

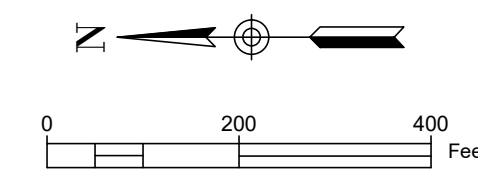
LEGEND

	40' x 120' LOT TRACT		DRAINAGE RETENTION AREA		PRESERVED/PLANTED NATURAL VEGETATION
	50' x 120' LOT TRACT		GREEN SPACE / BUFFER		ROAD RIGHT-OF-WAY
	60' x 120' LOT TRACT		PARK / RECREATION		FUTURE ROAD RIGHT-OF-WAY

LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY	133.65	814	
RECREATIONAL	9.55	(8.14 AC REQ.)	
BUFFERS & IMPROVED NATURAL VEGETATION AREA	17.90	(7% OR 17.76 ACRES PRESERVED VEGETATION REQUIRED)	
OPEN SPACE	10.14		
DRAINAGE	34.52		
RIGHT-OF-WAY & RESERVED RIGHT-OF-WAY	49.54		
TOTAL AREA	255.30	814	APPROX. 3.19 UNITS/ACRE

LOT SIZE	LOT BREAKDOWN						TOTAL
	POD A	POD B	POD C	POD D	POD E	POD F	
40' x 120'	4	74	134	0	0	22	234
50' x 120'	4	107	110	0	69	42	332
60' x 120'	113	29	28	62	8	8	248
TOTAL	121	210	272	62	77	72	814

SITE DATA
OWNER/APPLICANT:
 PULTE GROUP
 2662 FALKENBURG ROAD
 RIVERVIEW, FL 33578
PARCEL KEY NO. 00377611
SECTION/TOWNSHIP/RANGE: 12/23S/18E
CURRENT ZONING: PDP(SF)
AREA = 253.8 AC
PROPOSED MAXIMUM NO. OF LOTS: 814
BUILDING SETBACKS:
 FRONT: 25'
 SIDE: 5'
 REAR: 15'
PERIMETER SETBACKS(INCLUSIVE OF THE VEGETATIVE BUFFER):
 NORTH: 35'
 SOUTH: 35'
 EAST: 65'(ALONG PODS D, E AND F)
 EAST: 45'(REMAINING EASTERN PROPERTY LINE)
 WEST: 45'



LOCATION MAP
N.T.S.

CURVE NO.	RADIUS	CURVE NO.	RADIUS	CURVE NO.	RADIUS	CURVE NO.	RADIUS
C1	1000.00	C14	100.00	C27	50.00	C40	75.00
C2	2100.00	C15	300.00	C28	300.00	C41	100.00
C3	700.00	C16	300.00	C29	400.00	C42	300.00
C4	300.00	C17	1110.00	C30	1250.00	C43	50.00
C5	200.00	C18	50.00	C31	140.00	C44	50.00
C6	900.00	C19	1860.00	C32	600.00	C45	400.00
C7	1000.00	C20	50.00	C33	700.00	C46	300.00
C8	100.00	C21	50.00	C34	300.00	C47	75.00
C9	100.00	C22	1560.00	C35	100.00	C48	75.00
C10	102.50	C23	50.00	C36	50.00	C49	75.00
C11	595.00	C24	400.00	C37	200.00	C50	75.00
C12	505.00	C25	950.00	C38	100.00	C51	200.00
C13	300.00	C26	100.00	C39	115.00		

BUFFERS: THE BUFFER TRACTS INDICATED ON THIS PLAN WILL CONSIST OF NATURAL VEGETATION PRESERVED AND ENHANCED TO 80% OPACITY WITHIN 3 YEARS OF PLANTING. THE BUFFERS SHALL INCLUDE A BLACK CHAIN LINK FENCE ON THE CALDERA SIDE OF THE PROPERTY.

FLOODPLAIN: THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0307D, EFFECTIVE 02/02/2012. ACCORDING TO THE FIRM, THE PROPERTY CONTAINS SMALL AREAS OF FLOOD ZONE X-SHADED, AREAS OF SHALLOW FLOODING LESS THAN 1 FOOT DEEP.

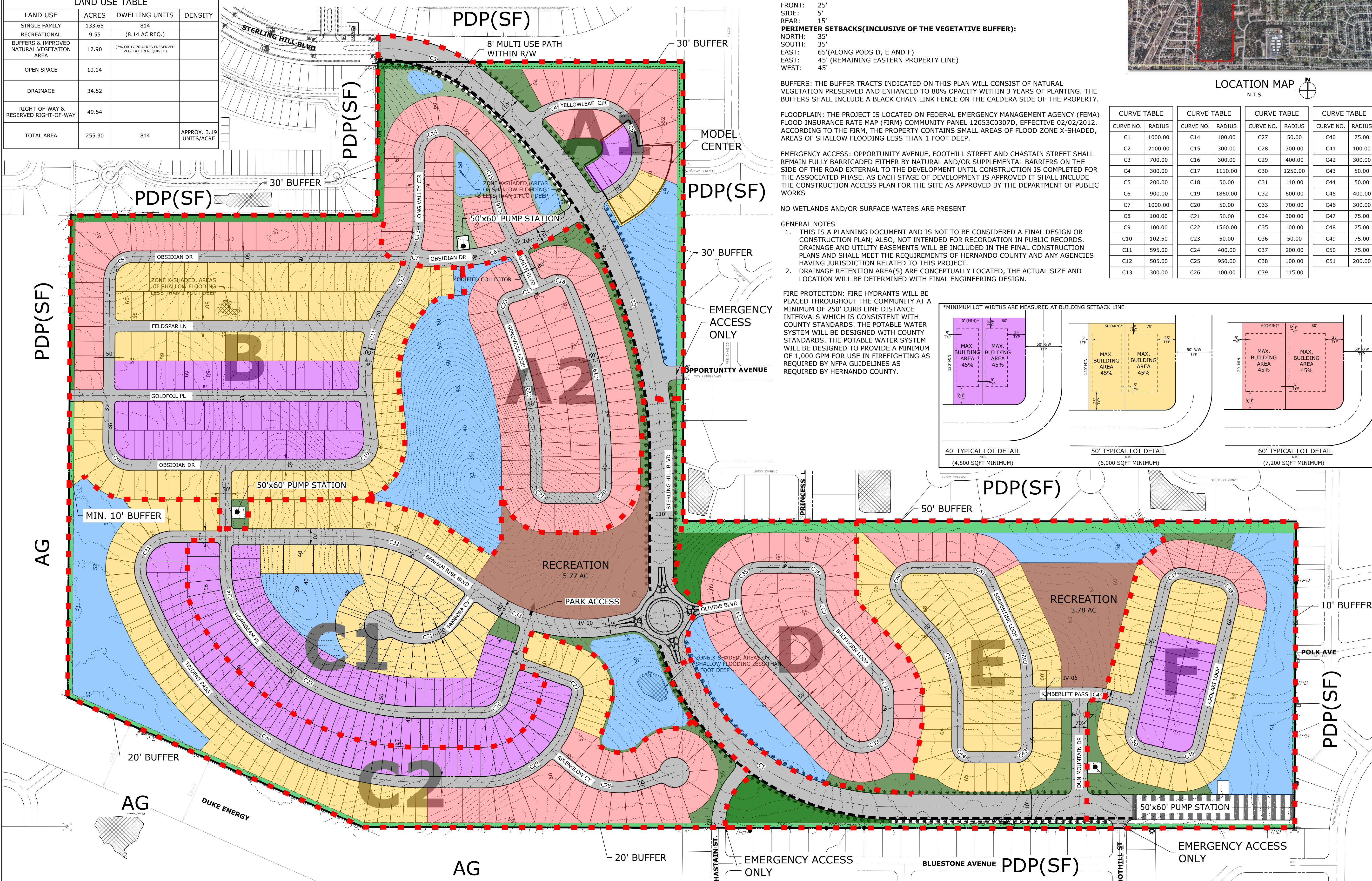
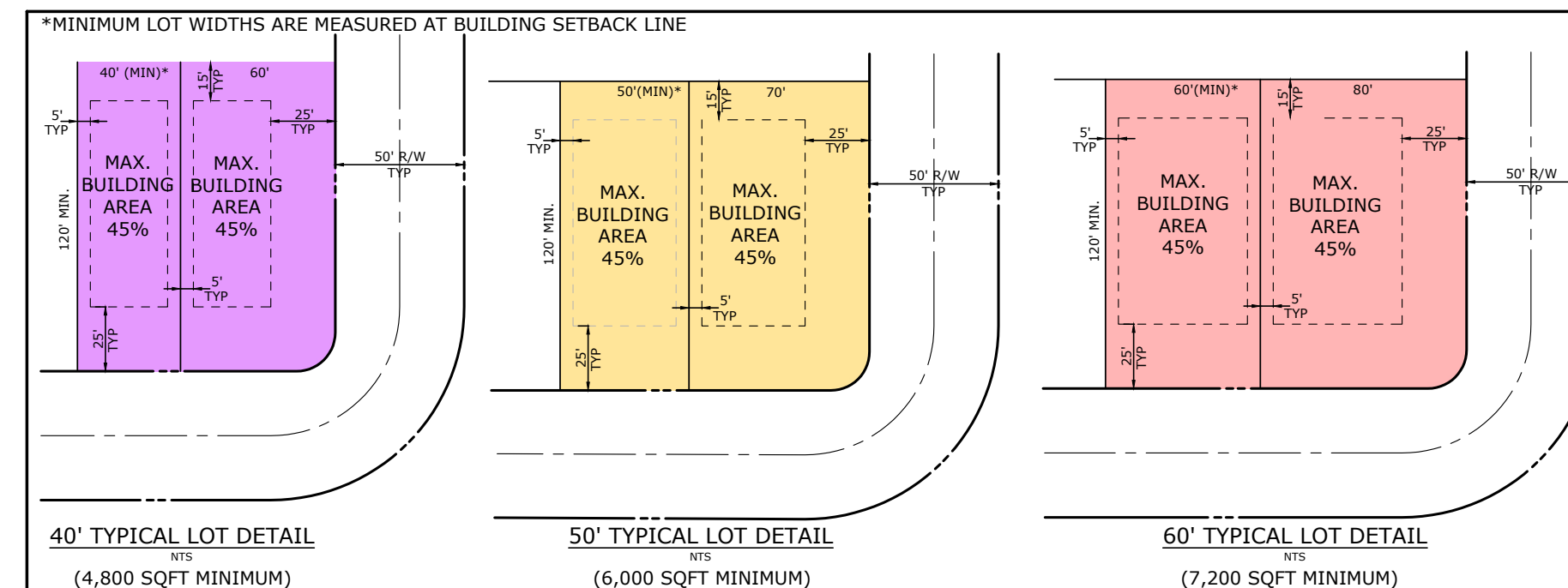
EMERGENCY ACCESS: OPPORTUNITY AVENUE, FOOTHILL STREET AND CHASTAIN STREET SHALL REMAIN FULLY BARRICADED EITHER BY NATURAL AND/OR SUPPLEMENTAL BARRIERS ON THE SIDE OF THE ROAD EXTERNAL TO THE DEVELOPMENT UNTIL CONSTRUCTION IS COMPLETED FOR THE ASSOCIATED PHASE. AS EACH STAGE OF DEVELOPMENT IS APPROVED IT SHALL INCLUDE THE CONSTRUCTION ACCESS PLAN FOR THE SITE AS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS

NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT

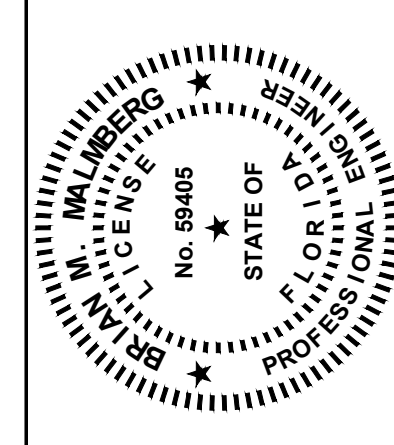
GENERAL NOTES

- 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.

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 WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES AS REQUIRED BY HERNANDO COUNTY.



CONDITIONAL PLAT
CALDERA AT STERLING HILL



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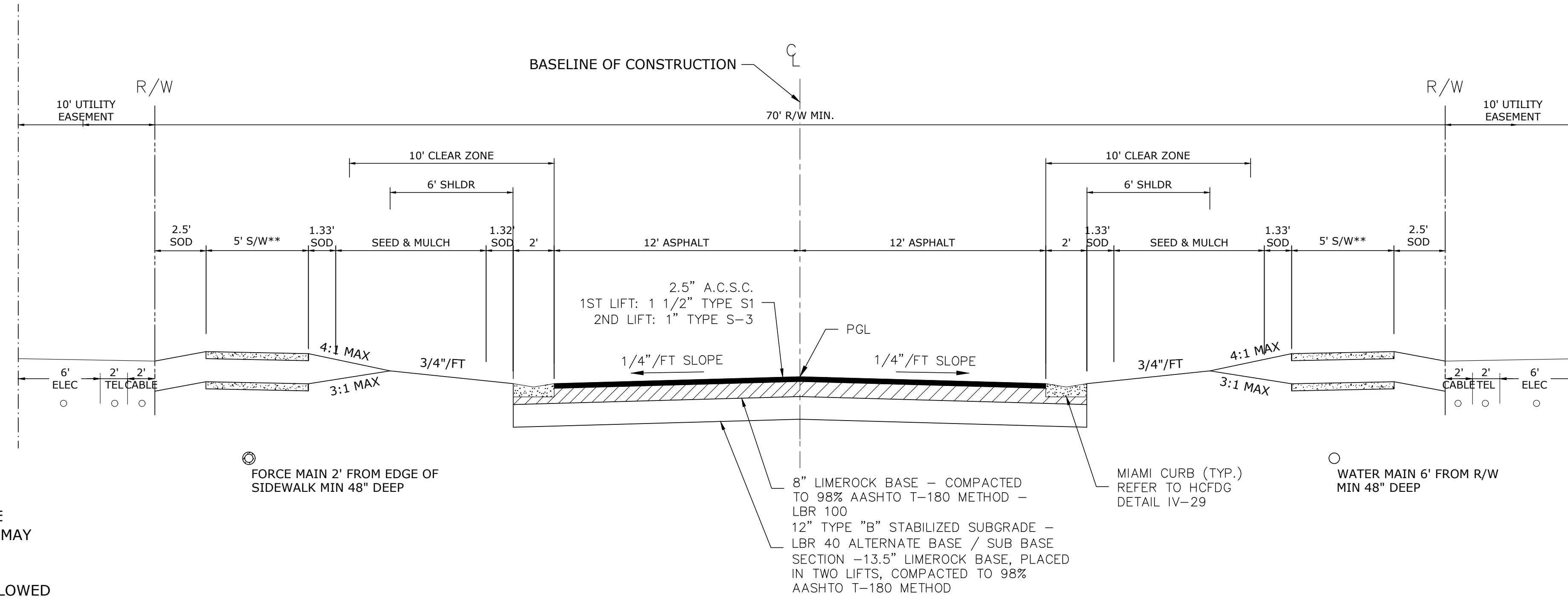
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COLLECTOR / 2 LANE ROAD - CLOSED DRAINAGE

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

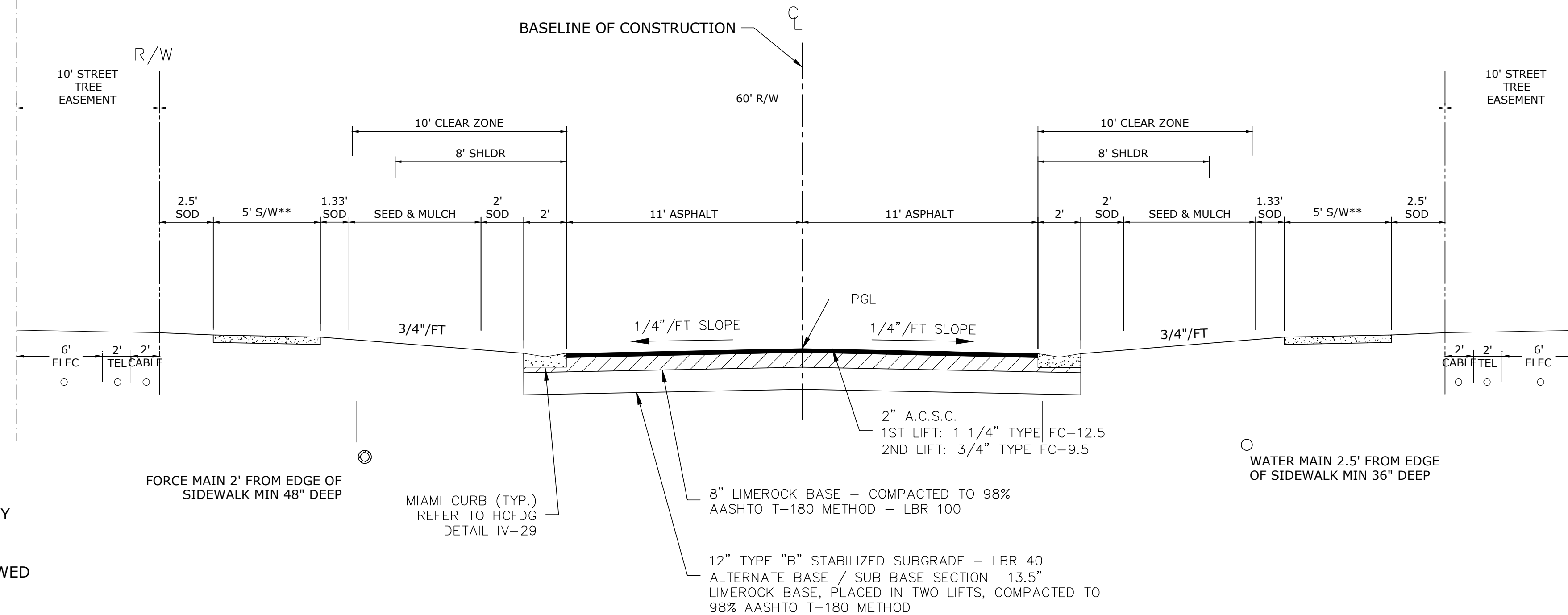
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TYPICAL SECTION
NOT TO SCALE

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.

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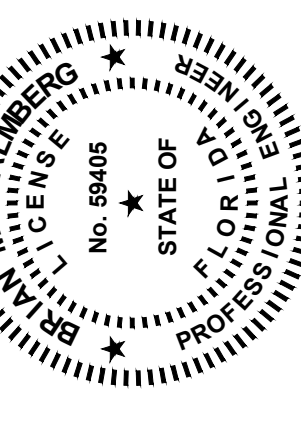
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TYPICAL SECTION
NOT TO SCALE

TYPICAL SECTIONS

CALDERA AT STERLING HILL

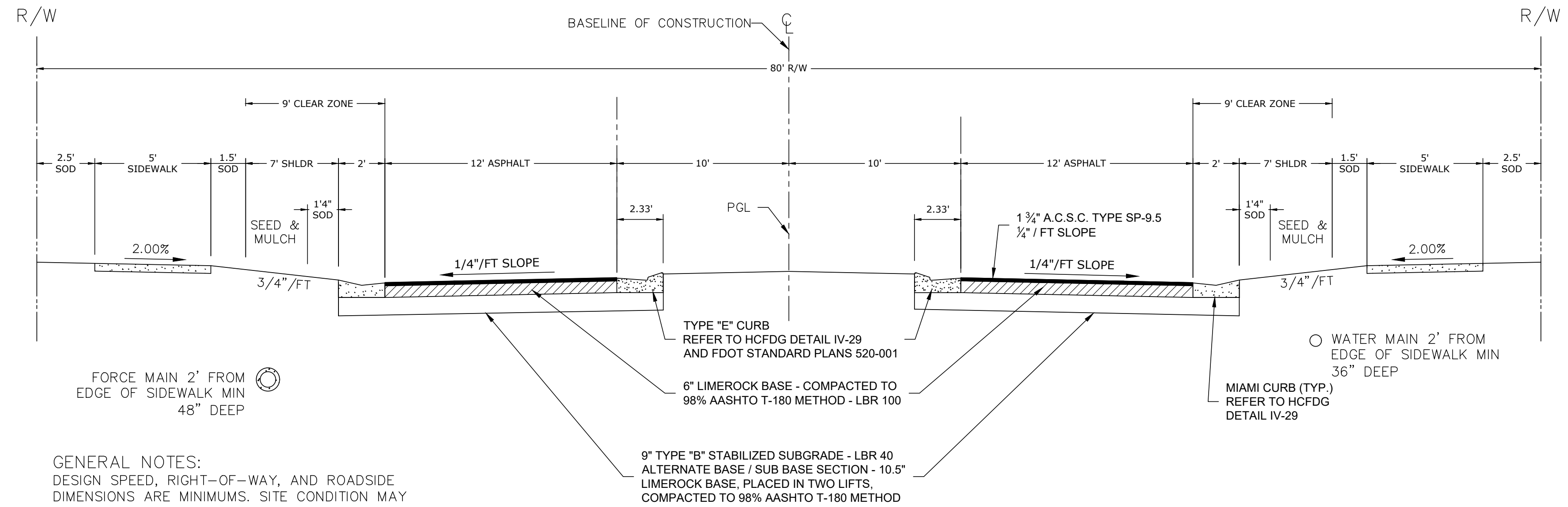


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MODIFIED COLLECTOR / DIVIDED 2 LANE ROAD -
CLOSED DRAINAGE
DESIGN SPEED = 30 MPH*

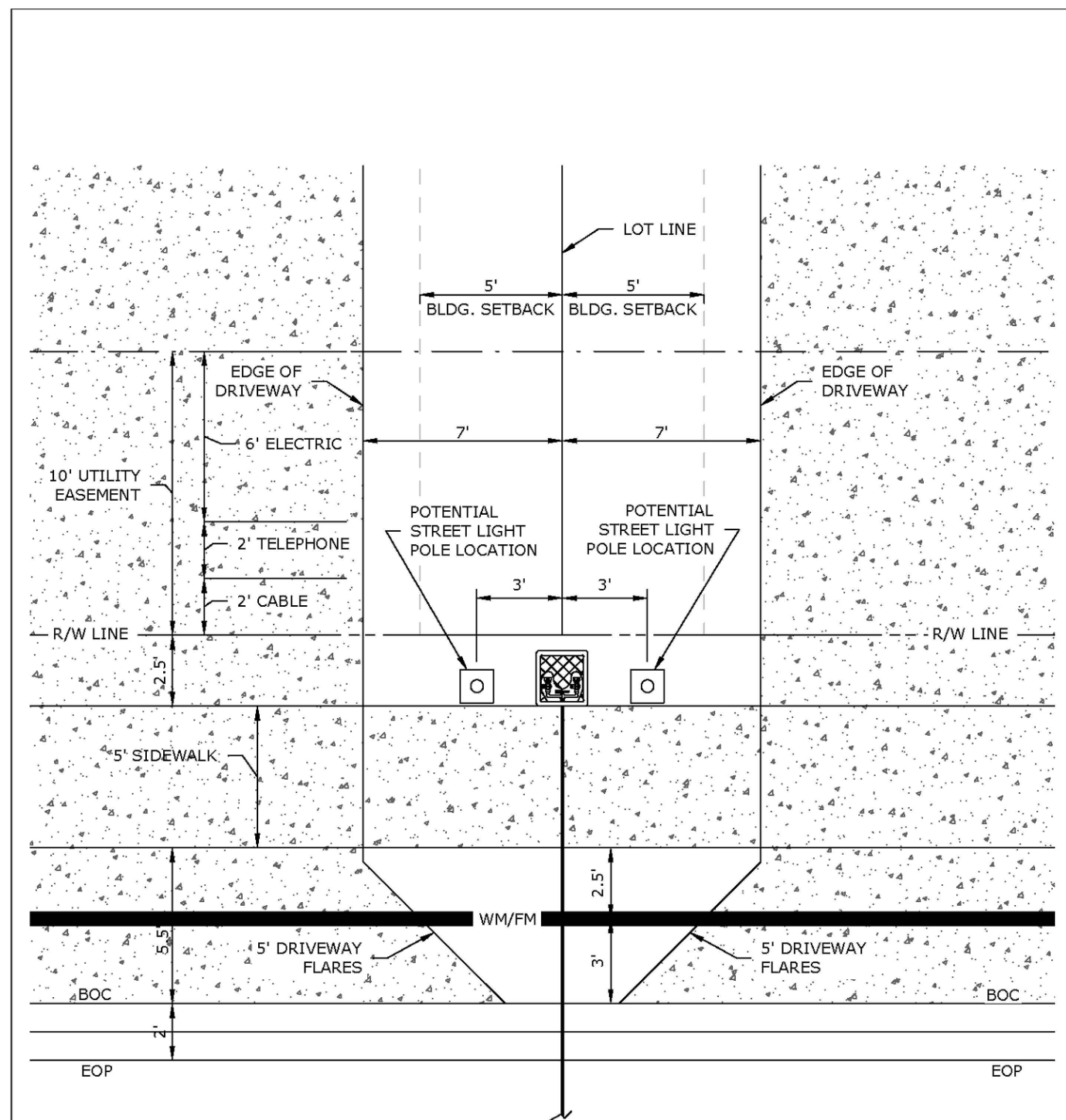


GENERAL NOTES:
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* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

ALL DIMENSIONS & LABELS ARE TYPICAL

ENTRANCE ROAD TO POD A
TYPICAL SECTION
NOT TO SCALE

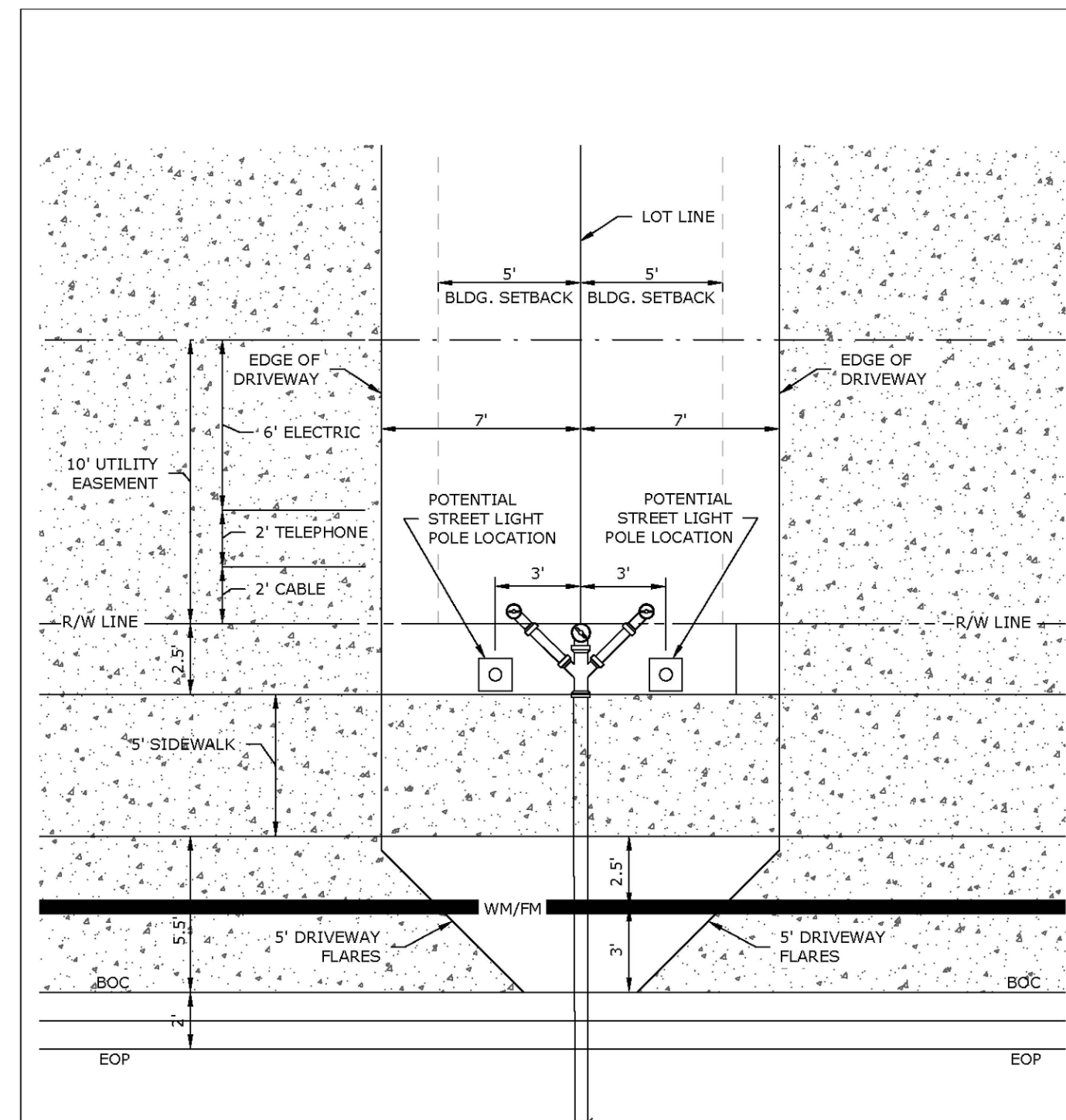


1" = 5' SCALE

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

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1" = 5' SCALE

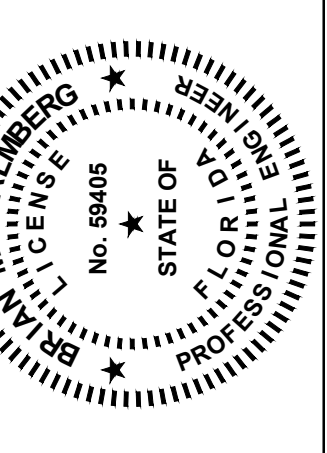
	STANDARD UTILITY LOCATION W/ 5' SETBACKS	DATE 06/21/21
	SANITARY SEWER SERVICE	2

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TYPICAL SECTIONS

CALDERA AT STERLING HILL



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