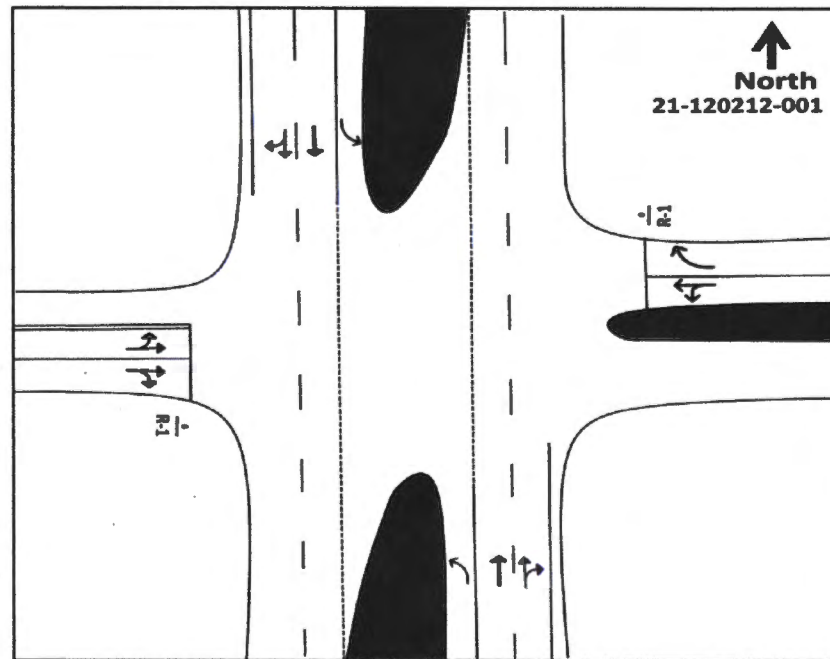
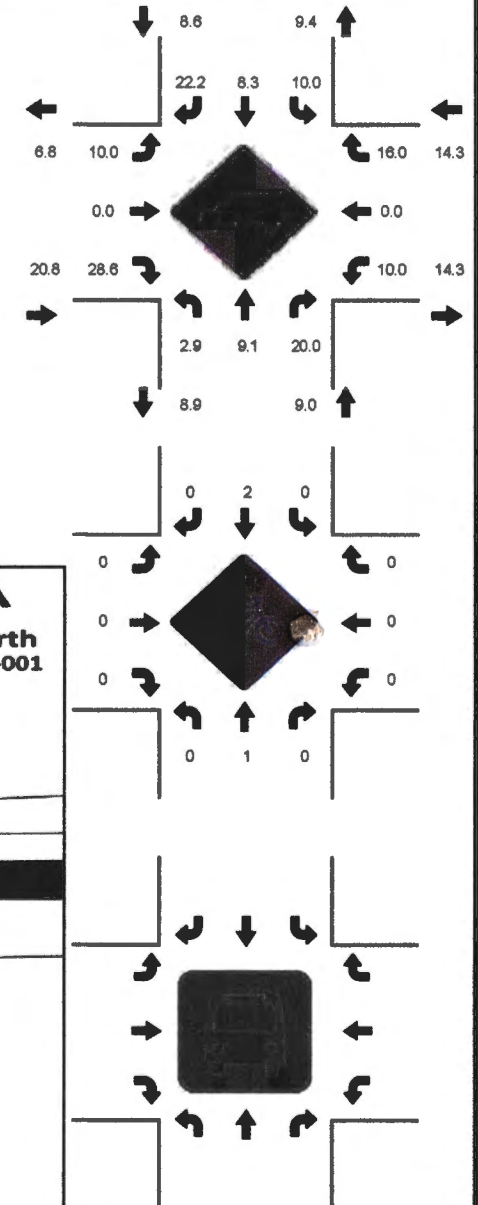
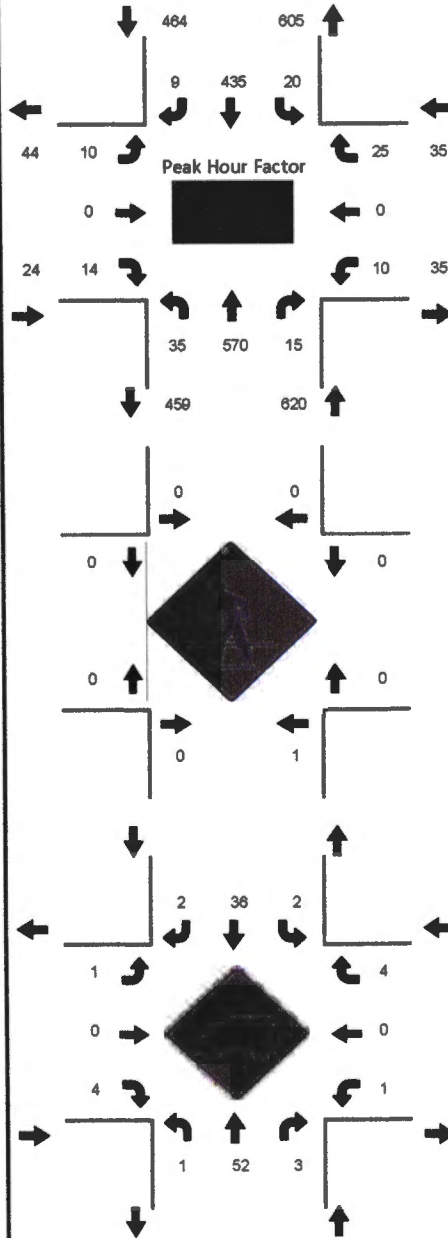
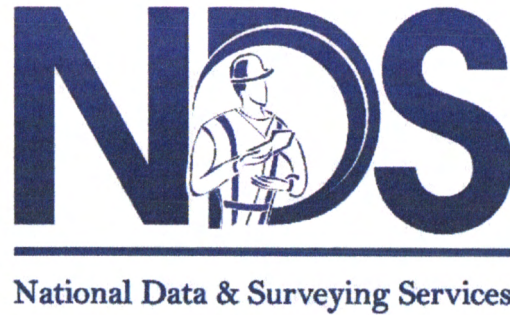


LOCATION: Broad St\SR 41 & Runway Dr\Railpark Dr
CITY/STATE: Brooksville, FL

PROJECT ID: 21-120212-001
DATE: Tue, May 25, 2021

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:45 AM - 08:00 AM



15-Min Count
Peak

Broad St\SR 41
Northbound

Broad St\SR 41
Southbound

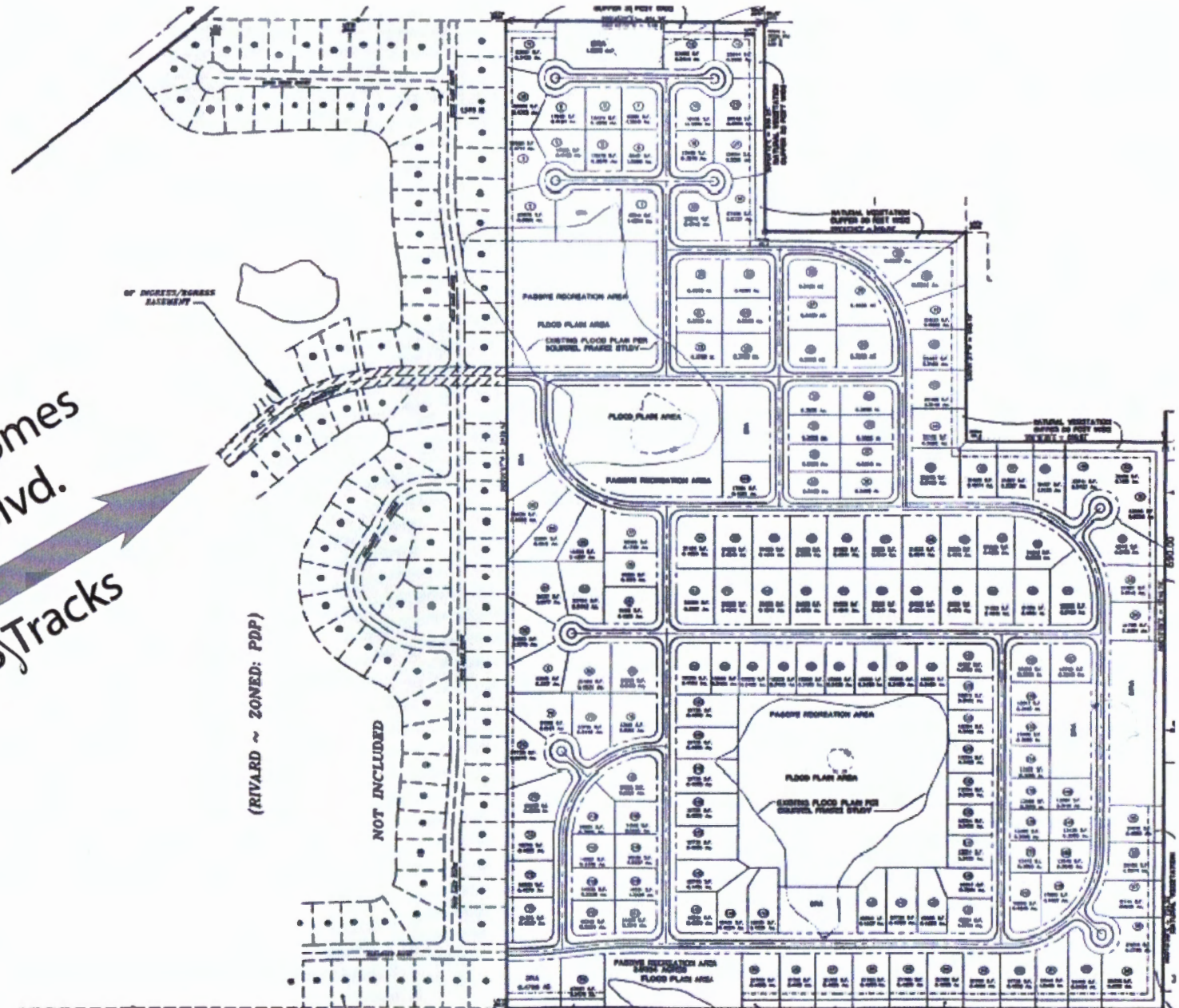
Runway Dr\Railpark Dr
Eastbound

Runway Dr\Railpark Dr
Westbound

Rivard Existing
144 homes
(2.3 units/acre)

H-19-09
240 homes
(3.8 units/acre)

H-05-45
164 homes
(1.3 units/acre)



Total:
Potentially 548 homes
using Rivard Blvd.
Across ~~CXS~~ Tracks

Re: Condition 6 (Pre- and Post- Storm Flows). Does this apply specifically to the perimeters of the 63+ acres?

SCALE: 1"=100'

LAND USE TABLE

ROADWAY RIGHT-OF-WAY: 13.14 ACRES

20' NATURAL VEGETATED BUFFER & OPEN SPACE:
63.90 AC. $\pm$ 7.0% = 4.47 AC. REQUIRED (5.36 PROVIDED)

LOTS: 45.38 AC. - 240 UNITS (3.7@ DWAC.)

 7,700 SF MIN. LOT SIZE REQUIRED

 5,500 SF MIN. LOT SIZE REQUIRED

TOTAL ACREAGE 63.90 ACRES

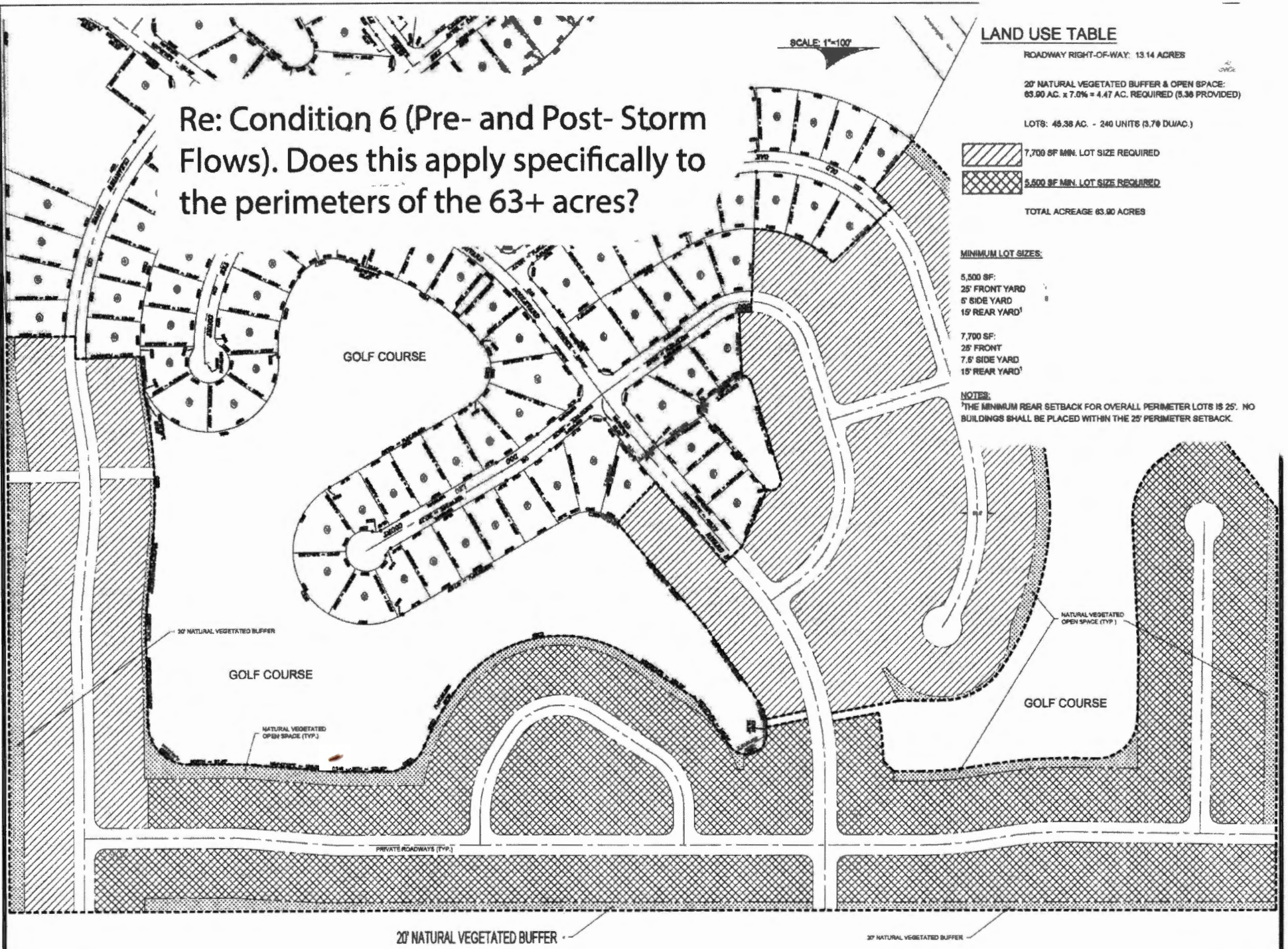
MINIMUM LOT SIZES:

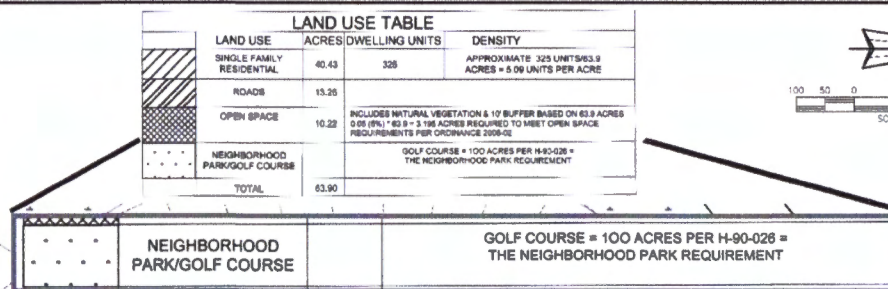
5,500 SF:
25' FRONT YARD
5' SIDE YARD
15' REAR YARD¹

7,700 SF:
25' FRONT
7.5' SIDE YARD
15' REAR YARD¹

NOTES:

¹THE MINIMUM REAR SETBACK FOR OVERALL PERIMETER LOTS IS 25'. NO BUILDINGS SHALL BE PLACED WITHIN THE 25' PERIMETER SETBACK.





Staff: "The neighborhood park acreage is to be a separate set-aside, The golf course is not to be used as neighborhood park acreage."

10.22 acres +/- Neighborhood Park, Neighborhood Park per sec. 26-75 Hernando Code Of Ordinances: One acre for the first fifty lots and one-one hundredth of an acre for each additional lot (dwelling Unit).

63.09 acres 0.05 (5%) * 63.9 = 3.19 acres required as calculated per ordinance
2008-02

