 EAST

CURRENT ZONING: PDP (SF) H-21-37 APPROVED 9/14/2021

AREA = +/- 31.88 ACRES

PROPOSED MAXIMUM NO. OF LOTS: 139

BUILDING SETBACKS:

FRONT 25'

SIDE 5' (DEVIATION FROM 10')

REAR 15' (DEVIATION FROM 20')

BUFFERS:

THE BUFFER TRACTS INDICATED ON THIS PLAN WILL CONSIST OF NATURAL VEGETATION WHERE POSSIBLE, ENHANCED TO 80% OPACITY WITHIN 12 MONTHS OF PLANTING WHERE NEEDED. WHERE SITE GRADING REQUIRES THE REMOVAL OF NATURAL VEGETATION, A VEGETATIVE BUFFER WILL LANDSCAPED WITHIN THE BUFFER TRACT CONSISTING OF VEGETATION AND OPACITY CONSISTENT WITH COUNTY STANDARDS.

FLOOD ZONE:

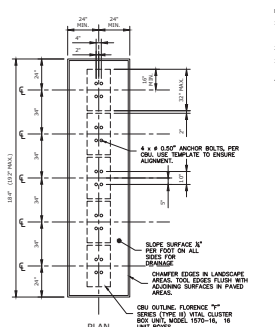
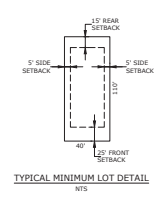
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C 0188D EFFECTIVE DATE FEB. 02, 2012. ACCORDING TO THE FIRM, MOST OF THE LUCKY LANE PROPERTY IS LOCATED WITHIN FLOOD ZONE X. SEVERAL SMALL AREAS OF ZONE AE ARE ALSO LOCATED ON THE PROPERTY.

NO WETLANDS ARE PRESENT. AN OTHER SURFACE WATER MINED FROM UPLANDS IS SHOWN ON THE PLAN.

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 TO PROVIDE A MINIMUM OF 1,000 GPM FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES AS REQUIRED BY HERNANDO COUNTY.

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.



NOTES:

- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. CURB AND W/ WALLS SHALL BE REINFORCED AND BE PLACED WITH A 3:50 - 4:50 SLOPE IN ACCORDANCE WITH ACI 301.
- REINFORCING STEEL RODS SHALL CONFORM TO ASTM A618, GRADE 60.
- ANCHOR BOLTS SHALL CONFORM TO ASTM A307, GRADE B, TYPE 316 STAINLESS STEEL.
- ALL CUTS MUST BE LEVEL AND FINISHED FORM IN CONCRETE, USING ONE OF THE FOLLOWING METHODS:
 - J-BOLT ATTACHMENT IS THE PREFERRED METHOD OF CBU INSTALLATION.
 - THE USE OF ANCHOR BOLTS FOR CBU INSTALLATION IS ALSO ACCEPTABLE.

*HUBBARD BOLT: 1/2" Ø x 1-1/2" OVERALL LENGTH, CATALOG #300-100-100, HTS 15-52 COMPOSITE FIBER CONTROLLED FIBER REINFORCED POLYMER (CFRP) EMBEDMENT IN CONCRETE MUST BE NO LESS THAN 3" Ø.

*HTW SURESET BEDROCK TIEBOLT, GALVANNEAL, 1/2" Ø x 17" OVERALL LENGTH.

*HANS-ERLID, 1/2" Ø x 1-1/2" OVERALL LENGTH, GALVANNEAL, MIN. EMBEDMENT IN CONCRETE MUST BE NO LESS THAN 3".

DESCRIPTION	REQUIRED	PROVIDED
RECREATION AREA	1.89 AC.	1.89 AC.
OPEN SPACE	2.23 AC.	2.60 AC.
R/W AREA	N/A	4.50 AC.
DRA AREA	N/A	4.63 AC.
LIFT STATION TRACT	4.63 AC.	.06 AC.
DEVELOPED LOTS	N/A	18.15 AC.
TOTALS		31.88 AC.

REUSE OF DOCUMENT

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DATE: 12/15/21

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

REVISIONS

DATE

DESCRIPTION

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C-05

12/15/21