

SITE DATA
 OWNER/APPLICANT: MERITAGE HOMES OF FLORIDA, INC
 10117 PRINCESS PALM AVENUE, STE. 550
 TAMPA, FL 33610

PARCEL KEY NOS. 396798, 396805, 396814, 1231786, 1357061, 1565871

SECTION/TOWNSHIP/RANGE: 17/23S/21E

CURRENT ZONING: PDP(SF)

AREA = +/-196.1 ACRE

PROPOSED MAXIMUM NO. OF LOTS: 659

BUILDING SETBACKS:
 FRONT: 25'
 SIDE: 5'
 REAR: 15'

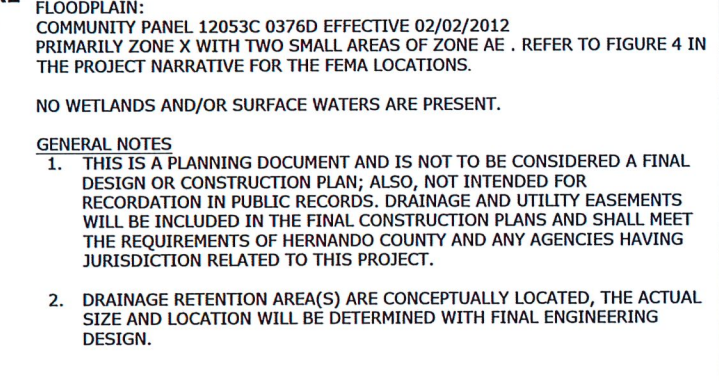
BUFFERS: THE BUFFER TRACTS INDICATED ON THIS PLAN, WITH EXCEPTION OF THE SOUTHERN 50' BUFFER, WILL CONSIST OF 80% OPACITY WHERE NEEDED. WHERE SITE GRADING REQUIRES THE REMOVAL OF NATURAL VEGETATION, A VEGETATIVE BUFFER WILL BE LANDSCAPED WITHIN THE BUFFER TRACT CONSISTING OF VEGETATION AND OPACITY CONSISTENT WITH COUNTY STANDARDS. THE 50' BUFFER ADJACENT TO THE KRUSE CLASS 1 SUBDIVISION SHALL INCLUDE AN 8-FT WALL PLACED ON TOP OF A 4-FT BERM.

FLOODPLAIN: COMMUNITY PANEL 12053C 0376D EFFECTIVE 02/02/2012
 PRIMARILY ZONE X WITH TWO SMALL AREAS OF ZONE AE. REFER TO FIGURE 4 IN THE PROJECT NARRATIVE FOR THE FEMA LOCATIONS.

NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.

GENERAL NOTES

- 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.
- DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

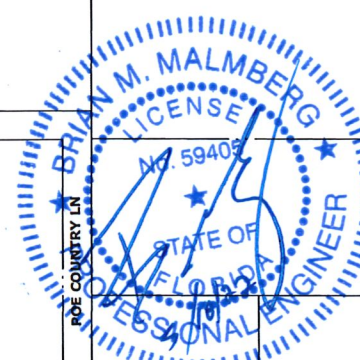


CURVE TABLE

CURVE No.	RADIUS	CURVE No.	RADIUS	CURVE No.	RADIUS
C1	200'	C16	690'	C31	500'
C2	100'	C17	550'	C32	590'
C3	100'	C18	300'	C33	300'
C4	950'	C19	400'	C34	880'
C5	500'	C20	400'	C35	50'
C6	1275'	C21	400'	C36	50'
C7	200'	C22	200'	C37	50'
C8	150'	C23	210'	C38	300'
C9	200'	C24	50'	C39	300'
C10	935'	C25	75'	C40	50'
C11	840'	C26	500'	C41	50'
C12	610'	C27	100'	C42	300'
C13	1000'	C28	350'	C43	225'
C14	450'	C29	300'		
C15	300'	C30	150'		

LAND USE TABLE

LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY	89.8	659	
RECREATIONAL	7.53	(6.25 AC REQ.)	
BUFFERS & IMPROVED NATURAL VEGETATION AREA	13.83	(7% OR 13.73 ACRES PRESERVED VEGETATION REQUIRED)	
DRAINAGE, ROADS, OPEN SPACE	84.91		
TOTAL AREA	±196.1	659	APPROX. 3.4 UNITS/ACRE



CONDITIONAL PLAT

BENTON HILLS

Coastal
 Engineering, Planning, Surveying, Environmental, Transportation, Construction Management
 engineering associates, inc.
 966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-6369
 EB-0000142

REUSE OF DOCUMENT
 THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGN CONCEPTS, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. IT IS TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC. DRAWING INVALID, UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL ENGINEER.

DATE: _____
 REV. BY/REV. NO.: _____
 REVISION: _____

SHEET
1

JOB No: 21046

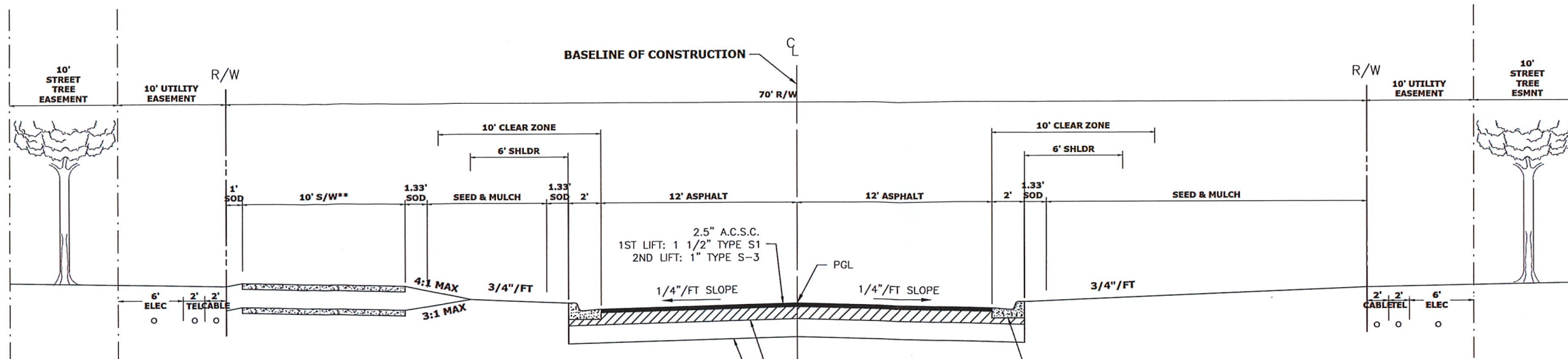
PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

PRINTED: 05/18/2022 - 4:03pm PATH: L:\21046\Benton Hills\dwg\PLAN\Cp_21046-CP-17May22.dwg

COLLECTOR / 2 LANE ROAD - CLOSED DRAINAGE

DESIGN SPEED = 40 MPH*

HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-10)



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 AND SHOWN IN FEET UNLESS LABELED OTHERWISE

FORCE MAIN 2' FROM EDGE OF SIDEWALK MIN 48" DEEP

8" LIMEROCK BASE - COMPACTED TO 98% AASHTO T-180 METHOD - LBR 100
12" TYPE "B" STABILIZED SUBGRADE - LBR 40 ALTERNATE BASE / SUB BASE SECTION - 13.5" LIMEROCK BASE, PLACED IN TWO LIFTS, COMPACTED TO 98% AASHTO T-180 METHOD

TYPE F CURB & GUTTER (TYP) REFER TO FDOT INDEX 300

WATER MAIN 6' FROM R/W MIN 48" DEEP

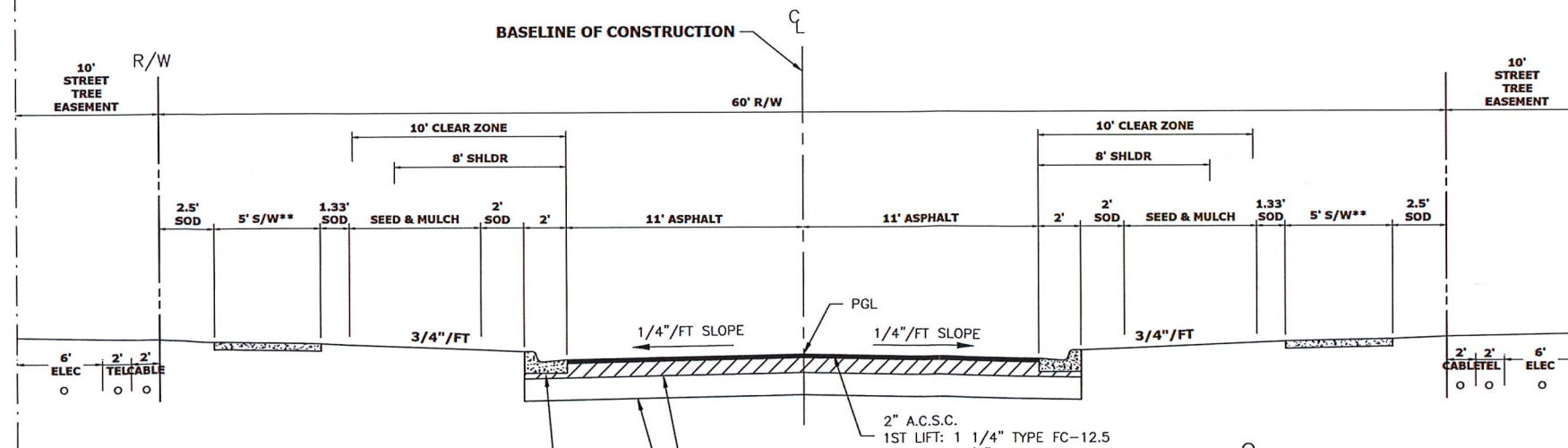
TYPICAL SECTION

NOT TO SCALE

MAJOR LOCAL/COMMERCIAL LOCAL 2 LANE ROAD - CLOSED DRAINAGE

DESIGN SPEED = 35 MPH*

HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-06)



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 AND SHOWN IN FEET UNLESS LABELED OTHERWISE

FORCE MAIN 2' FROM EDGE OF SIDEWALK MIN 48" DEEP

TYPE F CURB & GUTTER (TYP) REFER TO FDOT INDEX 300

8" LIMEROCK BASE - COMPACTED TO 98% AASHTO T-180 METHOD - LBR 100

12" TYPE "B" STABILIZED SUBGRADE - LBR 40 ALTERNATE BASE / SUB BASE SECTION - 13.5" LIMEROCK BASE, PLACED IN TWO LIFTS, COMPACTED TO 98% AASHTO T-180 METHOD

WATER MAIN 2.5' FROM EDGE OF SIDEWALK MIN 36" DEEP

TYPICAL SECTION

NOT TO SCALE



TYPICAL SECTIONS

BENTON HILLS

Coastal
Engineering, Planning, Surveying, Environmental, Transportation, Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 798-9423 - Fax (352) 799-8359
EB-0000142

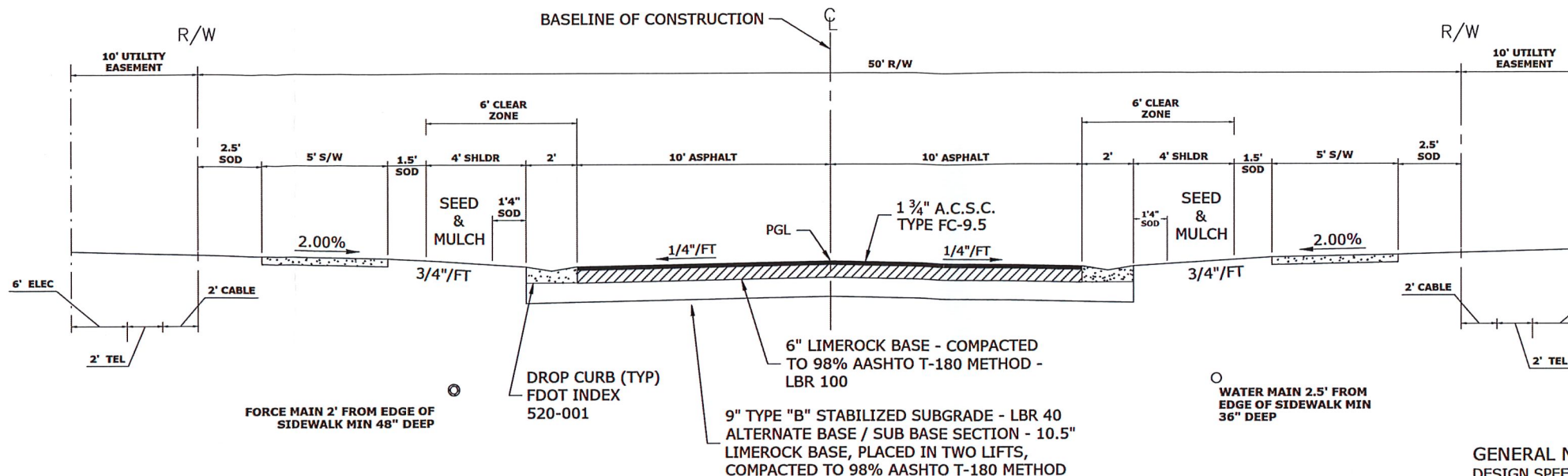
REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, IS AN INSTRUMENT OF THE PROFESSIONAL SERVICE OF THE ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.
DRAWING NUMBER, THESE SHEETS, DATED & SEALED BY REGISTERED PROFESSIONAL ENGINEER

DATE	REV.	BY/REV. NO.	REVISION

LOCAL ROAD - CLOSED DRAINAGE

DESIGN SPEED = 30 MPH*

HERNANDO COUNTY ROADWAY STANDARD DETAL (IV-05)



TYPICAL SECTION
NOT TO SCALE

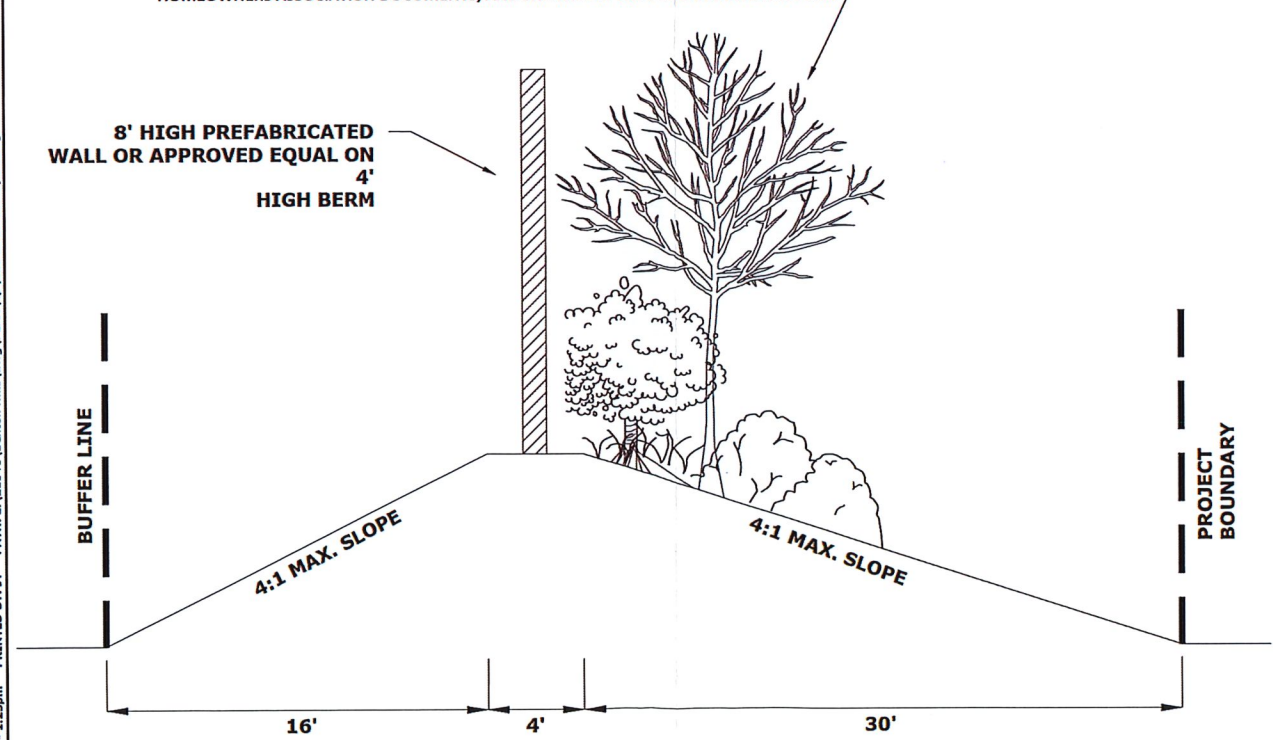
GENERAL NOTES:
DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

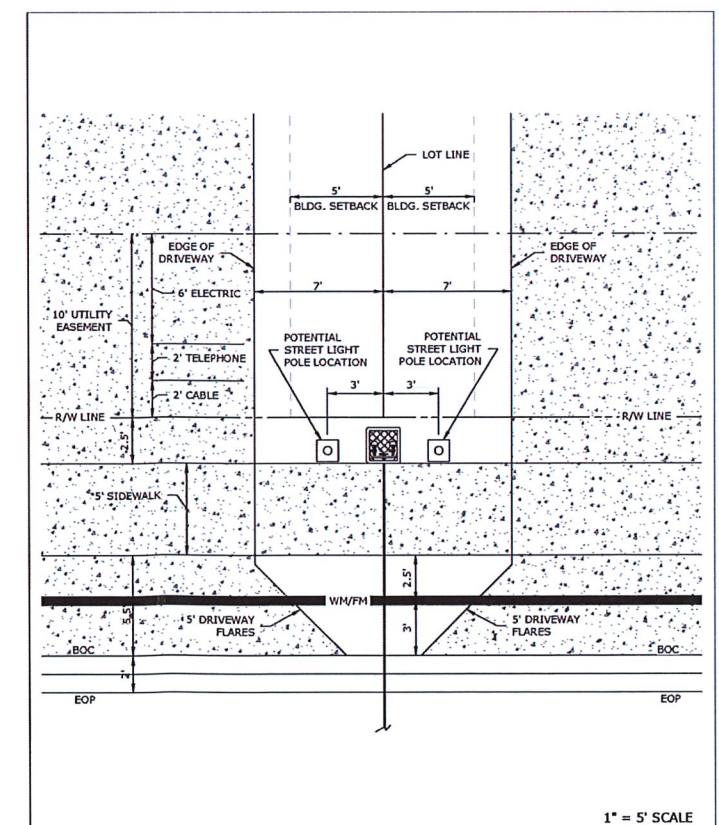
** SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL

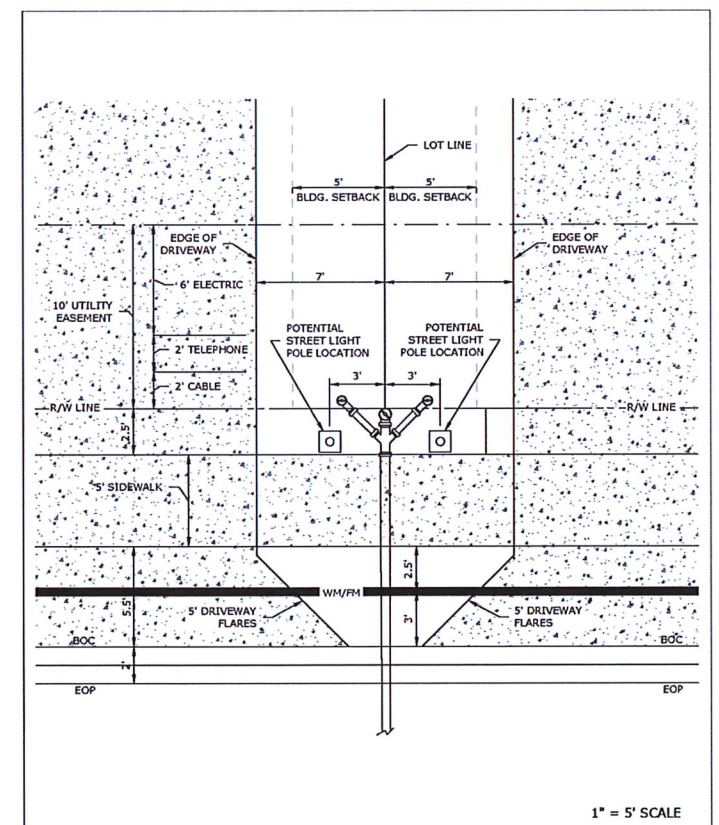
VEGETATED LANDSCAPE BUFFER TO INCLUDE A MINIMUM OF ONE SHADE TREE EVERY 30'. VEGETATION SHALL BE LOW WATER USE FLORIDA FRIENDLY LANDSCAPING APPROVED UNDER THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM. LANDSCAPE PLAN APPROVAL SHALL BE COMPLETED AND INSPECTED PRIOR TO RELEASE OF THE SUBDIVISION PERFORMANCE SECURITY. ALL REQUIRED BUFFERS SHALL BE IN A DEDICATED TRACT OR EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION, INCLUDED IN THE HOMEOWNERS ASSOCIATION DOCUMENTS, AND SHOWN ON THE FINAL SUBDIVISION PLAT.



BERMED BUFFER DETAIL
NOT TO SCALE



STANDARD UTILITY LOCATION W/ 5' SETBACKS
WATER SERVICE
DATE: 06/21/21
1



STANDARD UTILITY LOCATION W/ 5' SETBACKS
SANITARY SEWER SERVICE
DATE: 06/21/21
2

TYPICAL SECTIONS
BENTON HILLS

Engineering
Planning
Surveying
Transportation
Construction Management

Coastal
engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 798-9423 - Fax (352) 799-4359
EP-0000142

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGN, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS TO BE USED ONLY IN THE PROJECT AND FOR THE USE AND PURPOSE FOR WHICH IT WAS WRITTEN. AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC. DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION

PRINTED: 05/18/2022 - 1:25pm PRINTED BY: JY PATH: L:\21046\Benton Hills\dwg\PLAN\cp\21046-CP-17May22.dwg