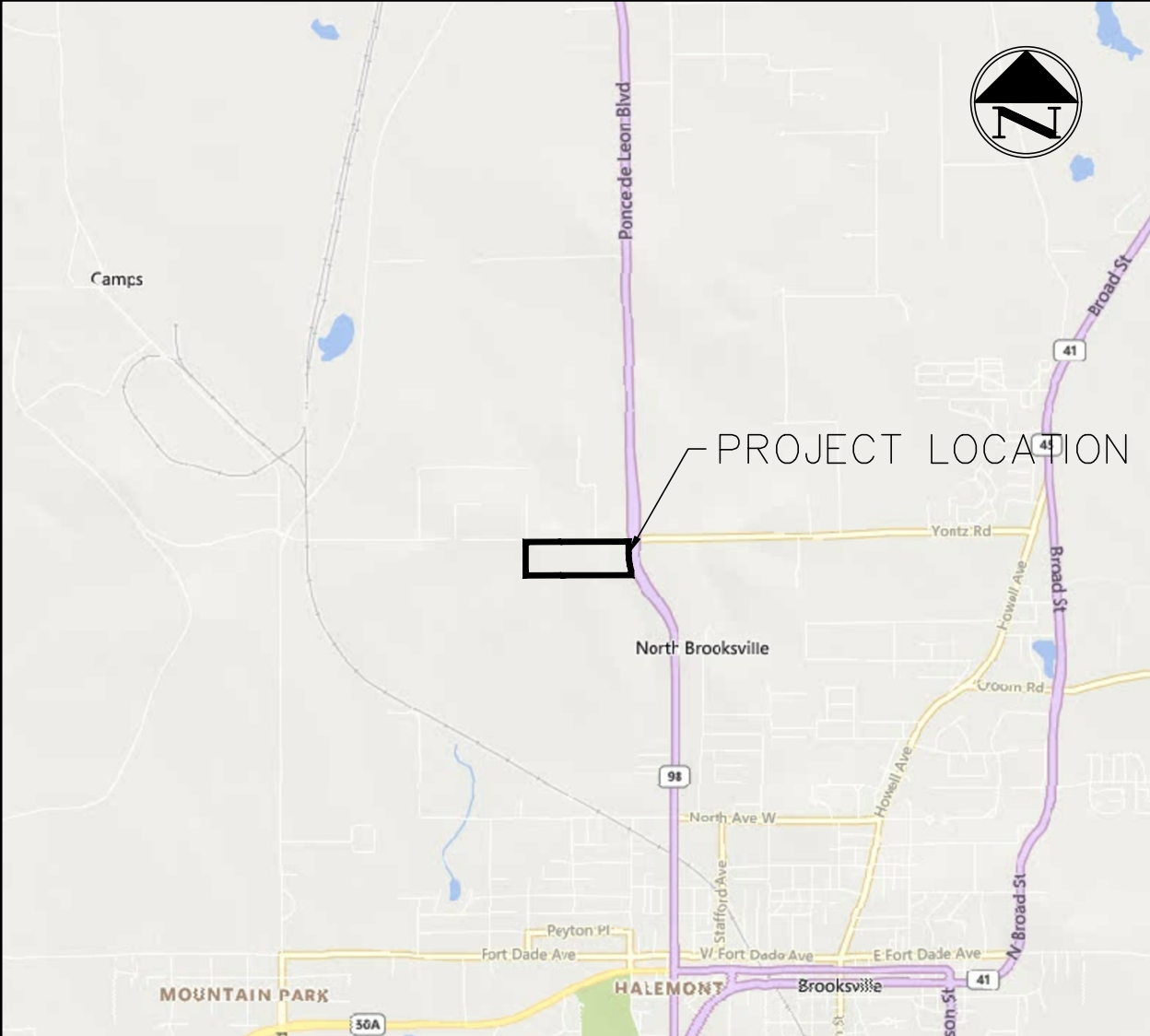
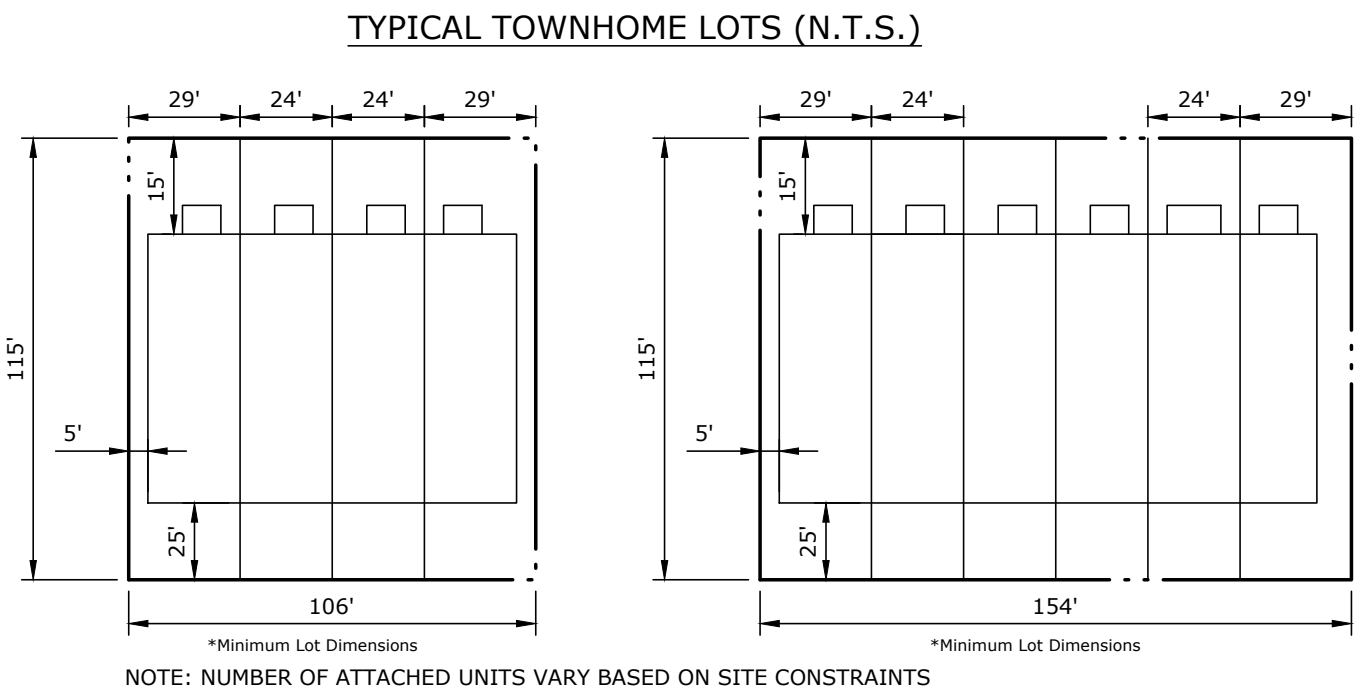




LOCATION MAP
N.T.S.



NOTE: NUMBER OF ATTACHED UNITS VARY BASED ON SITE CONSTRAINTS

LAND USE TABLE		
LAND USE	ACRES	UNITS
MULTI FAMILY	10.83	158
COMMERCIAL*	3.00	
RECREATION	2.92	(2.17 AC REQ.)
LANDSCAPED BUFFERS	0.98	
DRAINAGE RETENTION	4.76	
ROADWAY	3.73	
OPEN SPACE	2.33	
TOTAL:	+/- 28.55	

*COMMERCIAL TRACT ACREAGE INCLUDES PROPOSED PUMP STATION TRACT & ACCESS

PRESERVED VEGETATION AND/OR PLANTED NATIVE VEGETATION REQUIREMENT
7% REQUIRED: 28.55 AC X 7% = 2.00 AC
PROVIDED: 2.00 AC

SITE DATA

OWNER: BROOKSVILLE COMMONS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION,
SUCCESSOR BY MERGER TO SKEMP BROOKSVILLE, LLC, A FLORIDA LIMITED LIABILITY CORPORATION

PARCEL KEY NO.: 656579, 1198643, 1056617, 352013

SECTION/TOWNSHIP/RANGE: 16/22/19

ZONING: CPDP

AREA = +/- 28.55 ACRES

NO. OF LOTS: 158

COMMERCIAL BUILDING SETBACKS:

US-98: 75'

YONTZ ROAD: 35'

SOUTH: 20'

REAR: 35'

INTERNAL LOT LINE: 5'

MAX COMMERCIAL BUILDING HEIGHT:

45' AND/OR THREE (3) STORIES

RESIDENTIAL PERIMETER SETBACKS:

NORTH: 35'

SOUTH: 35'

WEST: 0'

EAST (ADJACENT TO COMMERCIAL PROPERTY): 15'

EAST (ADJACENT TO NON-COMMERCIAL PROPERTY): 0'

INTERNAL TOWNHOME SETBACKS:

FRONT 25'

SIDE 5'

ATTACH 0'

REAR 15'

LOT WIDTH:

MIN LOT WIDTH - 20'

LOT SIZE - 2,000 SQ.FT. MIN.

MAX LOT COVERAGE - 65%

BUILDING HEIGHT - 35' (2-STORY)

BUFFERS:

NORTH - 15' LANDSCAPED BUFFER

SOUTH - 20' VEGETATIVE BUFFER, ENHANCED IF NEEDED.

WEST: 10' ADJACENT TO TOWNHOMES

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.

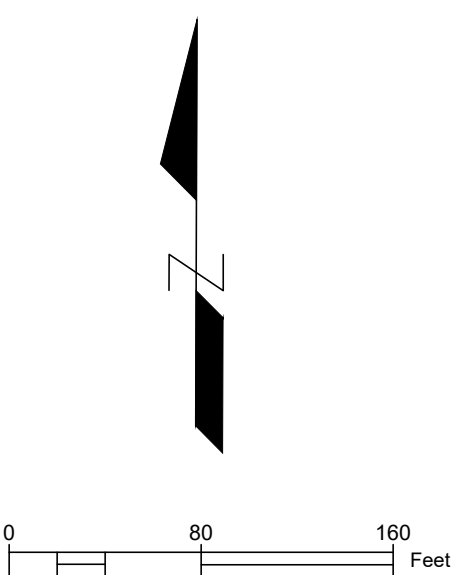
FLOODZONE - THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 12053C0183D & 12053C0184D, EFFECTIVE DATE OF FEBRUARY 2, 2012. ACCORDING TO THE FIRM PANEL, THERE IS ONE AREA DESIGNATED AS ZONE A LOCATED TOWARDS THE WESTERN PORTION OF THE DEVELOPMENT. THE REMAINING AREAS ARE WITHIN ZONE X(UNSHADED) WITH MINIMAL FLOOD RISK OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. THE SITE LIE WITHIN BOTH THE PECK SINK AND BLUE SINK WATERSHEDS

GENERAL NOTES:

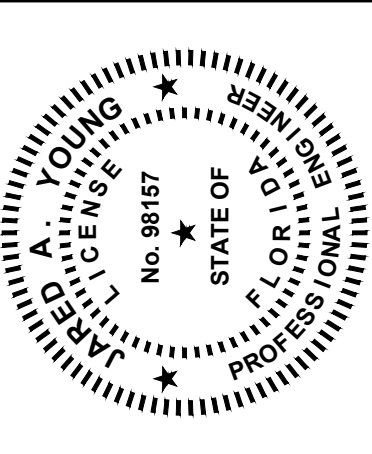
- THIS IS A PLANNING DOCUMENT AND IS NOT BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THE PROJECT.
- DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

LEGEND

- TOWNHOMES
- BUFFERS
- RECREATION
- RIGHT-OF-WAY
- DRAINAGE
- PRESERVED AND/OR PLANTED VEGETATION
- WETLAND
- FLOODZONE
- PROJECT BOUNDARY



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DATE	REV.	BY	REV.	NO.	REVISION
4/22/25	JY	1			REVISED PER COUNTY COMMENTS
#	#	#	#	#	#
#	#	#	#	#	#
#	#	#	#	#	#
#	#	#	#	#	#
#	#	#	#	#	#
#	#	#	#	#	#



DESIGN SPEED = 30 MPH*
HERNANDO COUNTY ROADWAY STANDARD DETAIL (IV-05)



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

NOT TO SCALE

DESIGN SPEED = 40 MPH*



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

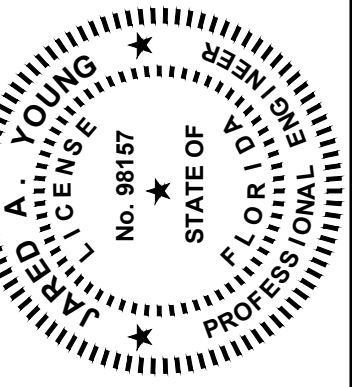
* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED
WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

ALL DIMENSIONS & LABELS ARE TYPICAL

NOT TO SCALE

TYPICAL SECTION (1)

Waverly Grove



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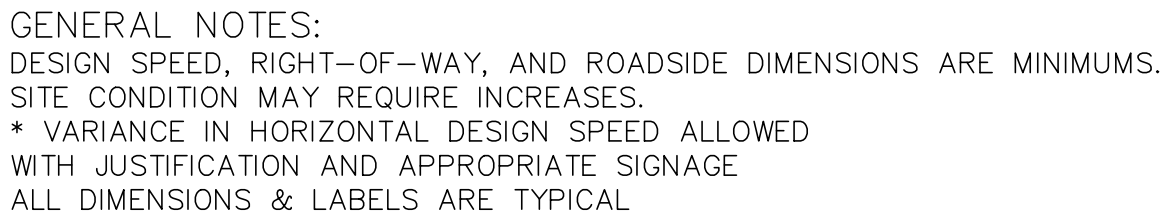
4/22/25	JY	1	REVISED PER COUNTY COMMENTS
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WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET

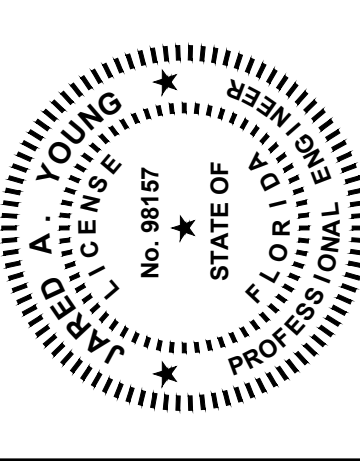
2

DB No.: 23050



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DATE		REV.	BY	REV.	NO.	REVISION	
4/22/25		JY	1			REVISED PER COUNTY COMMENTS	
						#	
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WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"