

PRINTED: 08/30/2024 - 1:01pm PRINTED BY: JY PATH: L:\20049\Lake Hideaway\dwg\PLAN\prelim\20049-27_POD_C_CONDITIONAL_PLAT.dwg

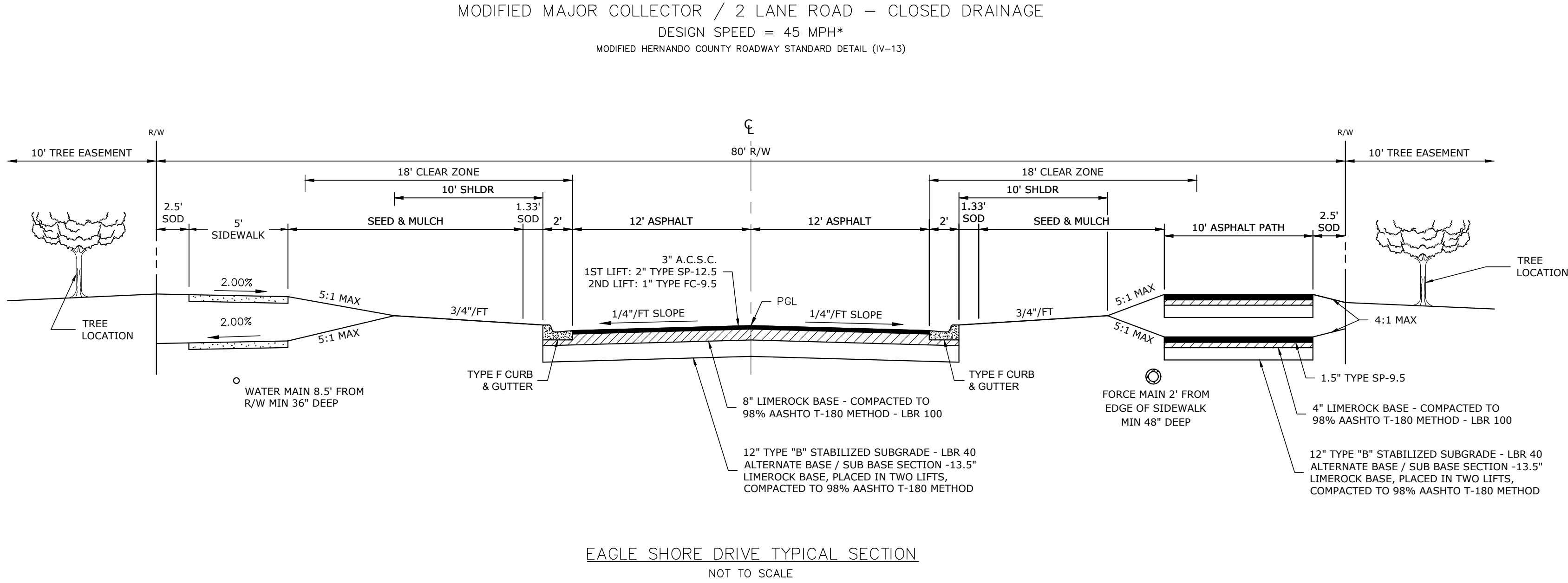
GENERAL NOTES:

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

ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN FEET UNLESS LABELED OTHERWISE



EAGLE SHORE DRIVE TYPICAL SECTION

NOT TO SCALE

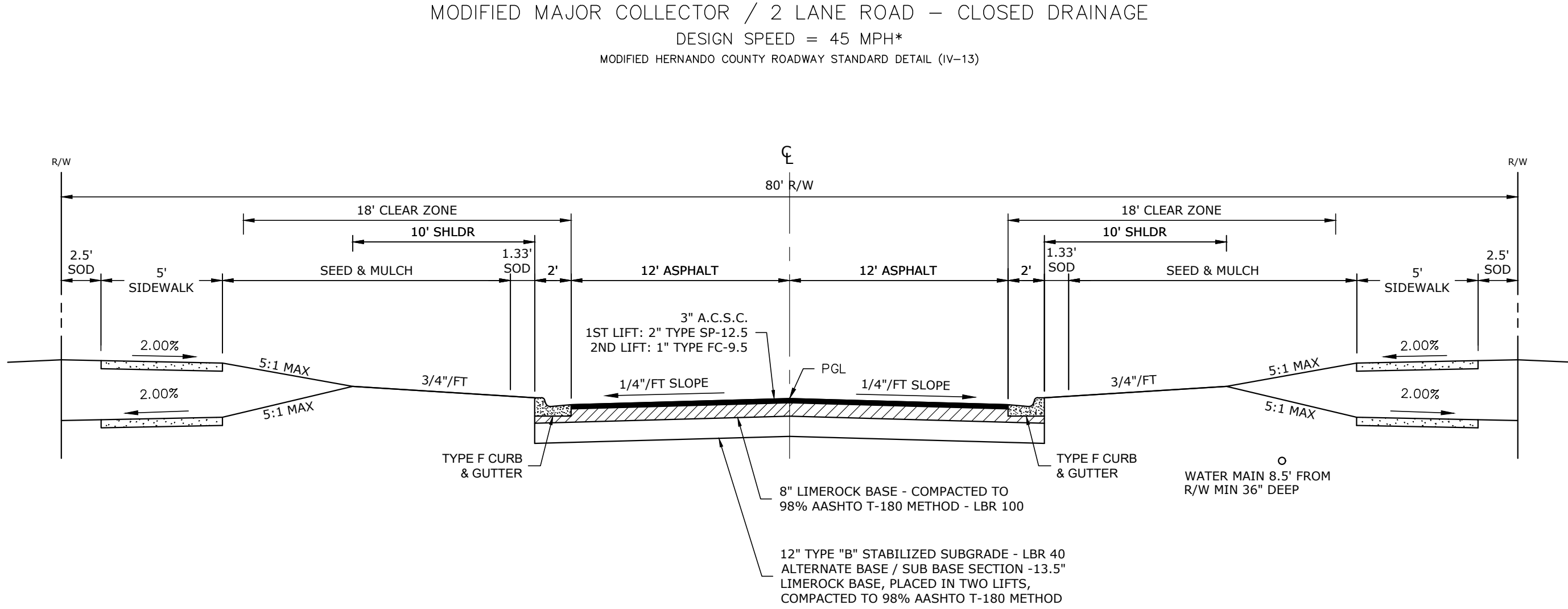
GENERAL NOTES:

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TROPICAL AIR ROAD TYPICAL SECTION

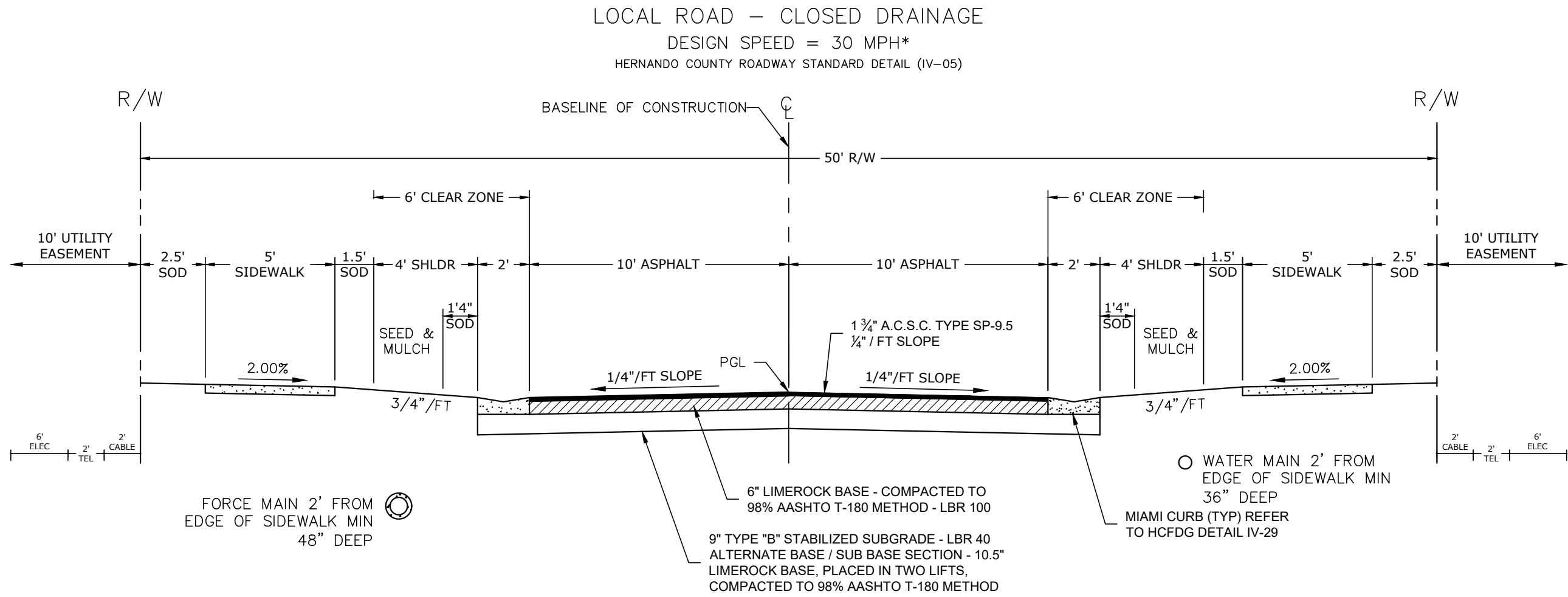
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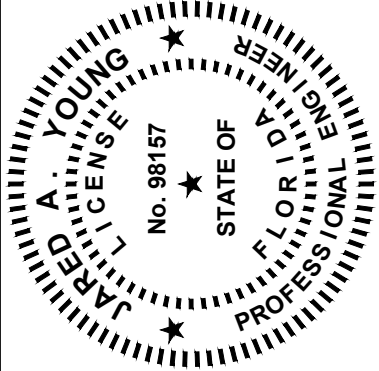


LOCAL ROADS TYPICAL SECTION

NOT TO SCALE

TYPICAL SECTIONS

LAKE HIDEAWAY
POD D TOWNHOMES



Engineering
Planning
Surveying
Civil
Transportation
Construction Management

Coastal
engineering associates, inc.

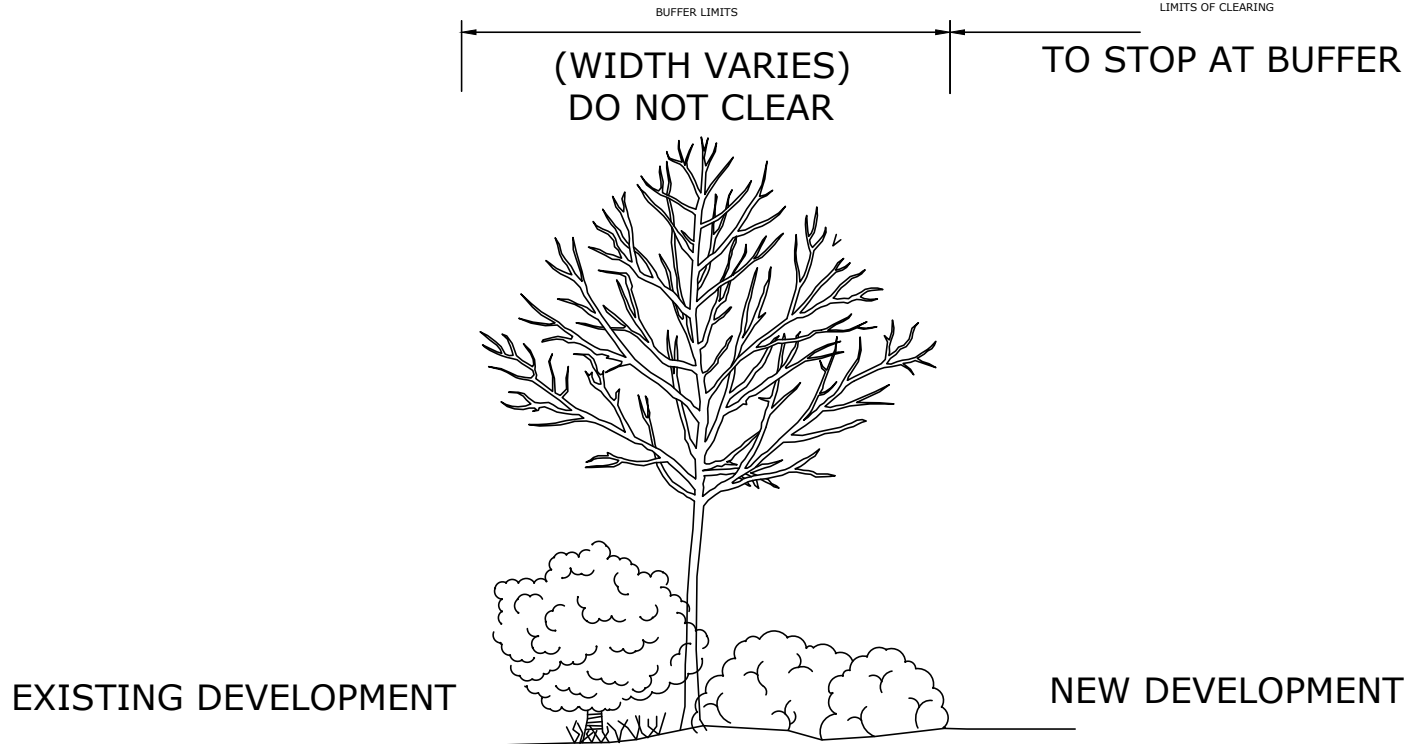
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EE-0001742

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DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV.	BY	REV. NO.	REVISION
8/29/2024	JY		1	REVISED PER COUNTY COMMENTS



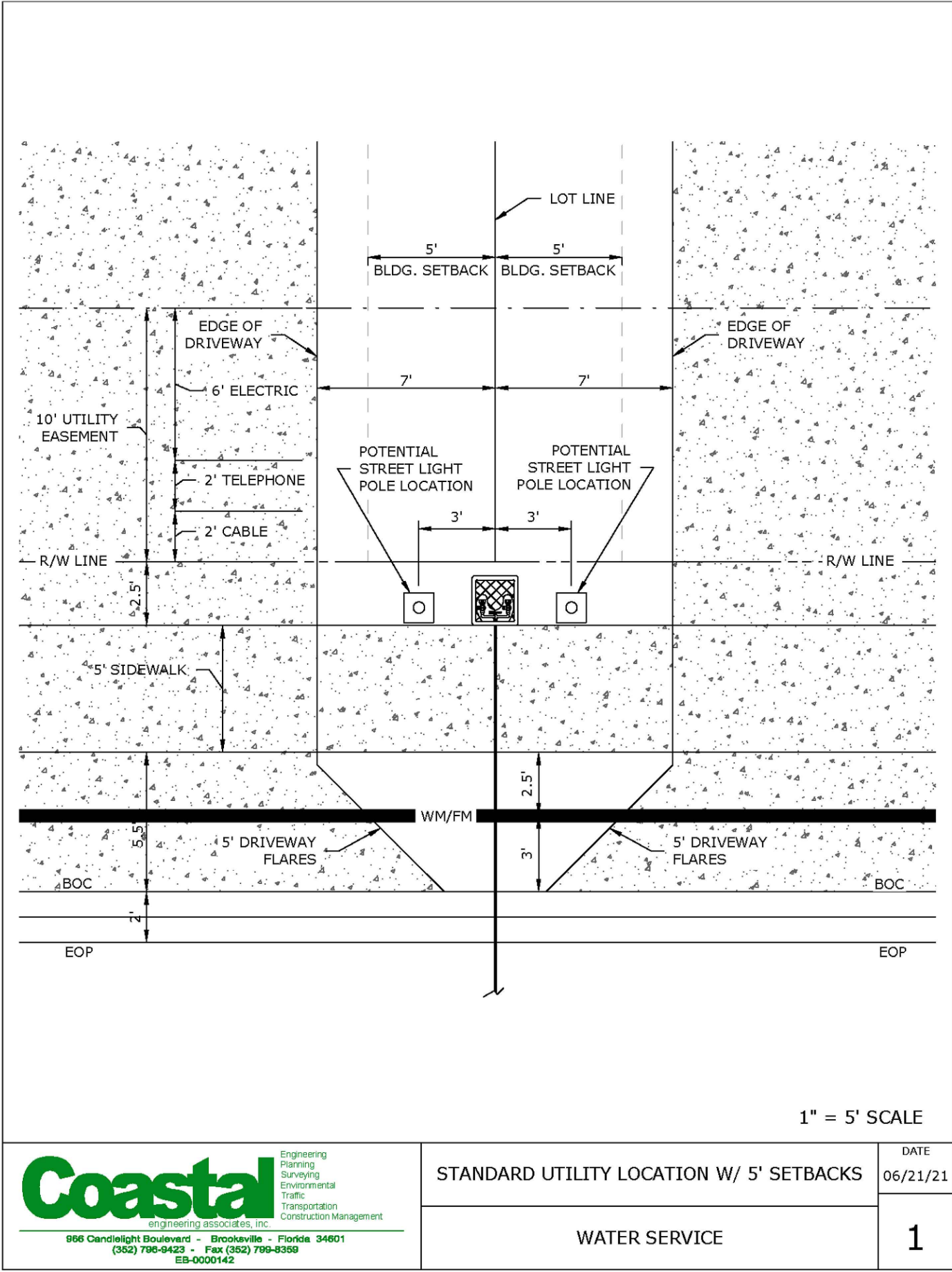
BUFFER NOTE:

ALL REQUIRED BUFFERS SHALL REMAIN UNDISTURBED DURING SITE DEVELOPMENT WITH THE EXCEPTION OF DEAD TREES AND EXOTIC INVASIVE SPECIES WHICH SHALL BE REMOVED. EXISTING VEGETATION SHALL BE RETAINED AND, IF NECESSARY, ENHANCED WITH LOW WATER USE FLORIDA FRIENDLY LANDSCAPING APPROVED UNDER THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM TO ACHIEVE AN OPACITY OF 80%. OPAQUE FENCING WILL NOT BE USED TO SATISFY THE BUFFER REQUIREMENT AND IF INSTALLED SHALL BE PLACED WITH THE BUFFER OUTSIDE OF THE FENCE. WHERE EXISTING VEGETATION IS ENHANCED, PLANS AND A PLANTING SCHEDULE SHALL BE PREPARED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL BY THE COUNTY. LANDSCAPE PLAN APPROVAL AND BUFFER ENHANCEMENT SHALL BE COMPLETED AND INSPECTED PRIOR TO RELEASE OF THE SUBDIVISION PERFORMANCE SECURITY. ALL REQUIRED BUFFERS SHALL BE IN A DEDICATED TRACT OR EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION OR CDD, INCLUDED IN THE HOMEOWNERS ASSOCIATION, OR CDD DOCUMENTS, AND SHOWN ON THE FINAL SUBDIVISION PLAT.

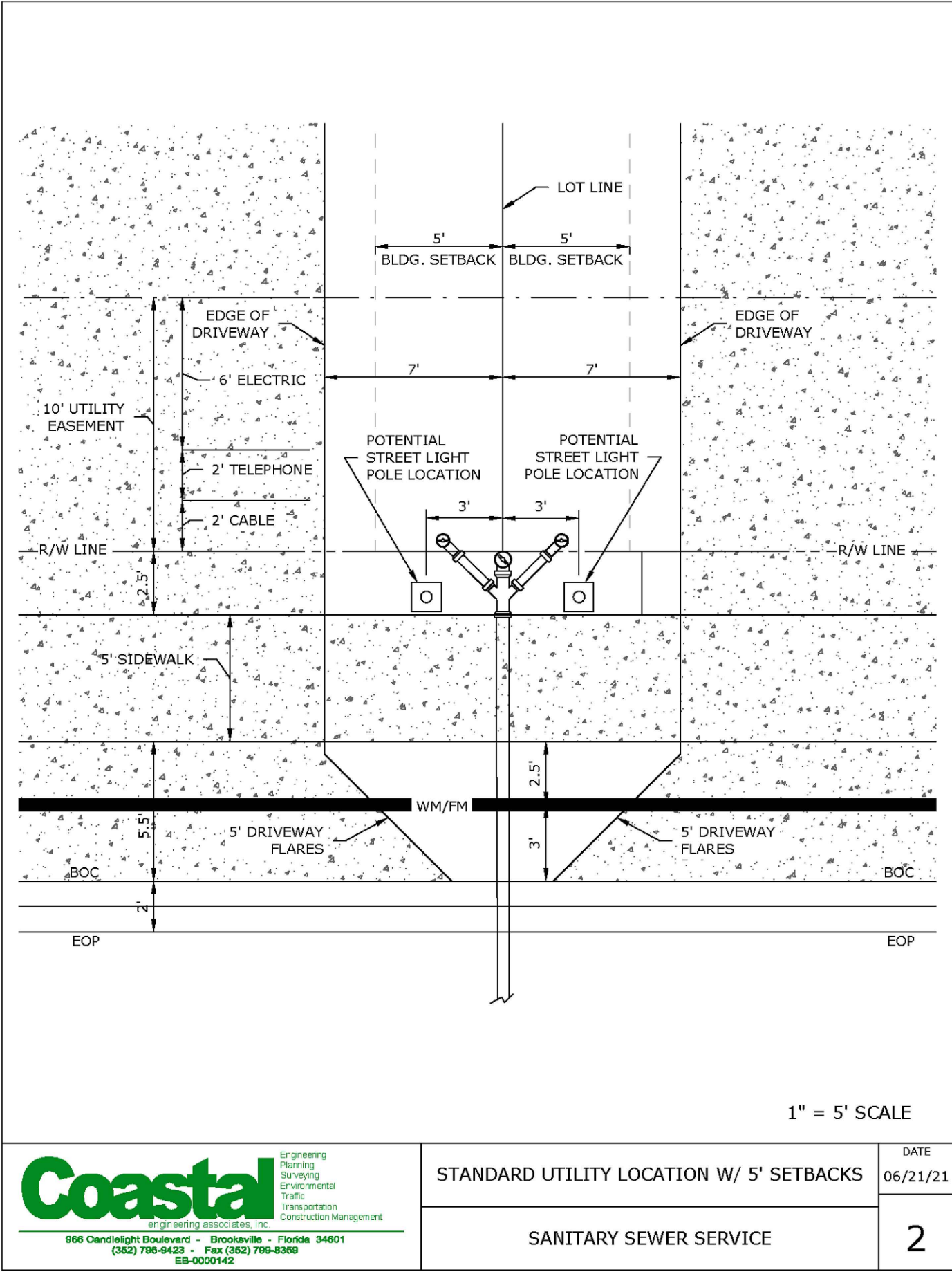
VEGETATED BUFFER DETAIL

NOT TO SCALE

AN 8' BLACK CHAIN LINK FENCE SHALL BE PLACED ON THE LAKE HIDEAWAY SIDE OF THE BUFFER



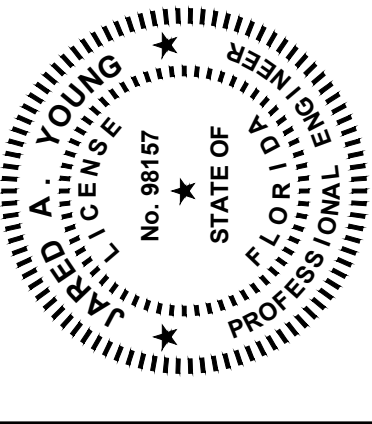
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TYPICAL SECTIONS

LAKE HIDEAWAY
POD D TOWNHOMES



Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
engineering associates, inc.

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DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV.	BY	REV. NO.	REVISION
8/29/2024	JY	1		REVISED PER COUNTY COMMENTS
WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"				