

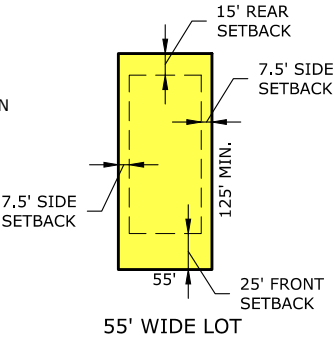
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LAND USE TABLE		
LAND USE	ACRES	UNITS
SINGLE FAMILY	53.47	302 RESIDENTIAL UNITS
PARK	10.48	3.52 AC. REQUIRED
AMENITY SITE	1.52	
BUFFERS	4.08	
DASHBACH & KETTERING R/W DEDICATION	5.02	
DRAINAGE	10.59	
RIGHT-OF-WAY	16.58	
OPEN SPACE	8.56	
TOTAL:	+/- 110.3	APPROX. 2.72 UNITS / ACRE

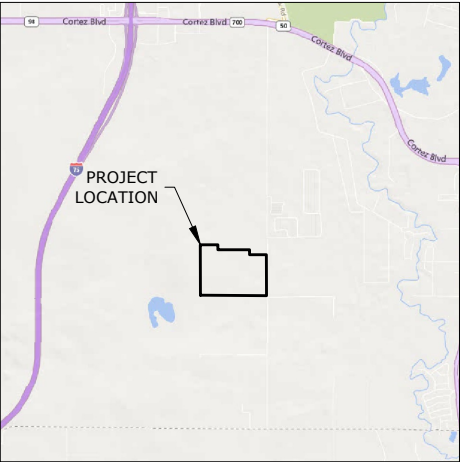
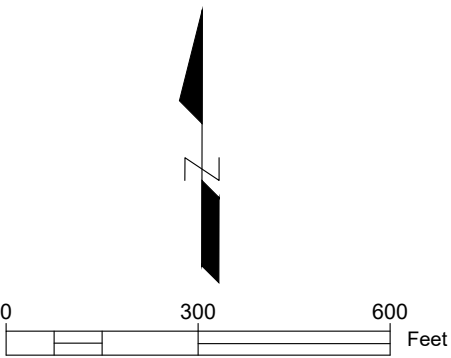
PRESERVED VEGETATION AND/OR PLANTED NATIVE VEGETATION REQUIREMENT
7% REQUIRED: 110.9 AC X 7% = 7.76 AC
PROVIDED: 7.8 AC

LEGEND

	RESIDENTIAL		R/W RESERVATION
	BUFFERS & INTERNAL LANDSCAPING		PARK AREA
	DRAINAGE (CONCEPTUAL)		OPEN SPACE
	RIGHT-OF-WAYS		PRESERVED VEGETATION



CENTERLINE CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	017°48'17.91"	310.00	96.33'	95.95'	N44°36'17.15"E
C2	035°42'08.19"	900.00	560.81'	551.78'	N17°51'04.10"E
C3	007°54'07.02"	5273.57	727.30'	726.73'	N03°59'49.27"W
C4	080°42'24.14"	50.00	70.43'	64.75'	N49°38'47.93"W
C5	097°04'53.46"	250.00	423.60'	374.71'	S41°27'33.27"E
C6	007°07'56.00"	2000.00	248.96'	248.80'	S03°30'55.45"W
C7	090°03'02.55"	50.00	78.58'	70.74'	N45°01'31.27"W
C8	090°00'00.00"	150.00	235.62'	212.13'	S45°00'00.00"W
C9	013°03'44.67"	1376.17	313.74'	313.06'	S83°36'49.02"E
C10	012°55'03.31"	400.00	90.18'	89.99'	S06°27'31.66"W
C11	013°27'07.23"	1377.38	323.38'	322.64'	S83°36'48.88"E
C12	090°00'00.00"	200.00	314.16'	282.84'	N45°00'00.00"W



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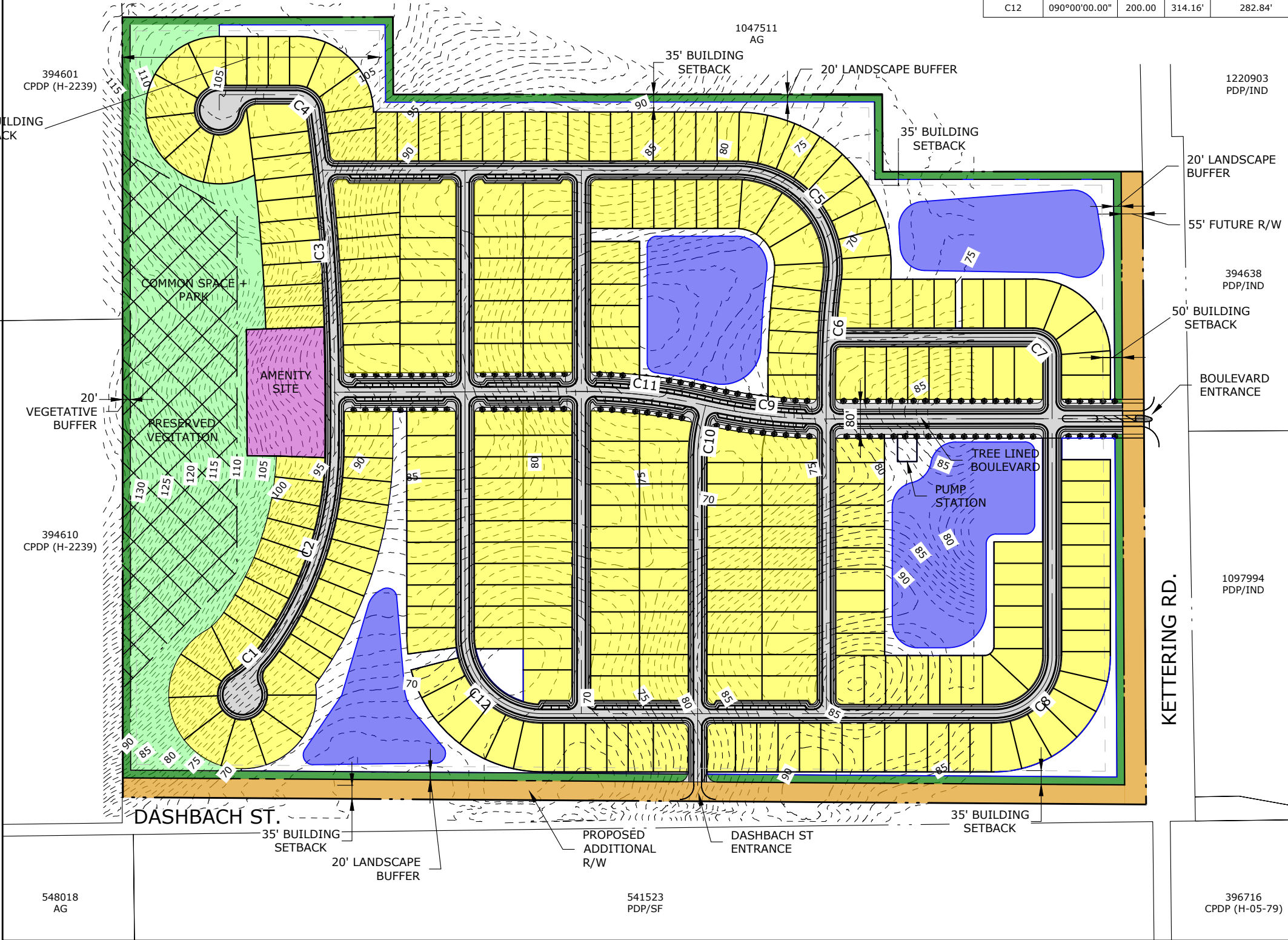
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SITE DATA
OWNER: LEE K. PEDONE & LEE K. PEDONE TTEE
APPLICANT: RIOPELLE PROPERTIES, LLC
PARCEL KEY: 1357971 & 394585
PROJECT AREA: 110.3 AC
SECTION/TOWNSHIP/RANGE: 16/23S/21E
ZONING: PDP (SF)
PROPOSED NO. OF UNITS: 302

MINIMUM PERIMETER BUILDING SETBACK (INCLUSIVE OF BUFFER):
EAST (FROM KETTERING ROAD R/W): 50'
WEST: 35'
SOUTH (FROM DASHBACH ST R/W): 35'
NORTH: 35'

SINGLE FAMILY INTERNAL LOT BUILDING SETBACKS:
FRONT/SIDE (CORNER LOTS) 25'
SIDE 7.5'
REAR 15'

MINIMUM BUFFER REQUIREMENTS:
EAST FROM KETTERING ROAD: 20'
WEST: 20'
SOUTH FROM DASHBACH ST: 20'
NORTH: 20'

BUFFER NOTE: THESE BUFFERS SHALL BE PLACED IN A SEPARATE TRACT OWNED AND MAINTAINED BY THE HOA. THE WEST BUFFER WILL BE NATURAL VEGETIVE AND THE SOUTH, NORTH, AND EAST BUFFERS WILL BE LANDSCAPED BUFFERS. 80% OPACITY WILL NOT BE ACHIEVED.

FLOODPLAIN:
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0376D, EFFECTIVE DATE FEBRUARY 2, 2012. THE ENTIRE SITE IS DESIGNATED FLOOD ZONE X.

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 AT A MINIMUM OF 20 PSI FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES, AS REQUIRED BY HERNANDO COUNTY.

GENERAL NOTES:
1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT TINTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITIY EASEMENETS 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.
2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

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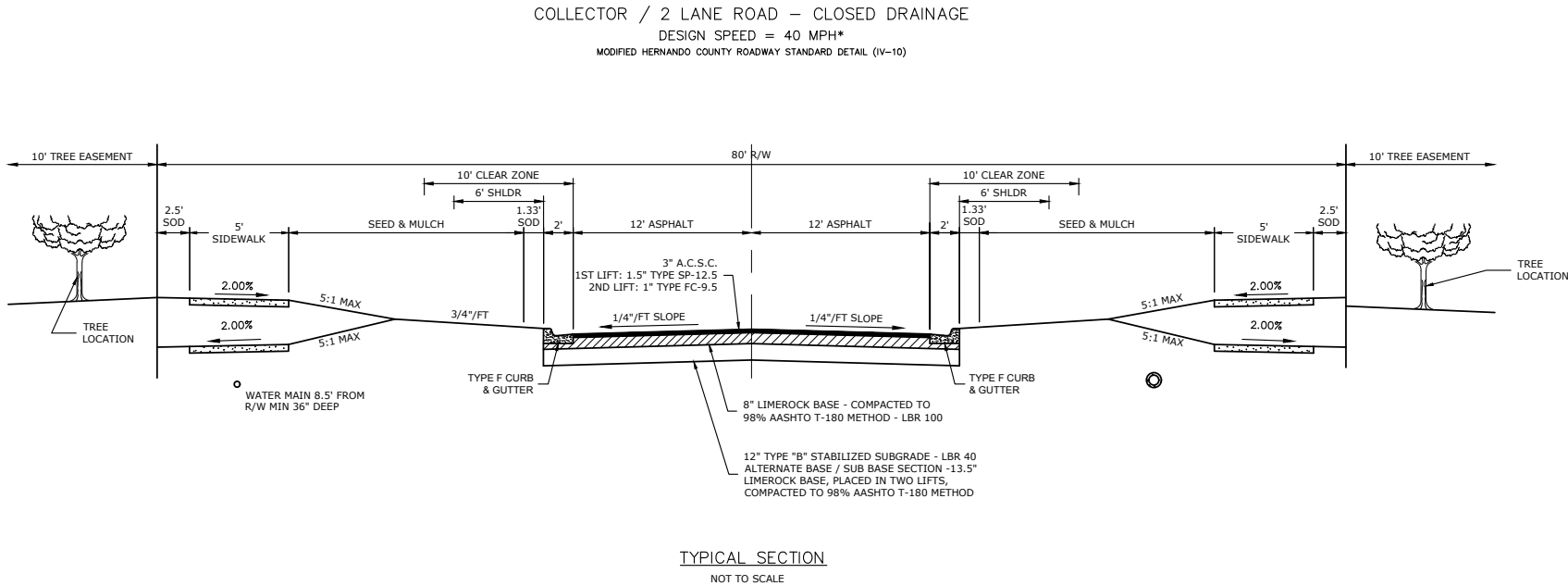
GENERAL NOTES:

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



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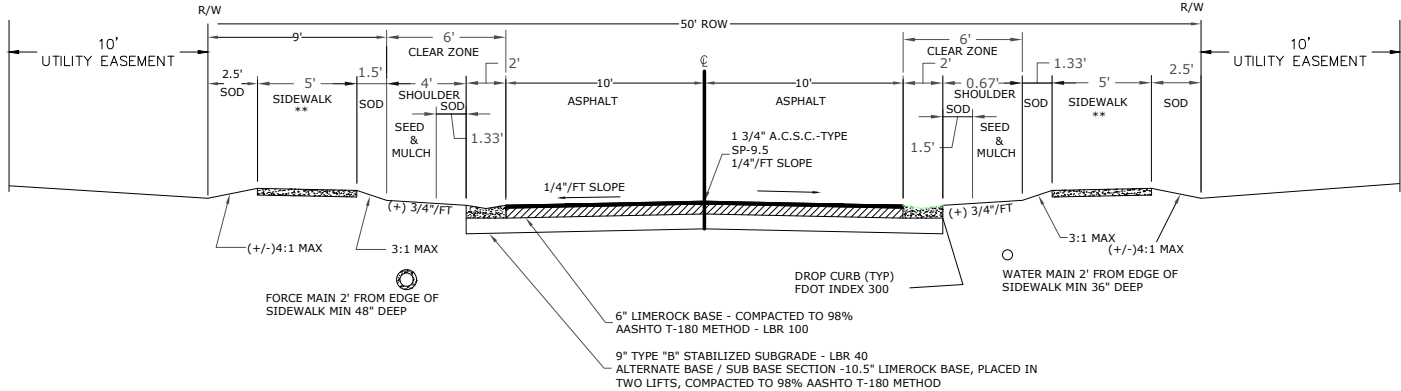
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ALL DIMENSIONS & LABELS ARE TYPICAL

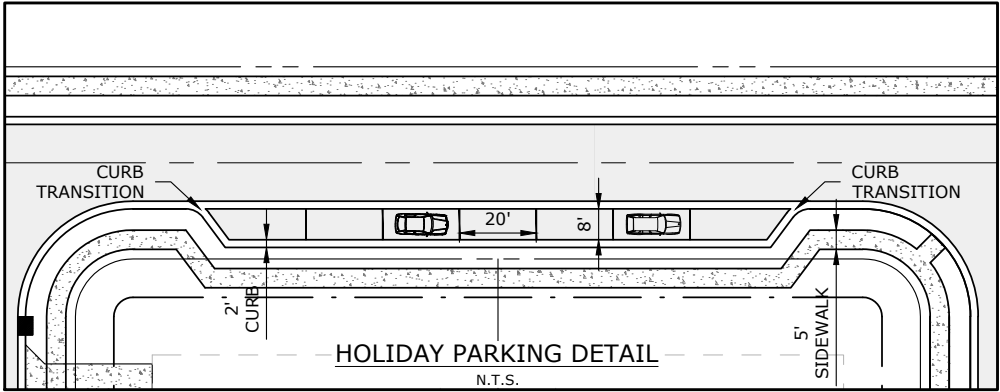
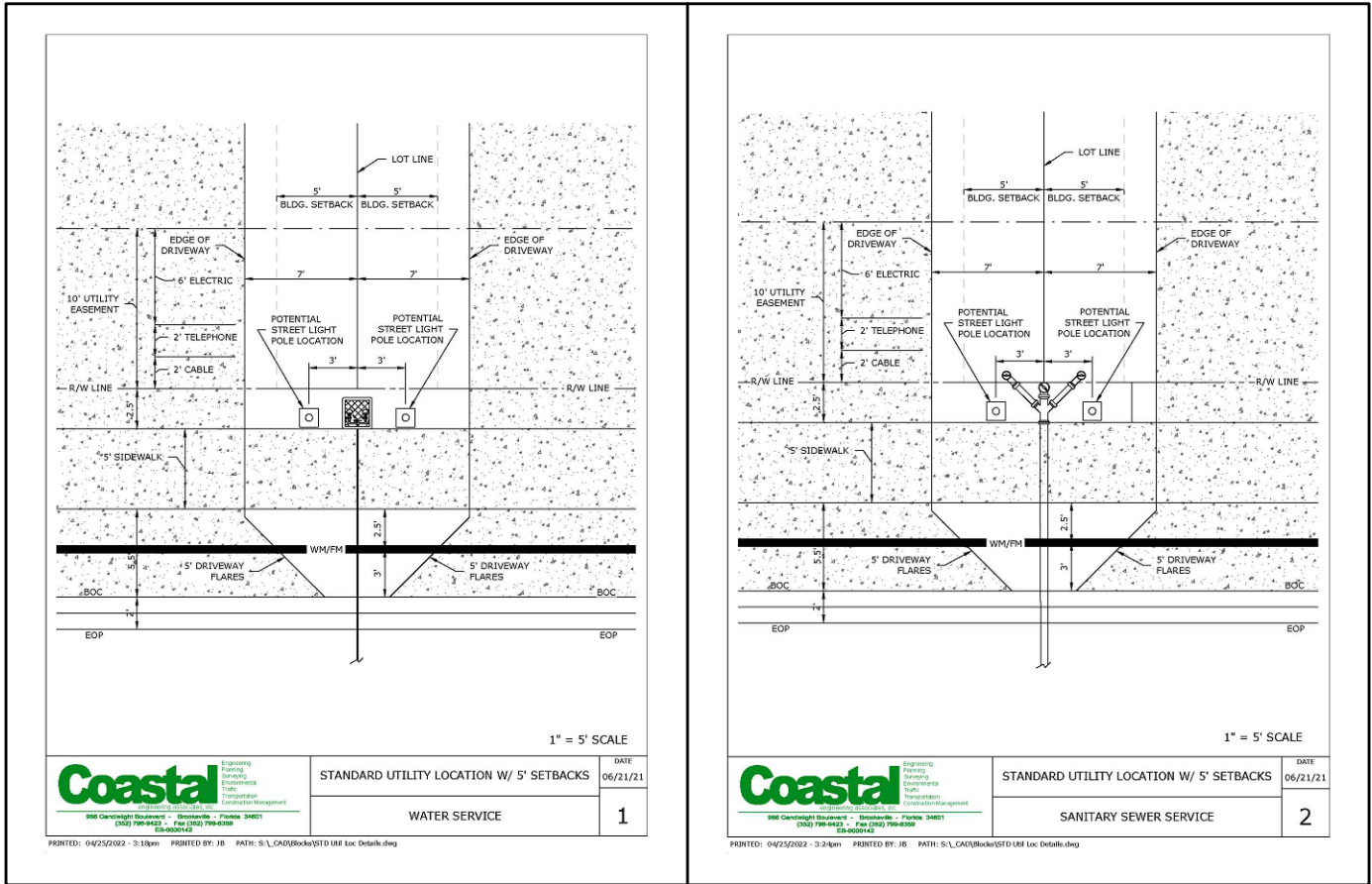
TYPICAL SECTIONS
NOT TO SCALE

LOCAL ROAD
CLOSED DRAINAGE
NOT TO SCALE

DESIGN SPEED = 30MPH *

HERNANDO COUNTY ROADWAY DETAIL (1V-05)

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