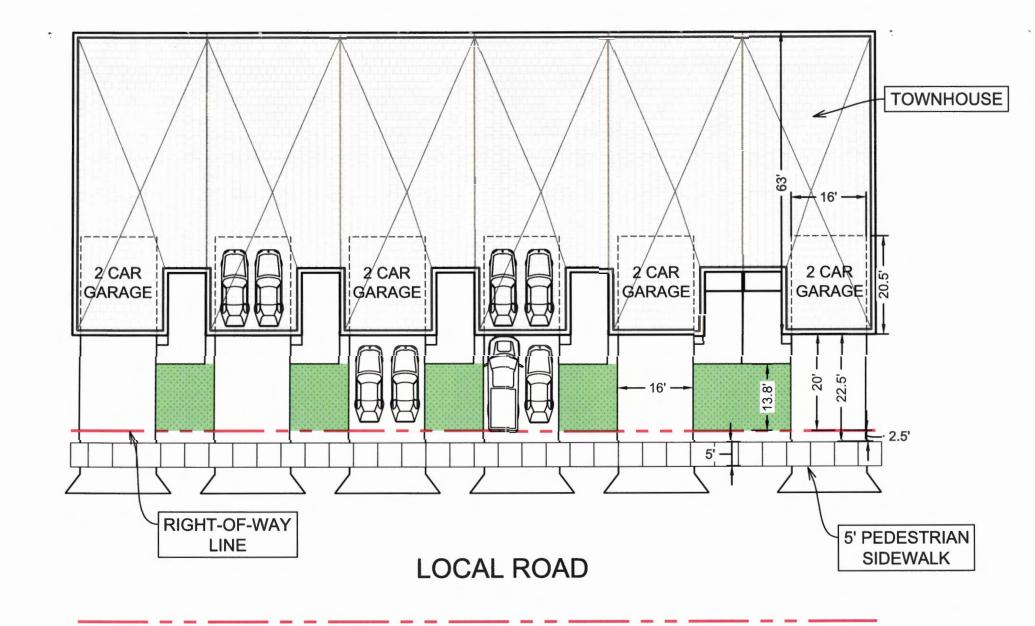


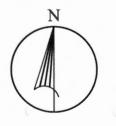
SUBMINIED BOOC 5/6/25 HZAS3

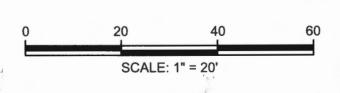




MAPLE CROSSING EXHIBIT

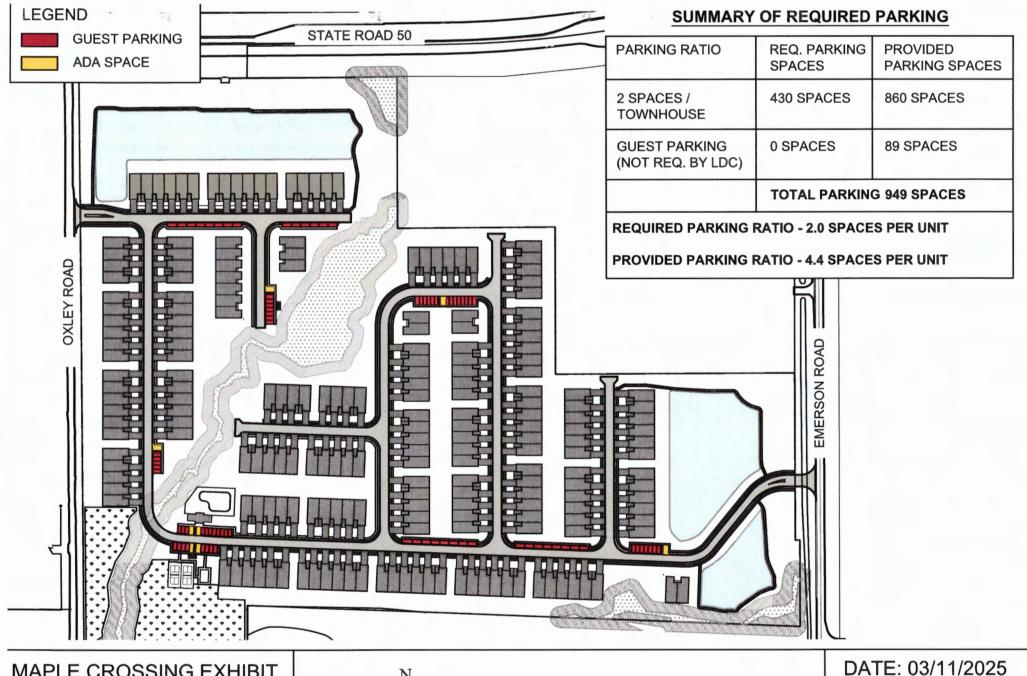
STATE ROAD 50 & EMERSON ROAD, BROOKSVILLE, FL 34601





DATE: 3/19/2025

TOWNHOUSE DRIVEWAY EXHIBIT 3

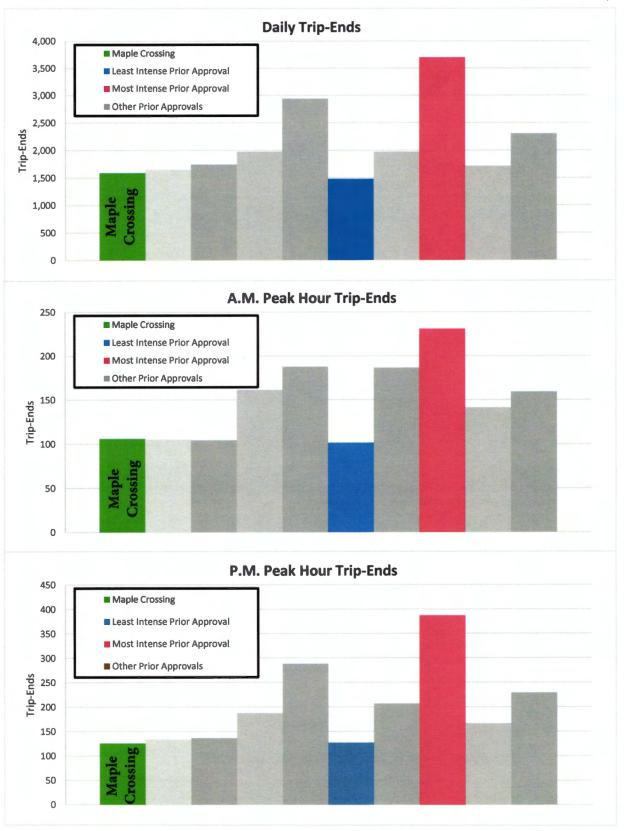


MAPLE CROSSING EXHIBIT

STATE ROAD 50 & EMERSON ROAD, BROOKSVILLE, FL 34601



MAPLE CROSSING **PARKING EXHIBIT**



C:\WEO-PE\Projects\137.02-GMC-Emerson Oaks\3. Analysis\TrpGen.xlsx

Attachment A
Traffic Generation Estimates

		Daily A.M. Peak							Hour P.M. Peak Hour				
	ITE		Trip	Trip-	Trip				Trip				
Land Use	Code	Qty	Rate	Ends	Rate	Total	In	Out	Rate	Total	ln	Out	
Proposed Use:	215	215 4	7.20	1 500	0.40	106	33	73	0.58	125	71	54	
Single-Family Attached	215	215 d.u.	7.39	1,588	0.49	106	33	/3	0.56	123	/1	34	
Prior Approved Uses:													
Multi-Family Low-Rise (1-3 story)	220	222 d.u.	6.75	1,498	0.41	92	22	70	0.52	116	73	43	
Assisted Living	254	36 ksf	4.19	151	0.38	14	10	3	0.48	17	6	12	
			Totals:	1,649		105				133			
Multi-Family Low-Rise (1-3 story)	220	222 d.u.	6.75	1,498	0.41	92	22	70	0.52	116	73	43	
Nursing Home	620	36 ksf	6.8	243	0.35	13	10	3	0.57	20	8	12	
			Totals:	1,741		104				136			
Multi-Family Low-Rise (1-3 story)	220	222 d.u.	6.75	1,498	0.41	92	22	70	0.52	116	73	43	
Office-Urban/Suburban, >10ksf	710	36 ksf	13.3	477	1.93	70	61	8	1.98	71	12		
Office-Of Daily Suburball, > 10kSi	710	30 K31	Totals:	1,975	1.55	161	01	•	2.50	187			
				_,,,,,									
Multi-Family Low-Rise (1-3 story)	220	222 d.u.	6.75	1,498	0.41	92	22	70	0.52	116	73	43	
Medical/Dental Office	720	36 ksf	39.97	1,439	2.67	96	76	20	4.79	172	52	121	
			Totals:	2,937		188				288			
Multi-Family Low-Rise (1-3 story)	220	180 d.u.	6.83	1,229	0.44	79	19	60	0.54	98	62	36	
Assisted Living	254	60 ksf	4.19	251	0.38	23	17	6	0.48	29	9	20	
			Totals:	1,481		101	9100110011001100			127		contractories.	
Multi Camibulaw Pica /1 2 ctor/	220	180 d.u.	6.83	1,229	0.44	79	19	60	0.54	98	62	36	
Multi-Family Low-Rise (1-3 story) Nursing Home	620	60 ksf	6.3	376	0.44	20	15	5	0.55	33	13	19	
	020	00 K31	Totals:	1,605	0.55	98	13	,	0.55	131	13		
Multi-Family Low-Rise (1-3 story)	220	180 d.u.	6.83	1,229	0.44	79	19	60	0.54	98	62	36	
Office-Urban/Suburban, >10ksf	710	60 ksf	12.4	744	1.80	108	95	13	1.81	109	18	90	
			Totals:	1,973		187				207			
Multi-Family Low-Rise (1-3 story)	220	180 d.u.	6.83	1,229	0.44	79	19	60	0.54	98	62	36	
Medical/Dental Office	720	60 ksf	41.17	2,470	2.54		120	32	4.82	289	87	202	
			Totals:	3,699		231				387			
Multi-Family Low-Rise (1-3 story)	220	180 d.u.	6.83	1,229	0.44	79	19	60	0.54	98	62	36	
Assisted Living	254	36 ksf	4.19	151	0.38	14	10	3	0.48	17	6	12	
Office-Urban/Suburban, >10ksf	710	24 ksf	14.0	335	2.04	49	43	6	2.12	51	9	42	
			Totals:	1,715		141				166			
Multi-Family Low-Rise (1-3 story)	220	180 d.u.	6.83	1,229	0.44	79	19	60	0.54	98	62	36	
Assisted Living	254	36 ksf	4.19	151	0.38	14	10	3	0.48	17	6	12	
Medical/Dental Office	720	24 ksf	38.47	923	2.78	67	53	14	4.75	114	34		
			Totals:	2,303		159				229			

Source: Institute of Transportation Engineers, Trip Generation 11th Edition, 2022.

C:\WEO-PE\Projects\137.02-GMC-Emerson Oaks\3. Analysis\TrpGen.xlsx

National Flood Hazard Layer FIRMette **FEMA** Legend SPECIAL FLOOD (EL 98.8 Feet) OTHER AREAS OF FLOOD HAZARD (EL 105.3 Feet OTHER AREAS (EL 98.8 Feet) (FI 1054 Feet) HERNANDO COUNTY AREA OF MINIMAL FLOOD HAZARD 12053001920 FEATURES MAP PANELS EL 128.3 Feet) (EL 124.2 Feet T22S R19E S35 T22S R19E S34

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE) With BFE or Depth Zone AF AO AH WE AD HAZARD AREAS Regulatory Floodway

0.2% Annual Chance Flood Hazard Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone Y Area with Reduced Flood Risk due to Leves See Notes Zone Y Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X T Effective LOMPs

Area of Undetermined Flood Hazard Zone D GENERAL - - - Channel, Culvert, or Storm Sewer STRUCTURES | | | | Levee, Dike, or Floodwall

> (a) 20.2 Cross Sections with 1% Annual Chance _____17.5 Water Surface Elevation - - Coastal Transect ---- Base Flood Elevation Line (BFE)

Limit of Study Jurisdiction Boundary --- Coastal Transect Baseline OTHER - Profile Baseline - Hydrographic Feature

Digital Data Available No Digital Data Available Unmapped

> The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

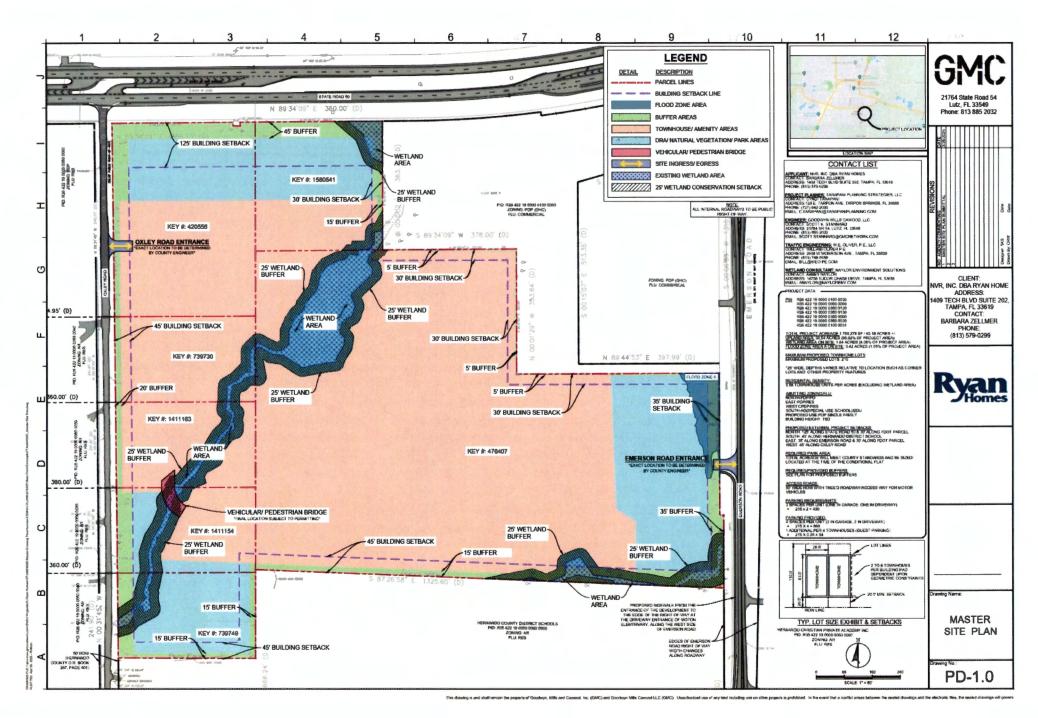
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

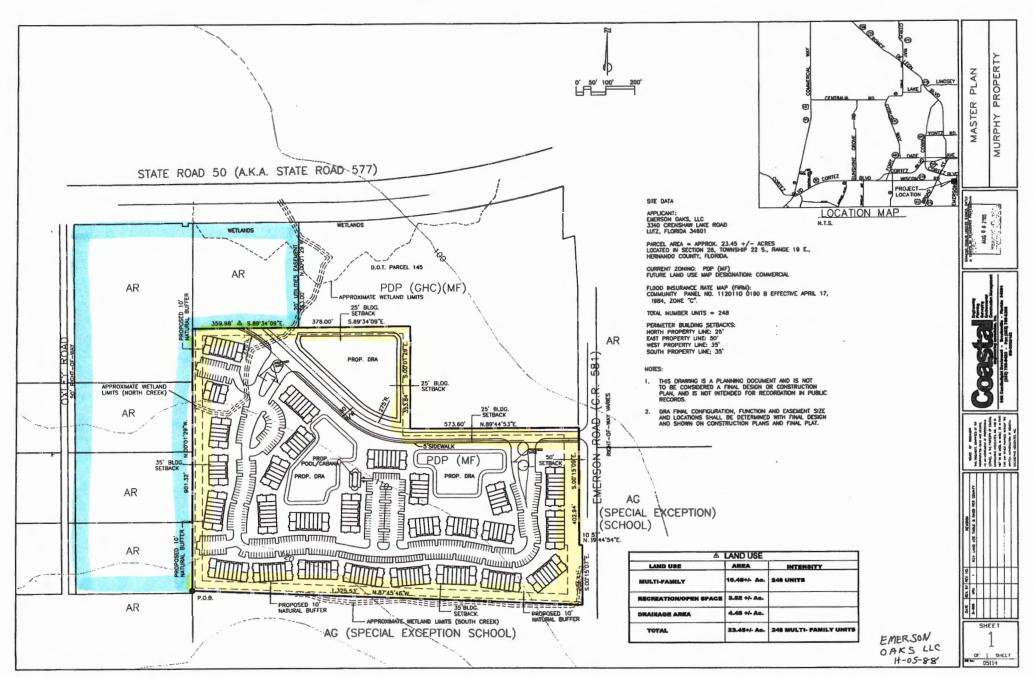
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/2/2022 at 4:39 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

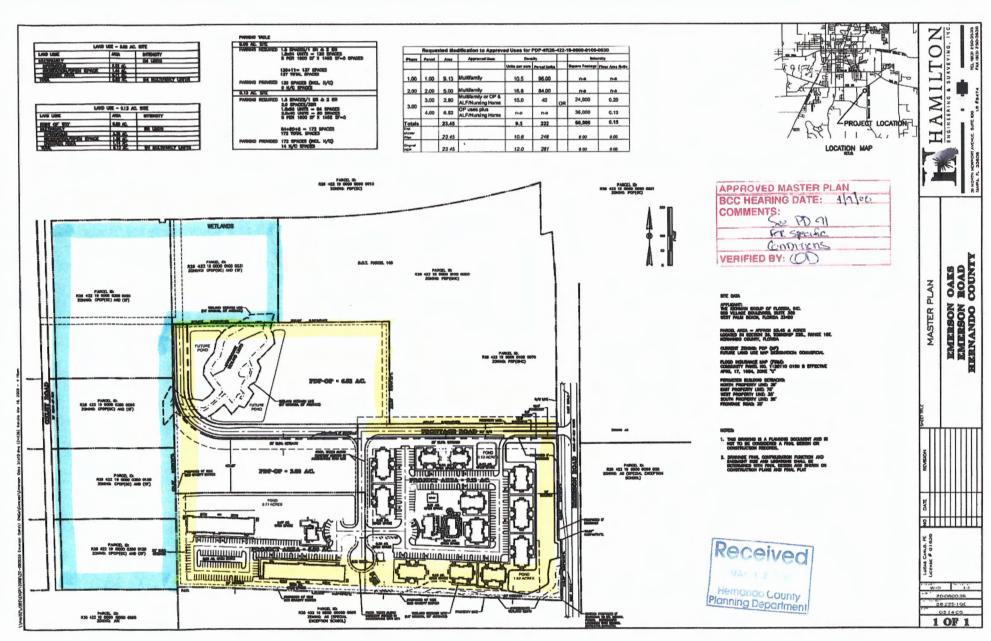
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes. SUBMITTED BOOK 5/6/25 H2453

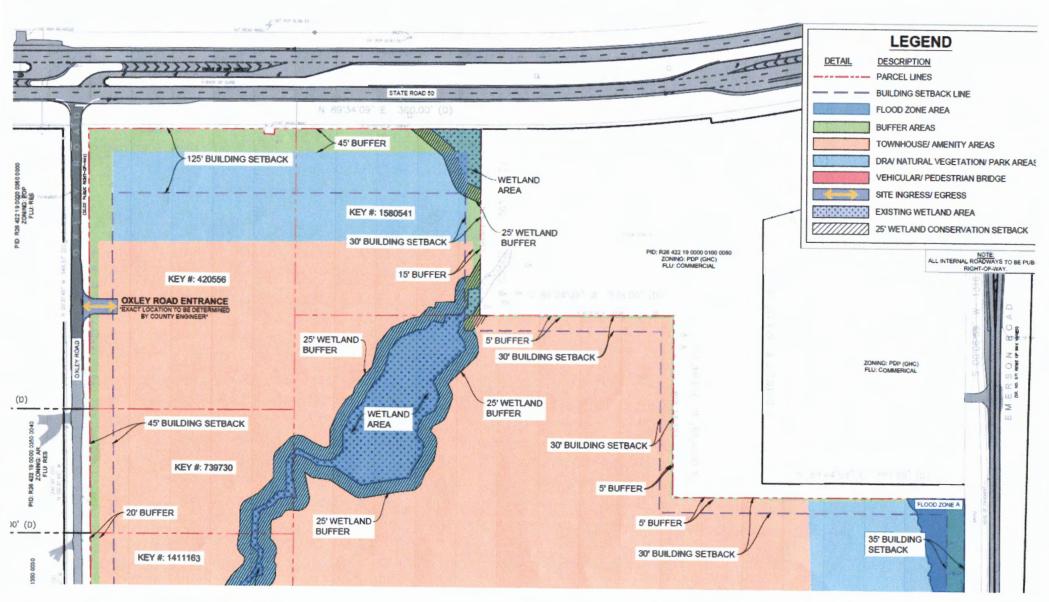
Feet

2.000









SUB MINED BOCC 5/6/25 HZAS3





111.5 Feet (US)



H2453





NEW DEVELOPMENT AREAS

Southwest Florida Water Management District, State of Florida, Maxar, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

From: To: Abbey Naylor Cory W. Catts

Subject: Date: RE: Emerson Oaks Wetland Delineation 857514 Monday, February 6, 2023 12:17:38 PM

Attachments:

image001.png image002.png

[EXTERNAL SENDER] Use caution before opening.

Hi Cory,

The deal fell through on this project and the client has asked that I withdraw the application as they are not acquiring survey to pick up the wetland line.

Let me know if you need anything else to process the withdrawal.

Thanks,

Abbey

Abbey Naylor Principal Ecologist

Mobile: 727-207-5525 14706 Tudor Chase Dr. Tampa, FL 33626 www.navlorenv.com



From: Cory W. Catts < Cory. Catts@swfwmd.state.fl.us>

Sent: Monday, November 7, 2022 10:02 AM **To:** Abbey Naylor <anaylor@naylorenv.com> **Subject:** RE: Emerson Oaks Wetland Delineation

Abbey,

Would you please send the image with the wetland lines for Emerson Oaks? Thanks.





2379 Broad Street, Brooksville, Florida 34604-6899 (352) 796-7211 or 1-800-423-1476 (FL only) WaterMatters.org

Bartow Office 170 Century Boulevard Bartow, Florida 33830-7700

(863) 534-1448 or 1-800-492-7862 (FL only) Sarasota Office

78 Sarasota Center Boulevard Sarasota, Florida 34240-9770 (941) 377-3722 or 1-800-320-3503 (FL only) Tampa Office

7601 U.S. 301 North (Fort King Highway) Tampa, Florida 33637-6759 (813) 985-7481 or 1-800-836-0797 (FL only)

October 25, 2022

Naylor Environmental Solutions LLC Naylor Environmental Solutions LLC Attn: Abbey Naylor 611 Islebay Drive Apollo Beach, FL 33572

Subject: Request for Additional Information

Project Name: Emerson Oaks
Petition No.: 857514
County: Hernando
Sec/Twp/Rge: S26/T22S/R19E

Reference: Chapter 62-330, Florida Administrative Code (F.A.C.)

Section 373.4141 and 120.60, Florida Statues (F.S.)

Dear Abbey Naylor:

Before the District can complete its review of the permit application/petition referenced above, the information itemized on the enclosed checklist must be received.

Please ensure that your response to the checklist, including any payment of the fee (if not submitted),

- · is received in this office within 90 days from the date of this request;
- references the permit application/petition number; and,
- · includes a copy of all requested information (if submitted on paper).

Failure to provide this information within 90 days will delay the processing of the permit application/petition, and may result in the permit application/petition being denied. If the additional information cannot be provided within that time period, you may make a written request for a time extension, provided that an acceptable justification for the time extension accompanies the request.

Pursuant to 120.60(1), F.S., if you believe this request for additional information is not authorized by law or rule, then upon your written request, the District shall proceed to process the application. Pursuant to Section 373.4141(1), F.S., if you believe that this request for additional information is not authorized by law or rule, then you may request a hearing pursuant to Section 120.57, F.S., and Chapter 28-106, F.A.C., of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of a person requesting the hearing will be affected by the District's action; (2) state all material facts disputed by the person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C., may be viewed at www.firules.org. A petition for administrative hearing must be filed with (received by) the District Agency Clerk at the District's Tampa address within 21 days of receipt of this notice. Receipt is deemed to be fifth day after the date that this notice is deposited in the United States mail if this notice is mailed to you, or the date that this notice is issued, if sent by electronic mail. Failure to file a request for a hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 373.4141(1) or 120.57, F.S.

Mediation pursuant to Section 120.573, F.S., of any administrative dispute regarding the District's determination in this matter is not available.

If you have questions regarding the information requested or the District's procedure, please contact me at the Tampa Service Office, at 8133550549.

Sincerely,

Cory Catts
Environmental Scientist
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Checklist cc: Ryan Homes