

COUNTY LINE ROAD

KORBUS ROAD

PRELIMINARY SITE PLAN  
HAMMOCK ESTATES

Engineering  
Planning  
Surveying  
Environmental  
Construction Management  
engineering associates, inc.  
966 Candlelight Boulevard • Brooksville • Florida 34601  
(352) 796-9423 • Fax (352) 799-8359  
EE-0000142

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REVISION

REV.	BY	REV. NO.	DATE

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET  
**1**  
JOB No.: 21035

PRINTED: 03/07/2023 - 1:19pm  
PATH: L:\12\035\Impact MCG Townhomes\dwg\PLAN\cp12.035 CP\_REV2.dwg

**SITE DATA**

OWNER/PERMITTEE: IMPACT-MCG VENTURES, LLC  
ATTN: DILIP KANJI, MGR  
CONTACT: NASH KANJI  
1408 N. WESTSHORE BLVD., SUITE 704  
TAMPA, FL 33607  
EMAIL: nkanji@impachotels.com

ENGINEER: COASTAL ENGINEERING ASSOC., INC.  
ATTN: BRIAN M. MALMBERG, PE  
966 CANDLELIGHT BLVD.  
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PH: (352) 796-9423  
EMAIL: bmalmb@coastal-engineering.com

PARCEL KEY: 379263

EXISTING ZONING: NORTH - PUBLIC ROW (KORBUS RD)  
SOUTH - PUBLIC ROW (COUNTY LINE ROAD)  
WEST - POP(MF) MULTIFAMILY  
EAST - AG

FEMA FLOOD ZONE: BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE (FIRM), MAP NUMBER 12052C0336D EFFECTIVE DATE 02/02/12; THE PROPOSED SITE IS WITHIN ZONE X AND IS/IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

PROPERTY AREA: ± 19.57 ACRES  
LIFT STATION TRACT: ± .06 ACRES  
R/W TAKING: ± 0.45 ACRES

TOTAL PROJECT AREA = 19.06 ACRES

NATURAL VEGETATION AREA REQUIRED (5%): .95 ACRES  
BUFFERS PROVIDED: 1.11 ACRES

**UNIT MIX**

2 BEDROOM - 32  
3 BEDROOM - 78  
4 BEDROOM - 42  
TOTAL - 152 UNITS

MINIMUM PERIMETER SETBACKS(INCLUSIVE OF VEGETATIVE BUFFERS):

COUNTY LINE ROAD: 75'  
KORBUS ROAD: 35'  
SIDE: 20'

THE BUFFER TRACTS INDICATED ON THIS PLAN WILL CONSIST OF NATURAL VEGETATION WHERE POSSIBLE, ENHANCED TO 80% OPACITY WHERE NEEDED. 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. BUFFER TRACTS WILL BE OWNED AND MAINTAINED BY THE HOA.

INTERNAL LOT BUILDING SETBACKS:

FRONT: 25'  
SIDE: 0'

REAR: 15'  
MIN. DEPTH: 100'

MINIMUM LANDSCAPE BUFFERS:  
EAST/WEST: 15'  
NORTH/SOUTH: 10'

SETBACKS ARE SET BY MASTER PLAN REVISION H-21-20

**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 FIRE FIGHTING AS REQUIRED BY NFPA GUIDELINES AS REQUIRED BY HERNANDO COUNTY.

**GENERAL NOTES**

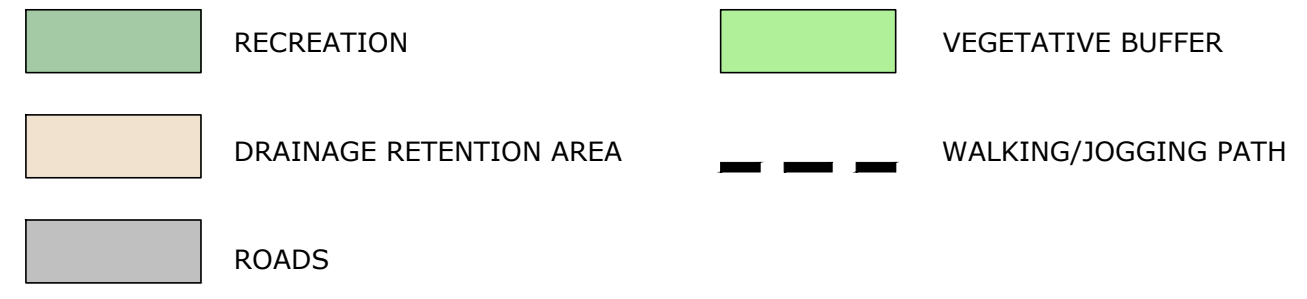
1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING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

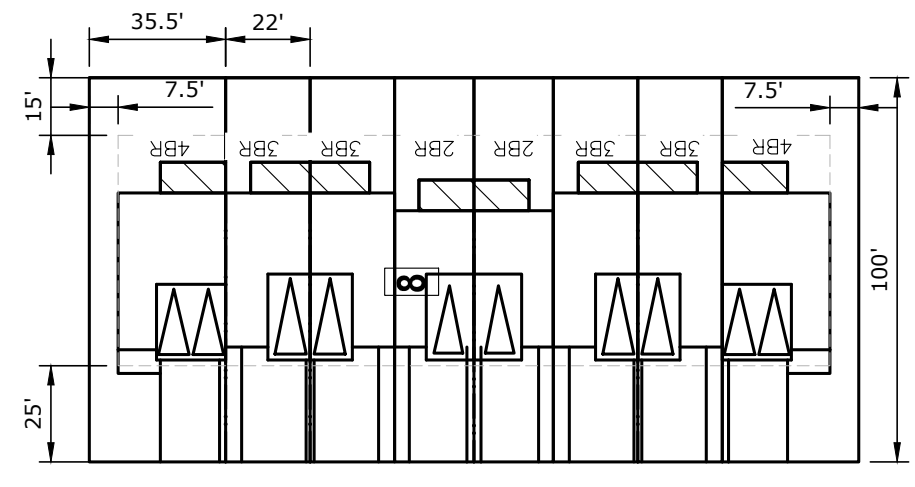
CURVE NO.	RADIUS
C1	40.00
C2	40.00

**LEGEND**

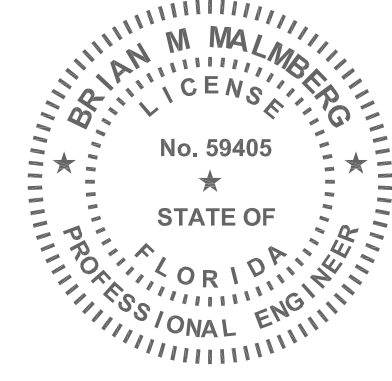


**LAND USE TABLE**

LAND USE	ACRES	DWELLING UNITS	DENSITY
MULTI-FAMILY	8.91	152	
RECREATIONAL	2.09	(2.02 AC. REQUIRED)	
OPEN SPACE	0.82		
BUFFERS	1.11	(5% OR 0.95 ACRES PRESERVED VEGETATION REQUIRED)	
DRAINAGE & ROADS	6.13		
TOTAL AREA	19.06	152	7.97



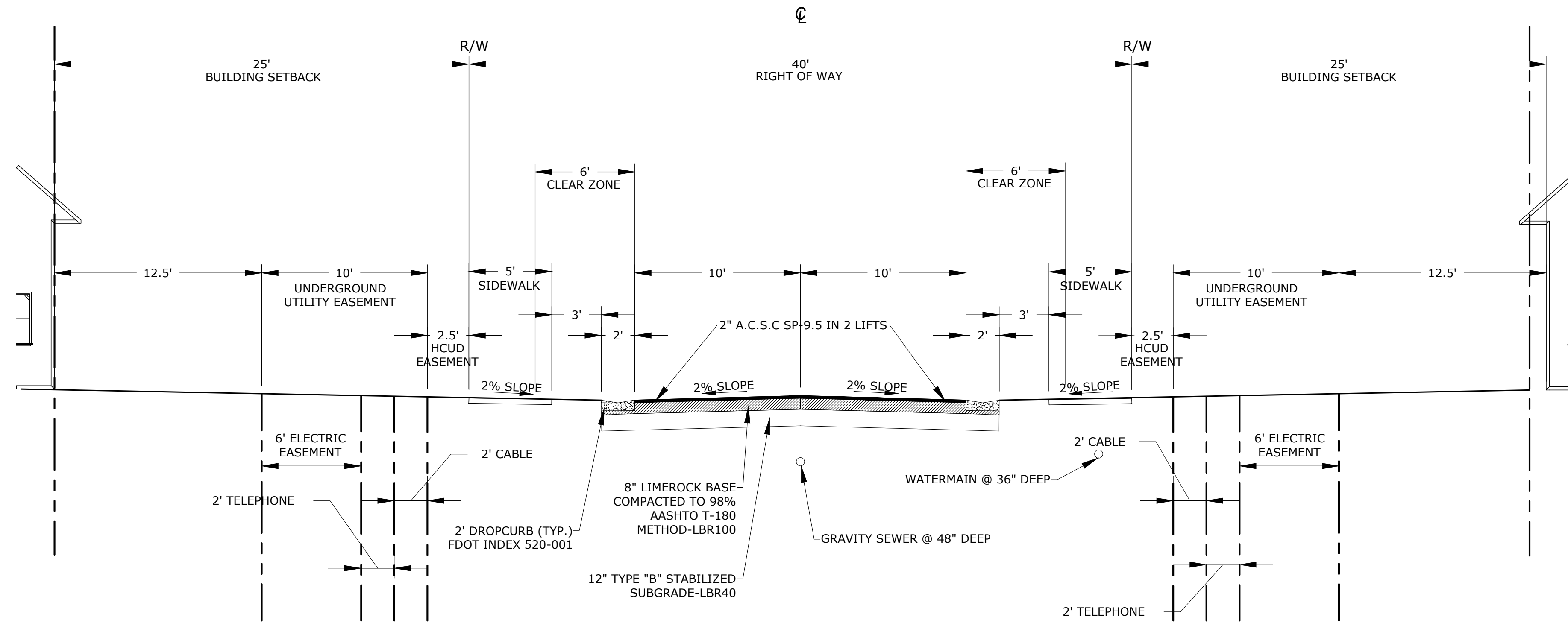
**TYPICAL LOT DETAIL**  
N.T.S.  
\*MAXIMUM OF 8 UNITS ATTACHED



FLOOD AREA IDENTIFIED IN THE PITCHLACHASCOTEE RIVER/BEAR CREEK 2015 WATERSHED TO HAVE 100 YEAR PEAK FLOOD ELEVATION OF 64.59

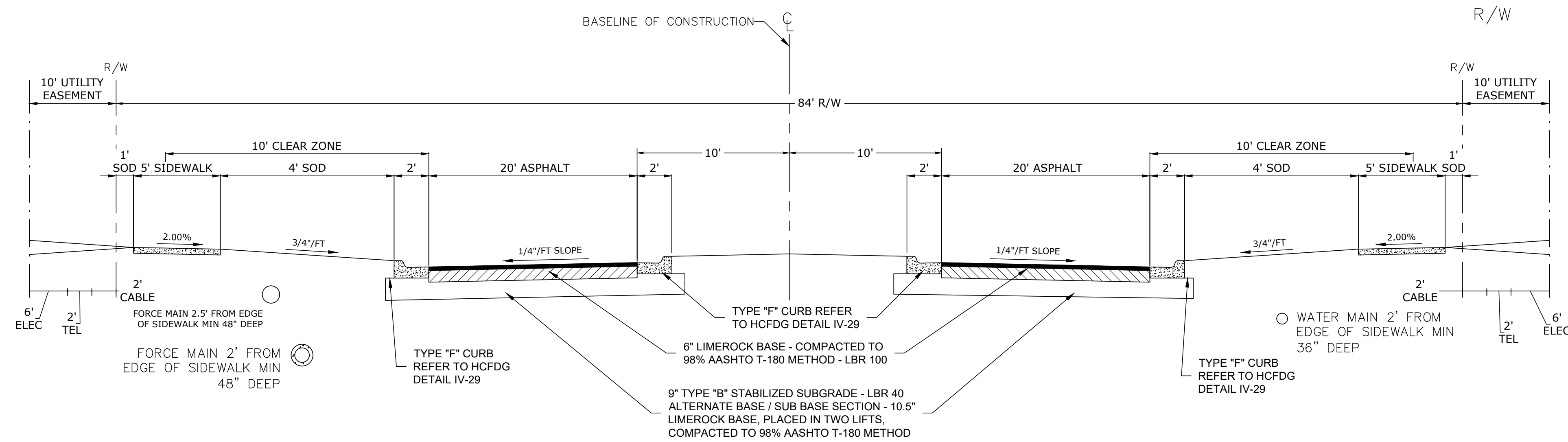
FLOOD AREA IDENTIFIED IN THE PITCHLACHASCOTEE RIVER/BEAR CREEK 2015 WATERSHED STUDY TO HAVE 100 YEAR PEAK FLOOD ELEVATION OF 65.61

**MODIFIED LOCAL ROAD - CLOSED DRAINAGE**  
DESIGN SPEED = 30 MPH\*



**TYPICAL SECTION**  
N.T.S

**MODIFIED COLLECTOR / DIVIDED 2 LANE ROAD - CLOSED DRAINAGE**  
DESIGN SPEED = 40 MPH\*



**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

ALL DIMENSIONS & LABELS ARE TYPICAL

**TYPICAL SECTION**  
N.T.S

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