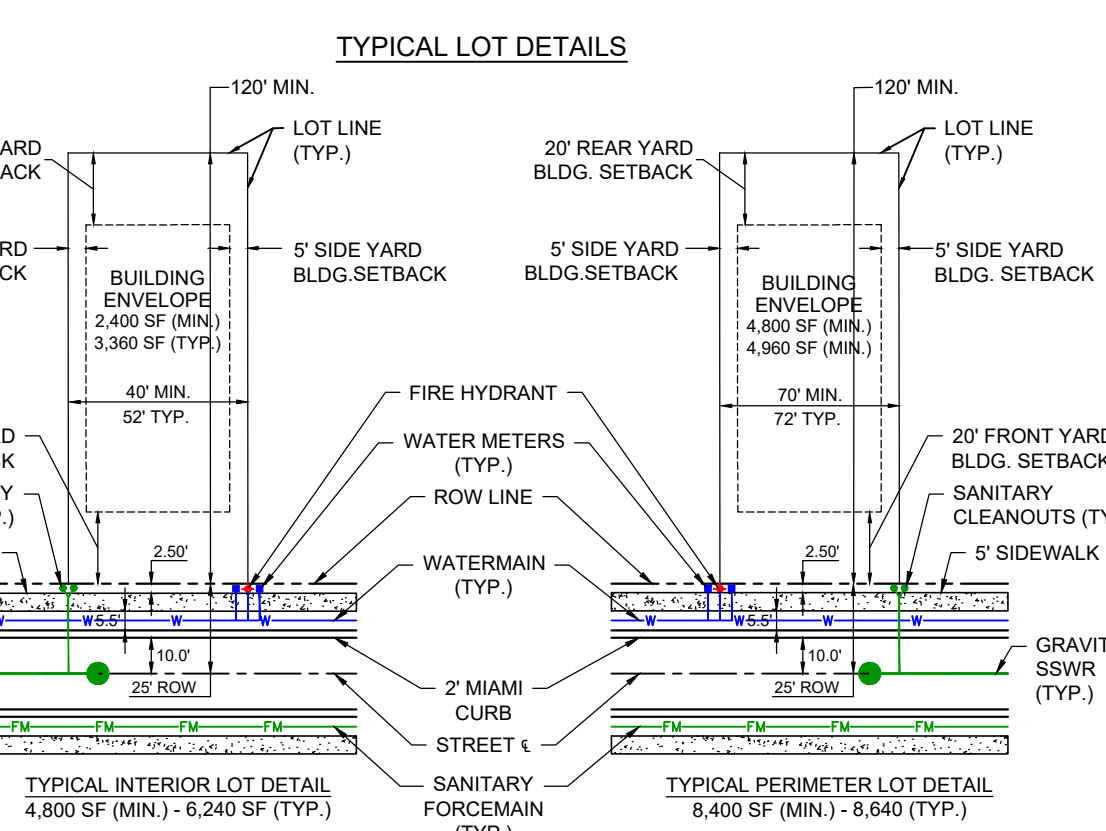
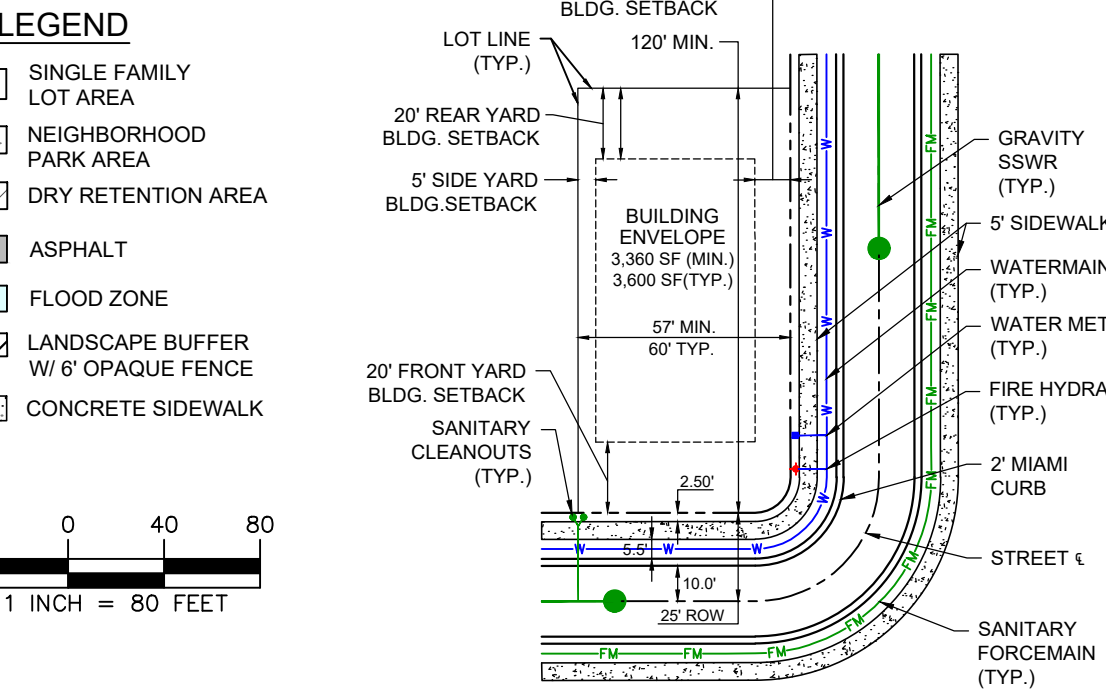


- SITE DATA:**
1. PARCEL ID/KEY: R20-422-18-0000-0020-0000/344648
R20-422-18-0000-0090-0000/344746
 2. AREA: 60.77 ACRES
 3. OWNERS: THOR GLENN M
HAMPTON JAMES W
 4. CURRENT ZONING: PLANNED DEVELOPMENT PROJECT (SINGLE FAMILY) PDP (SF) & PLANNED DEVELOPMENT PROJECT (SPECIAL USE) PDP (SU)
 5. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 6. SURROUNDING ZONING: NORTH: AG, AR2
EAST: R1C
SOUTH: R1C, RICDROW
WEST: R1A, RIADRA
 7. FLOOD ZONE: ZONE 'X' & 'AE' PER 120530167D
EFFECTIVE: FEBRUARY 2, 2012
 8. PROPOSED LOTS: 213
 9. PROPOSED LOT SIZES: INTERIOR LOTS: 52 FT X 120 FT = 6,240 SF (40' X 120' MIN. ALLOWED)
PERIMETER LOTS: 72 FT X 120 FT = 8,640 SF (70' X 120' MIN. ALLOWED)
 10. PROPOSED DENSITY: 213 LOTS / 60.77 ACRES
3.51 LOTS / ACRE
TOTAL REQUIRED = 2.83 ACRES
TOTAL PROVIDED = 2.83 ACRES
 11. MINIMUM YARD SETBACKS: (SEE LOT DETAILS BELOW)
 12. MAX BUILDING HEIGHT: 35 FT / 2-STORIES
 13. NEIGHBORHOOD PARK REQUIREMENTS:
1 AC (FIRST 50 LOTS) + (0.1 AC) / (213-50 LOTS)
TOTAL REQUIRED = 2.83 ACRES
TOTAL PROVIDED = 2.83 ACRES
 14. NATURAL VEGETATION PRESERVATION REQUIREMENTS:
TOTAL REQUIRED: 60.77 AC X 7% = 4.25 ACRES
PERIMETER BUFFERS: 2.82 ACRES
WETLAND BUFFER: 0.28 ACRES
WETLAND: 0.40 ACRES
PRESERVATION INSIDE NEIGHBORHOOD PARK: 0.75 ACRES
TOTAL PROVIDED: 4.25 ACRES
(FINAL LOCATIONS WITHIN LANDSCAPE BUFFERS DEPICTED HEREON WILL BE SHOWN ON CONSTRUCTION PLANS)
 15. TREED ROADWAY BUFFER TO BE PROVIDED IN EASEMENTS SHOWN ALONG EVERGREEN AVENUE CONSISTENT WITH HERNANDO ORDINANCE SECTION 10-21(A)(3) WITH ONE TREE PER 30 LINEAR FEET OF BUFFER.

- OWNERSHIP AND MAINTENANCE**
- HERNANDO COUNTY OWNERSHIP AND MAINTENANCE:**
1. STREET / RIGHT-OF-WAYS (INCLUDING ROADWAY STORM SEWER)
 2. POTABLE WATER SYSTEM
 3. SANITARY SEWER SYSTEM
- HOMEOWNER'S ASSOCIATION**
1. DRY RETENTION AREAS / STORMWATER MANAGEMENT SYSTEM
 2. NEIGHBORHOOD PARK
 3. AMENITY CENTER
 4. DRAINAGE TRACTS / OPEN SPACE TRACTS / LANDSCAPE BUFFERS
- STREET LIGHT NOTE:**
ANY STREET LIGHT POLES PROPOSED IN THE FUTURE TO BE LOCATED IN AREAS THAT DO NOT CONFLICT WITH SANITARY OR WATER SERVICES.



- NOTE:**
1. PROPOSED LOT SIZES SHOWN ARE MINIMUM. DEVELOPER RESERVES THE RIGHT TO INCREASE LOT SIZES IF AND WHEN NECESSARY.
 2. PROPOSED LOTS ALONG THE PERIMETER ARE MINIMUM 70' WIDE.
 3. TYPICAL UTILITY MAIN PLACEMENTS ARE SHOWN. FINAL LOCATIONS SHALL BE PER THE UTILITY PLAN.
 4. WATER METER BOXES, FIRE HYDRANTS, AND SANITARY SEWER CLEANOUTS SHALL BE PLACED IN THE 2.5 FT PROVIDED BETWEEN THE RIGHT-OF-WAY LINE AND THE SIDEWALK PER HOUD DETAIL 25.
 5. FINAL WATER SERVICE LOCATIONS AND SANITARY SEWER CLEANOUT LOCATIONS SHALL BE PER THE UTILITY PLAN.



- NOTES:**
1. ALL WORK WITHIN RIGHT-OF-WAY SHALL COMPLY WITH CURRENT "HERNANDO COUNTY FACILITY DESIGN GUIDELINES", APPROVED OCTOBER 2008.
 2. ON-SITE PINE CONE STREET IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL COMPLY WITH "HERNANDO COUNTY FACILITY DESIGN GUIDELINES" LOCAL ROAD - CLOSED DRAINAGE TYPICAL SECTION.
 3. OFF-SITE PINE CONE STREET IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL COMPLY WITH "HERNANDO COUNTY FACILITY DESIGN GUIDELINES" LOCAL ROAD - OPEN DRAINAGE TYPICAL SECTION.
 4. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS WILL COMPLY WITH THE "2009 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR DESIGN AND INSTALLATION".
 5. NO STREET LIGHTING IS PROPOSED AT THIS TIME. ANY STREET LIGHTS PROPOSED IN THE FUTURE TO BE COORDINATED WITH THE UTILITY DEPARTMENT AND TO AVOID CONFLICTS WITH THE PROPOSE WATER AND SEWER SERVICES.

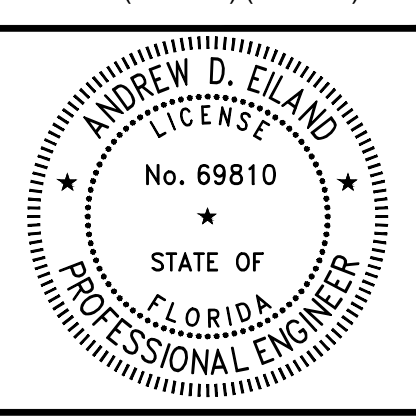
SIGN LEGEND

#3: REVERSE TURN WARNING SIGN (W1-3R) & ADVISORY SPEED PLAQUE (W13-1P) (20 MPH) PER MUTCD.	
#4: REVERSE TURN WARNING SIGN (W1-3L) & ADVISORY SPEED PLAQUE (W13-1P) (20 MPH) PER MUTCD.	
#5: TURN WARNING (W1-3R) & ADVISORY SPEED PLAQUE (W13-1P) (15 MPH) PER MUTCD.	
#6: TURN WARNING (W1-1L) & ADVISORY SPEED PLAQUE (W13-1P) (15 MPH) PER MUTCD.	

REVISIONS	DATE	BY	DESCRIPTION
COUNTY & SWFWMD COMMENTS	05/25/2023	3	
COUNTY & SWFWMD COMMENTS	03/06/2023	2	
COUNTY & SWFWMD COMMENTS	09/23/2022	1	

TREED BOULEVARD NOTE:

1. THE 10-FT LANDSCAPE EASEMENT TO PROVIDE A TREED BOULEVARD WITH AT LEAST ONE (1) TREE EVERY 30 LINEAR FEET, IS PROVIDED WHERE POSSIBLE DUE TO THE INFILL TYPE DEVELOPMENT OF THE SUBJECT PROJECT.
2. TREES ADJACENT TO LOTS MUST MAINTAIN SPACE FOR DRIVEWAYS.



PROGRESS SET

06/21/2023 7:24:47 PM

SIGNATURE: ANDREW D. EILAND, JR.
DATE SIGNED: _____
FLORIDA LIC. NO. 69810

LANGAN
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Tampa, FL 33602
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FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB17/LB8198

Project
PINE CONE STREET OAK DEVELOPMENT GROUP
BROOKSVILLE FLORIDA

Drawing Title
CONDITIONAL PLAT

Project No. 350050301	Drawing No.
Date 15 FEBRUARY 2022	CS001
Drawn By AB	
Checked By ADE	Sheet 1 of 1