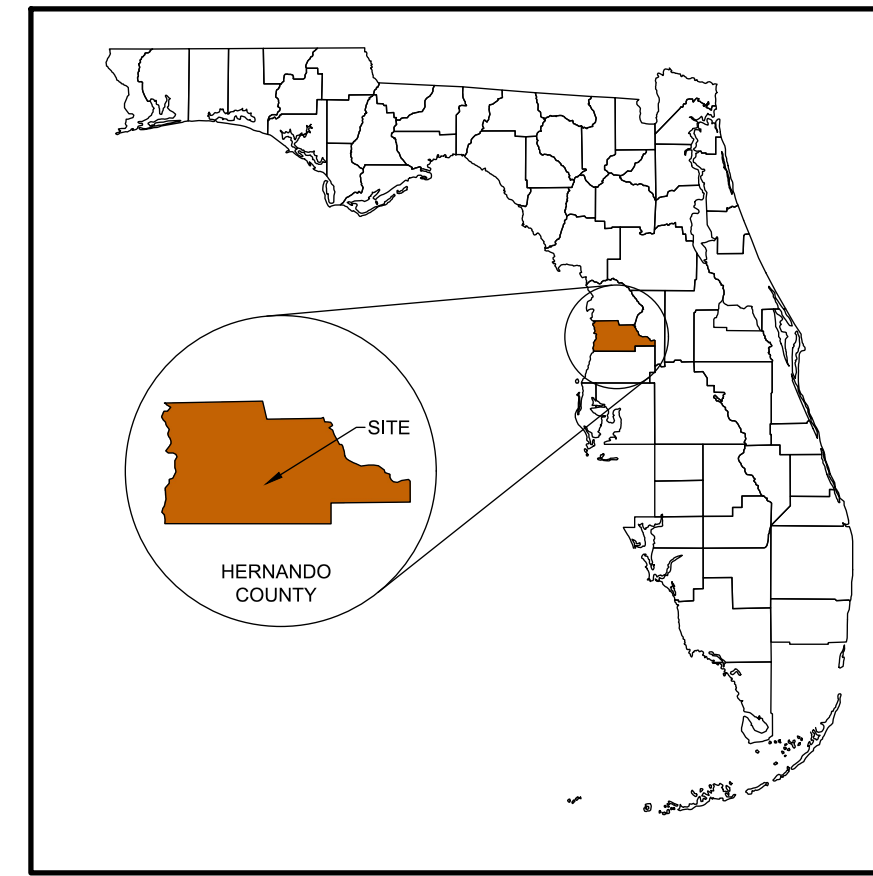


WHITING ESTATES PHASE II

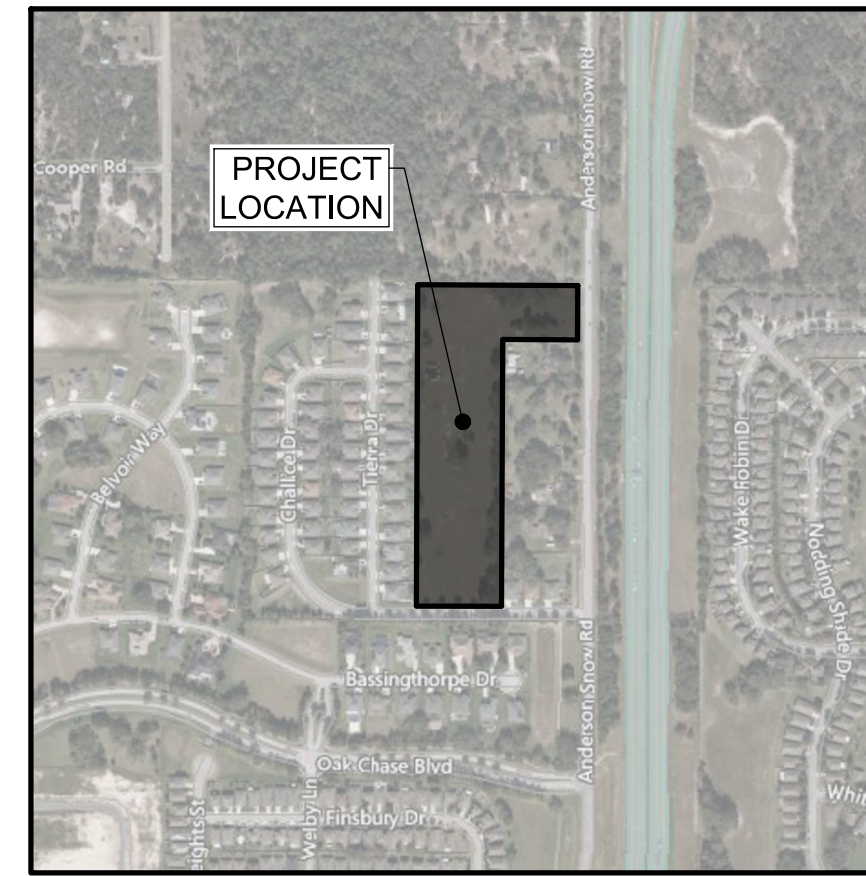
A PROPERTY LOCATED IN
SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

LEGAL DESCRIPTION

THE SOUTH 150.27 FEET OF THE NORTH 210.27 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, LESS THE EAST 40 FEET FOR ROAD RIGHT-OF-WAY.



Vicinity Map
NOT TO SCALE



Location Map
NOT TO SCALE

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	CONDITIONAL PLAT

SITE DATA

SITE ADDRESSES: 1037 ANDERSON SNOW RD
SPRING HILL, FL 34609

PARCEL KEY NO.: 379101

SITE AREA: 10.84 AC±

ZONING: PDP (SF) H-21-57
FUTURE LAND USE: RESIDENTIAL

EXISTING USE: RESIDENTIAL
PROPOSED USE: 29 SINGLE FAMILY LOT RESIDENTIAL

DENSITY: 29 UNITS / 10.84 AC = 2.68 DU / AC

OPEN SPACE: 6.58 AC±

NATURAL VEGETATION: 5% MIN.

BUILDING SETBACKS:
FRONT: 20'
SIDE: 7.5'
REAR: 20'

MINIMUM LOT WIDTH: 75'
MINIMUM LOT SIZE: 10,500 SF
MAXIMUM NUMBER OF UNITS: 30

STORMWATER POND: HOA
FIRE PROTECTION: HERNANDO COUNTY
WATER SERVICE: HERNANDO COUNTY
WASTEWATER SERVICE: HERNANDO COUNTY
ROAD: HERNANDO COUNTY

FEMA:
THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X" & "A" PER FLOOD INSURANCE RATE MAP NO. 12053C0328D, COMMUNITY NO. 120110, PANEL 0328D, EFFECTIVE DATE 02/02/2012.

HERNANDO COUNTY:
THE PROPERTY IS LOCATED WITHIN THE PITHLACHASCOTEE RIVER / BEAR CREEK WATERSHED. THE PROPERTY (NODE NC9357) HAS A FLOOD ELEVATION OF 59.52' (NAVD88). THE ADJACENT PROPERTY (NODE NC9359) HAS A FLOOD ELEVATION OF 62.19' (NAVD88), WHICH ENROACHES ONTO THE SUBJECT PROPERTY.

IMPROVEMENTS

- 50' PUBLIC R-O-W:
- SIDEWALK
 - CURB
 - ROADWAY
 - WATER MAIN DISTRIBUTION SYSTEM
 - SANITARY SEWER COLLECTION SYSTEM
 - STORMWATER CONVEYANCE SYSTEM
 - STREET TREES & LANDSCAPING

REVISIONS:
2024-07-07 REV/ PEP/HERNANDO COUNTY COMMENTS (TT)
2024-07-07 REV/ PEP/HERNANDO COUNTY COMMENTS (JAN)

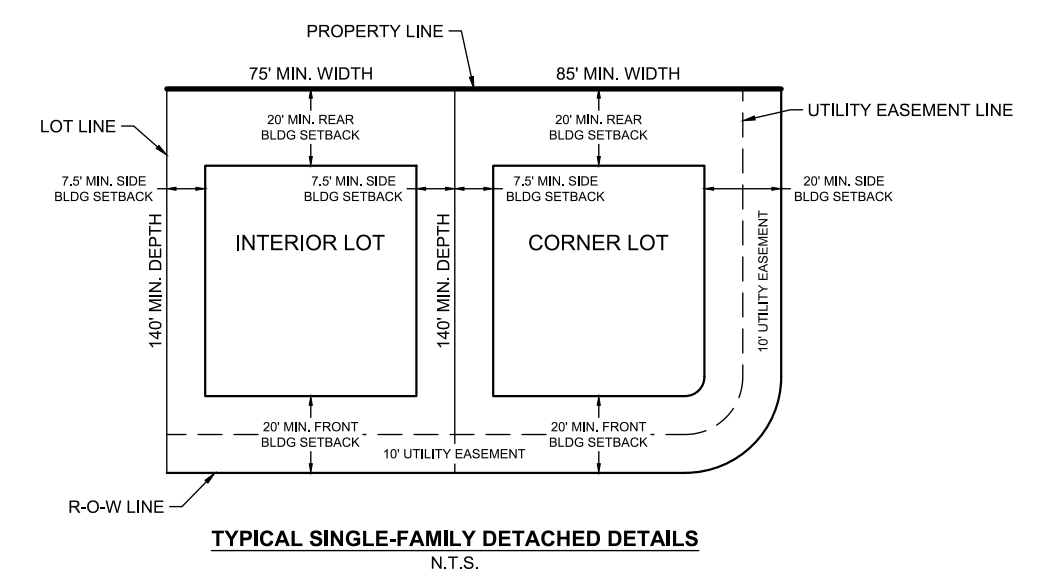
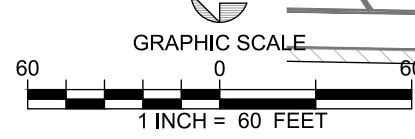
DATE: 2024-07-07
DRAWN BY: KNR
CHECKED BY: TCA
JOB NO.: 2210049

WHITING ESTATES PHASE II
HERNANDO COUNTY, FLORIDA

WILLIAM RYAN HOMES

3925 COCONUT PALM DR., SUITE 117
TAMPA, FL 33619
PHONE: (813) 627-9040

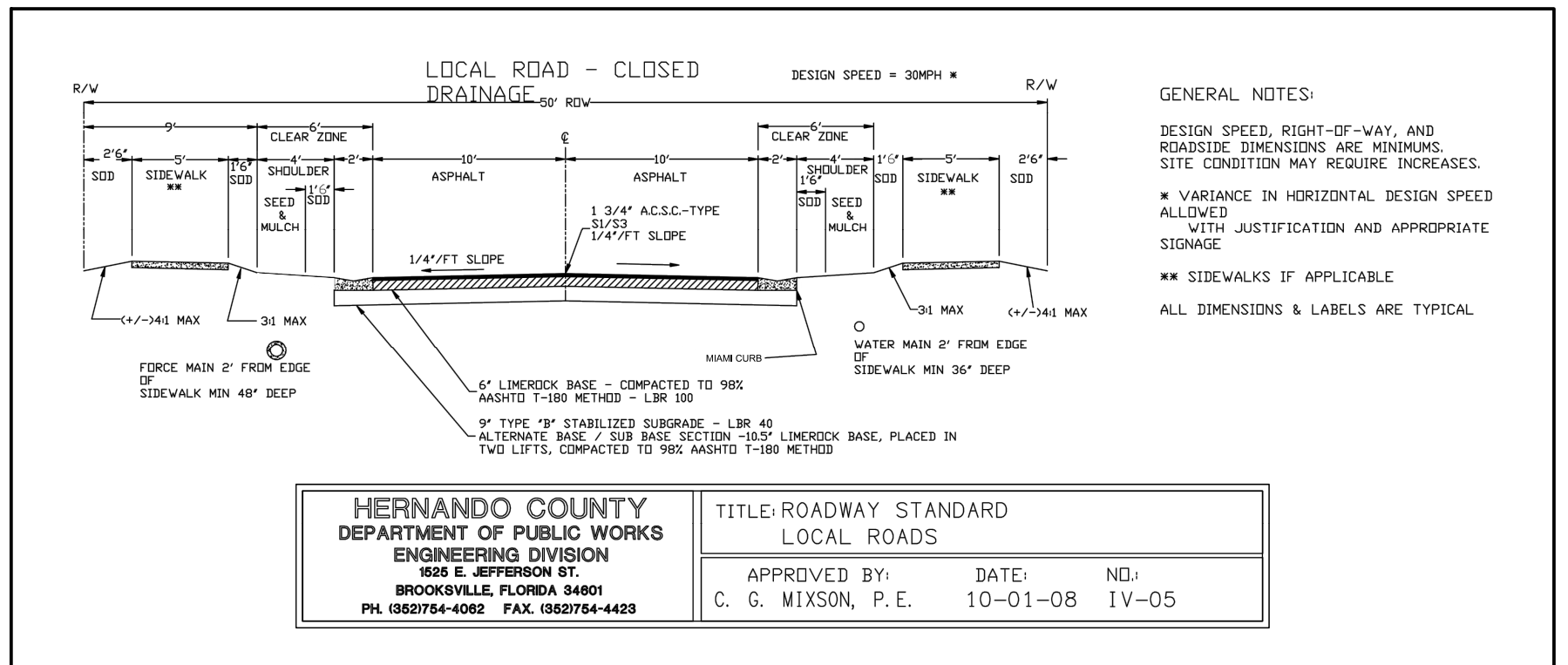
LANDMARK
Engineering & Surveying Corporation
8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 664-1832 (fax)
www.llesc.com | C.A. # 28014



STREET LIGHTING NOTES

DEVELOPER (OR THEIR REPRESENTATIVE) TO SCHEDULE A SITE MEETING WITH HCUD AND THE POWER COMPANY TO DISCUSS LIGHT POLE PLACEMENT PRIOR TO INSTALLATION TO RESOLVE CONFLICTS WITH THE PROPOSED WATER AND SEWER SERVICES. IF A UTILITY CONFLICT EXISTS AND THE LIGHT POLE CANNOT BE RELOCATED THE DEVELOPER WILL BE RESPONSIBLE TO RELOCATE OR CONVERT THE EXISTING HCUD SERVICE LINE TO INDIVIDUAL SERVICE LINES IF NOT ALREADY EXISTING.

STREET LIGHTING MUST MEET CLEAR ZONE AND BREAKAWAY REQUIREMENTS.

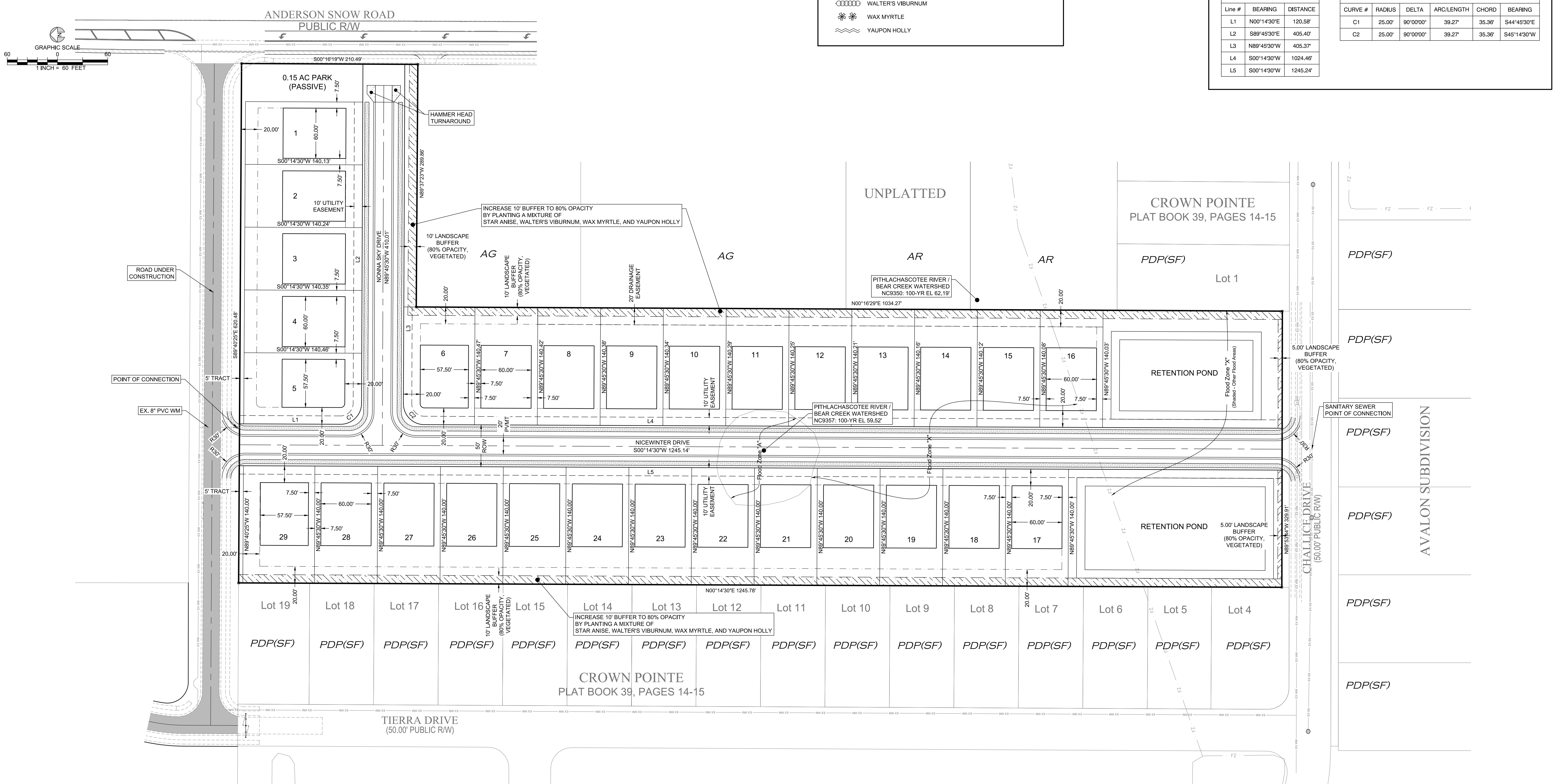


HERNANDO COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
355 E. JEFFERSON ST.
BROOKVILLE, FLORIDA 34601
PH. (882)754-4082 FAX. (882)754-4423

TITLE: ROADWAY STANDARD
LOCAL ROADS
APPROVED BY: DATE: NO:
C. G. MIXSON, P.E. 10-01-08 1V-05

RIGHT OF WAY GEOMETRY

LINE TABLE			CURVE TABLE					
Line #	BEARING	DISTANCE	CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD	BEARING
L1	N00°14'30"E	120.58'	C1	25.00'	90°00'00"	39.27'	35.36'	S44°45'30"E
L2	S89°45'30"E	405.40'	C2	25.00'	90°00'00"	39.27'	35.36'	S45°14'30"W
L3	N89°45'30"W	405.37'						
L4	S00°14'30"W	1024.46'						
L5	S00°14'30"W	1245.24'						



DATE: 2022-01-07
DRAWN BY: KNR
CHECKED BY: TCA
JOB NO.: 2210049

REVISIONS:
2022-01-07 REV: PER HERNANDO COUNTY COMMENTS (TT)
2022-12-16 REV: PER HERNANDO COUNTY COMMENTS (JAN)

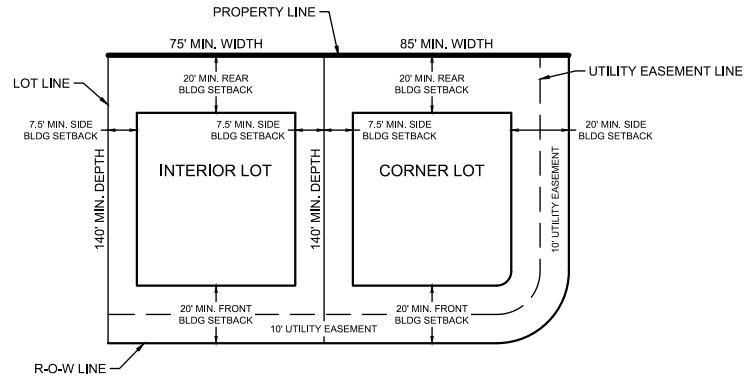
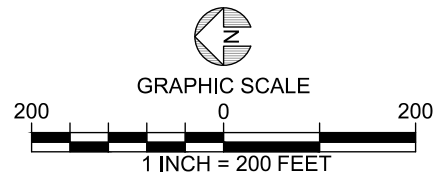
WHITING ESTATES PHASE II
HERNANDO COUNTY, FLORIDA

CONDITIONAL PLAT

WILLIAM RYAN HOMES
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TODD C. AMADEN No. 59967
PROFESSIONAL ENGINEER

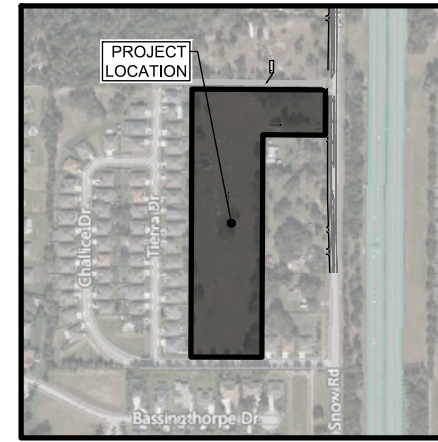


TYPICAL SINGLE-FAMILY DETACHED DETAILS
N.T.S.

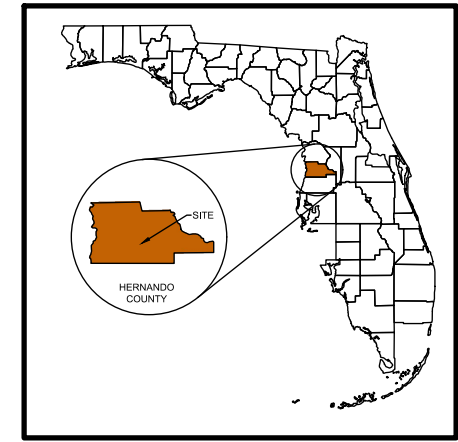
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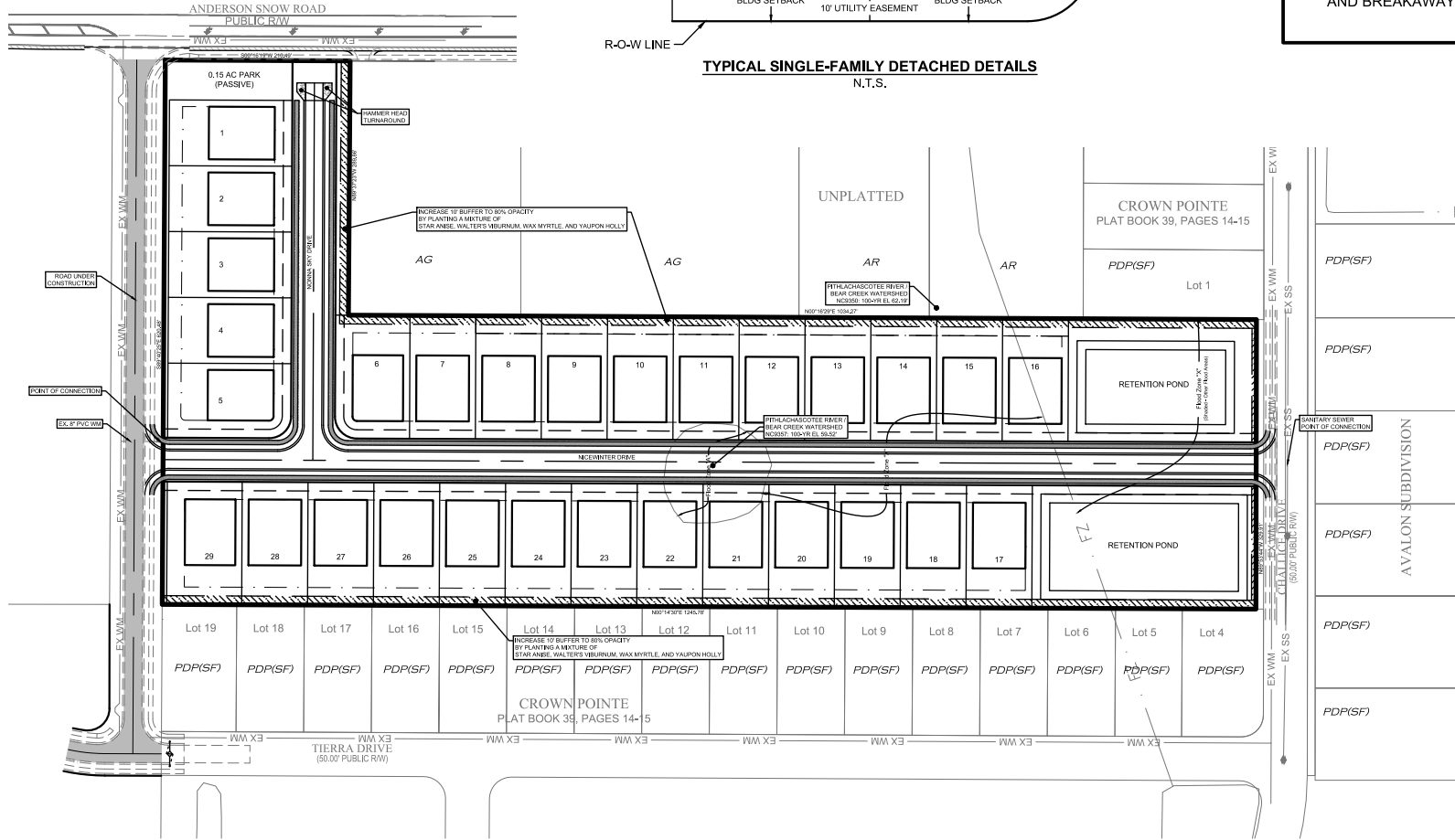
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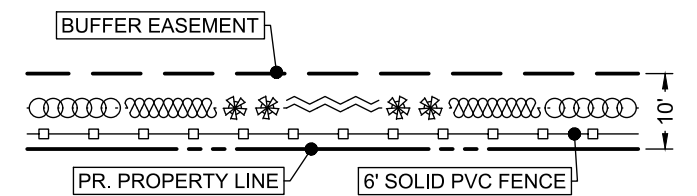
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 - CURB
 - ROADWAY
 - WATER MAIN DISTRIBUTION SYSTEM
 - SANITARY SEWER COLLECTION SYSTEM
 - STORMWATER CONVEYANCE SYSTEM
 - STREET TREES & LANDSCAPING

LANDSCAPE BUFFER DETAIL



REQUIRED PLANTING:
INCREASE 10' BUFFER TO 80% OPACITY BY PLANTING A MIXTURE OF THE FOLLOWING:

- STAR ANISE
- WALTER'S VIBURNUM
- WAX MYRTLE
- YAUPON HOLLY

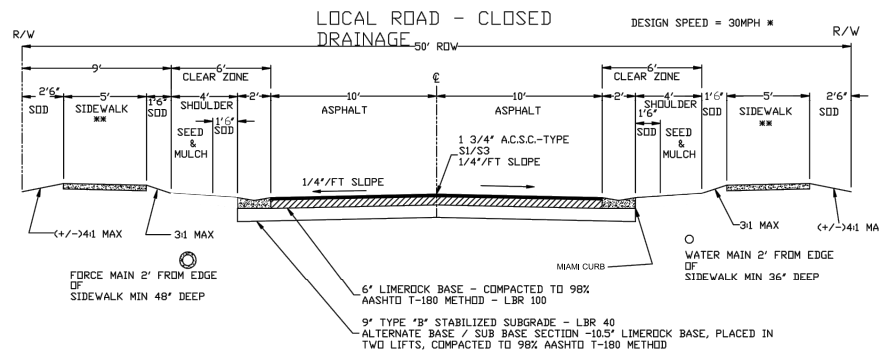
GENERAL NOTES:

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



HERNANDO COUNTY DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION 1628 E. JEFFERSON ST. BROOKSVILLE, FLORIDA 34801 PH. (352)754-4082 FAX. (352)754-4423	TITLE: ROADWAY STANDARD LOCAL ROADS	
	APPROVED BY: C. G. MIXSON, P. E.	DATE: 10-01-08

DATE: 2022-07-07
DRAWN BY: RHR
CHECKED BY: TCA
JOB NO.: 221049

WHITING ESTATES PHASE II
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