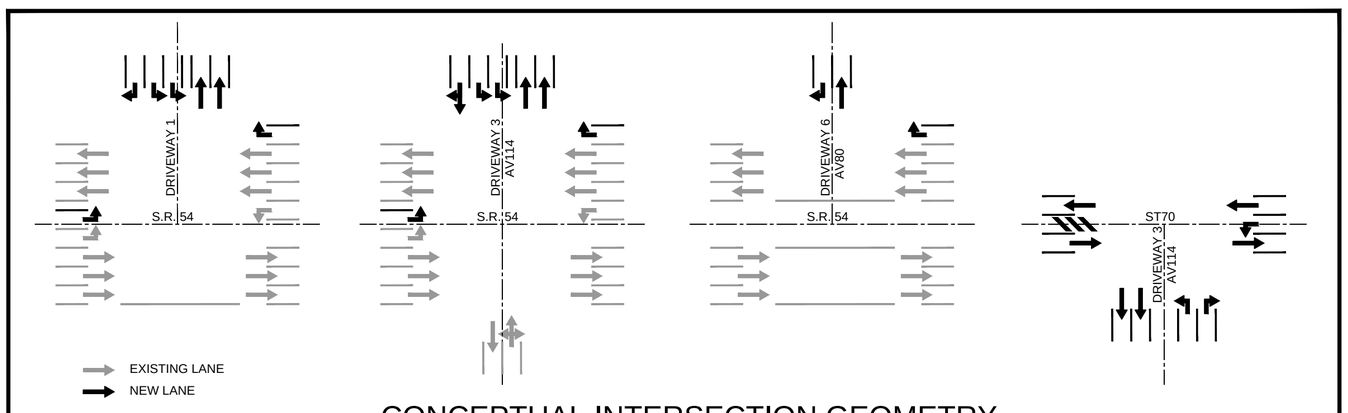
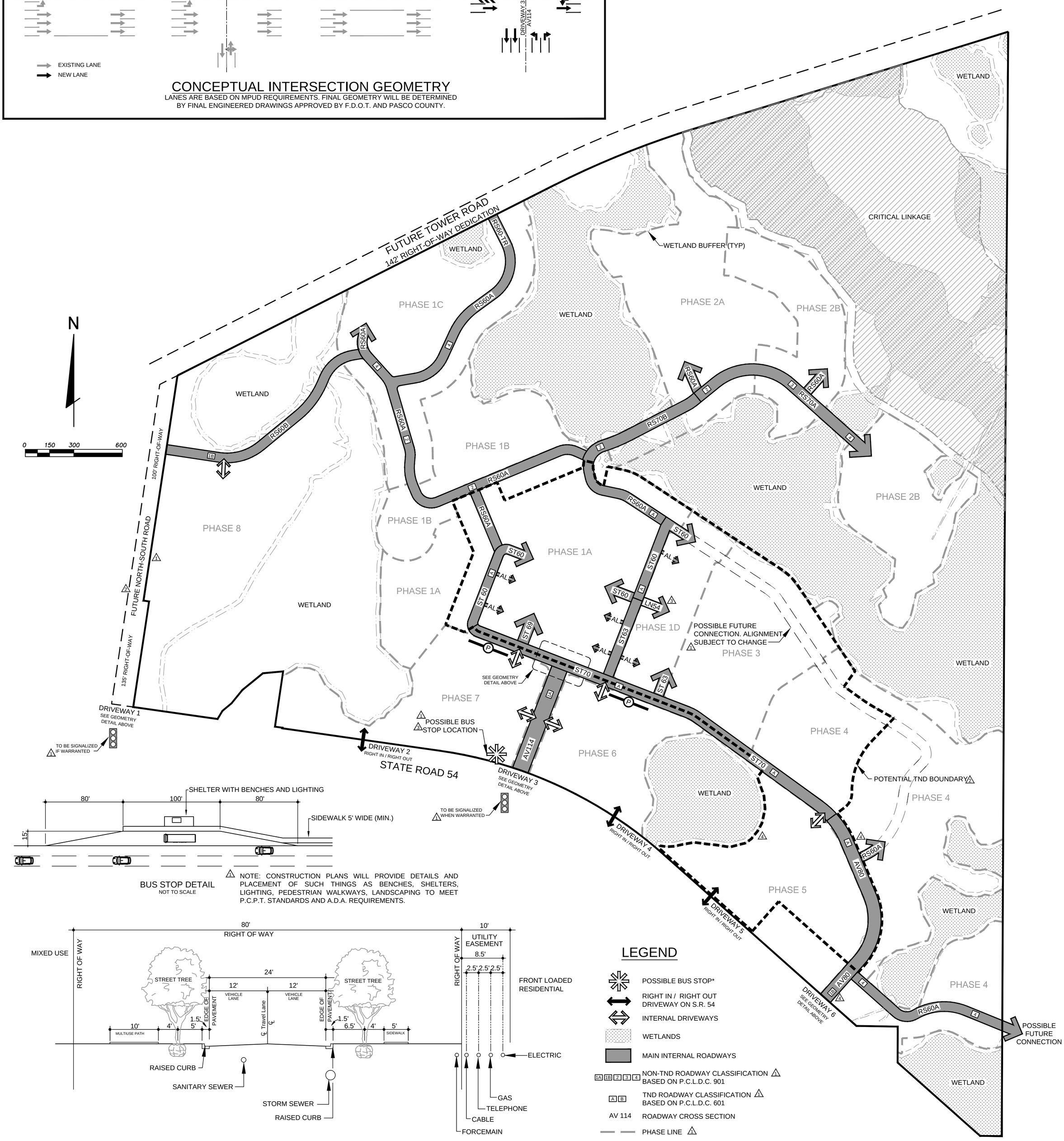


CONCEPTUAL INTERSECTION GEOMETRY

LANES ARE BASED ON MPUD REQUIREMENTS. FINAL GEOMETRY WILL BE DETERMINED BY FINAL ENGINEERED DRAWINGS APPROVED BY F.D.O.T. AND PASCO COUNTY.



BUS STOP DETAIL
NOT TO SCALE

NOTE: CONSTRUCTION PLANS WILL PROVIDE DETAILS AND PLACEMENT OF SUCH THINGS AS BENCHES, SHELTERS, LIGHTING, PEDESTRIAN WALKWAYS, LANDSCAPING TO MEET P.C.P.T. STANDARDS AND A.D.A. REQUIREMENTS.

AV80

POSTED SPEED / DESIGN SPEED 30 MPH

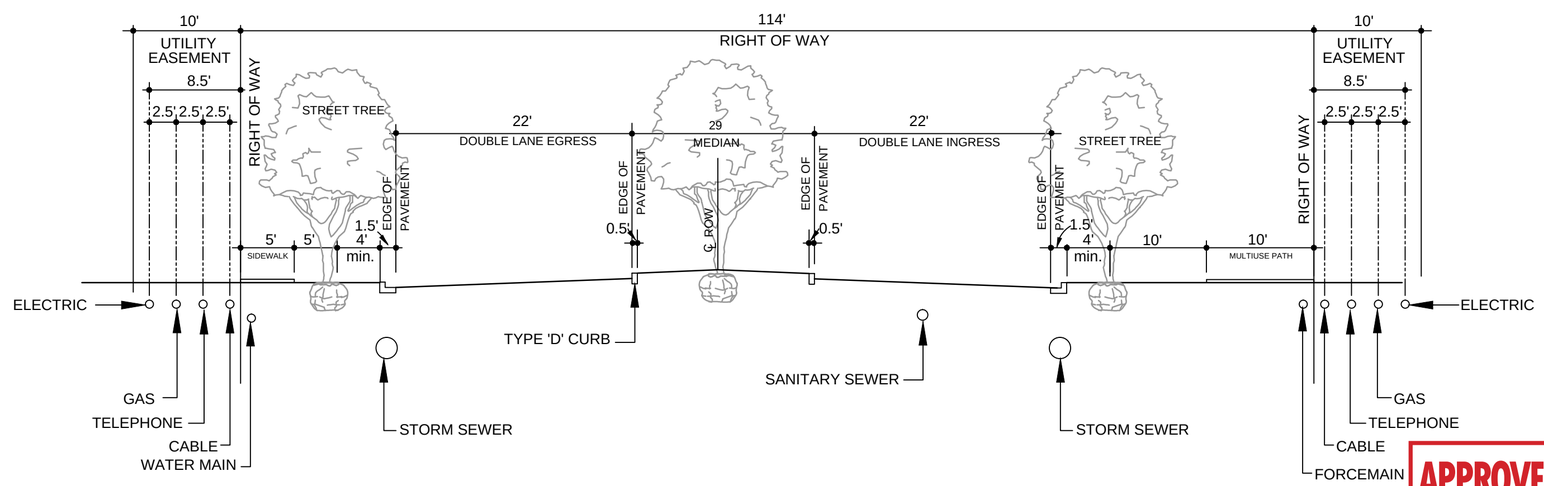
1B

AVENUE WITH 80' WIDE RIGHT-OF-WAY
WITH 12' WIDE LANES (NO ON-STREET PARKING)

LEGEND

- POSSIBLE BUS STOP*
- RIGHT IN / RIGHT OUT DRIVEWAY ON S.R. 54
- INTERNAL DRIVEWAYS
- WETLANDS
- MAIN INTERNAL ROADWAYS
- 1A 1B 2 3 4 — NON-TND ROADWAY CLASSIFICATION BASED ON P.C.L.D.C. 901
- A B — TND ROADWAY CLASSIFICATION BASED ON P.C.L.D.C. 601
- AV 114 — ROADWAY CROSS SECTION
- PHASE LINE
- LIMITS OF POTENTIAL TND
- ON-STREET PARKING NOT SHOWN IN CROSS SECTION ST70 (ALTERNATIVE)**

* THE ULTIMATE LOCATION AND TIME OF CONSTRUCTION OF POSSIBLE BUS STOP HAS YET TO BE DETERMINED.
** TO BE PROVIDED AT OR BEFORE THE TIME OF CONSTRUCTION FOR PHASE 6 & 7



AV114

POSTED SPEED / DESIGN SPEED 30 MPH

1A

AVENUE WITH 100' WIDE RIGHT-OF-WAY
WITH 11' WIDE LANES (NO ON-STREET PARKING)

BEHNKE RANCH MASTER ROADWAY PLAN

PASCO COUNTY, FLORIDA

PREPARED FOR:

Hines

605 PALENCIA CLUB DRIVE
ST. AUGUSTINE, FLORIDA 32095

APPROVED
B.C.C. ☐
D.R.C. ☐
P.D.D. ☒
AMENDMENT ☒
Pasco County
By: Todd Engala
Date: 04/17/2015
PDD#: PDD15-939
File#: GM00285
For Substantial Compliance With The Applicable Provisions of Pasco County Land Development Regulations And Their Intent

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PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO.7421

NO.	DATE	REVISIONS	APP'D BY
4	3-25-2015	REVISED TND BOUNDARY & ROADWAY CLASSIFICATION	PS
3	9-15-2014	REVISED PER CLIENT	
2	5-23-2014	PER COUNTY STAFF	
1	5-1-2014	PER COUNTY COMMENTS	AJH

JOB NO. 0506-100C
EPN 213
DATE 2-20-2014
DESIGNED AJH
DRAWN AJH
CHECKED SMR
Q.C.
PAGE 1 OF 2

NOTES
1. ALL STREETS ARE TO BE PUBLIC STREETS AND MAINTAINED BY THE CDD
2. LANDSCAPING WITHIN THE RIGHT-OF-WAY WILL BE MAINTAINED BY THE CDD AND WILL BE THE APPROPRIATE HEIGHT WITHIN THE CLEAR SIGHT TRIANGLE
3. TRAVEL LANES FOR TYPE 3 STREETS CAN BE REDUCED TO 11' IN WIDTH AND TRAVEL LANES FOR TYPE 4 STREETS CAN BE REDUCED TO 10'.

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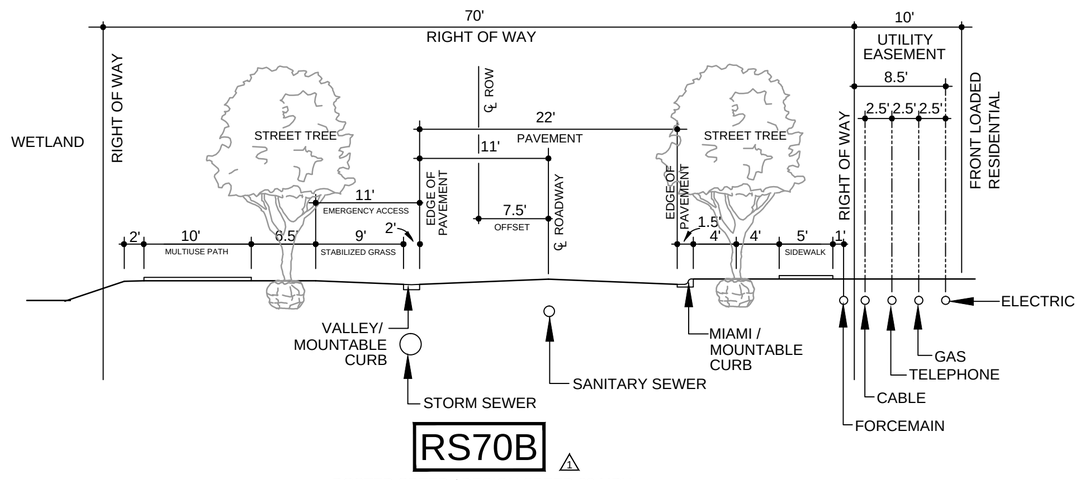
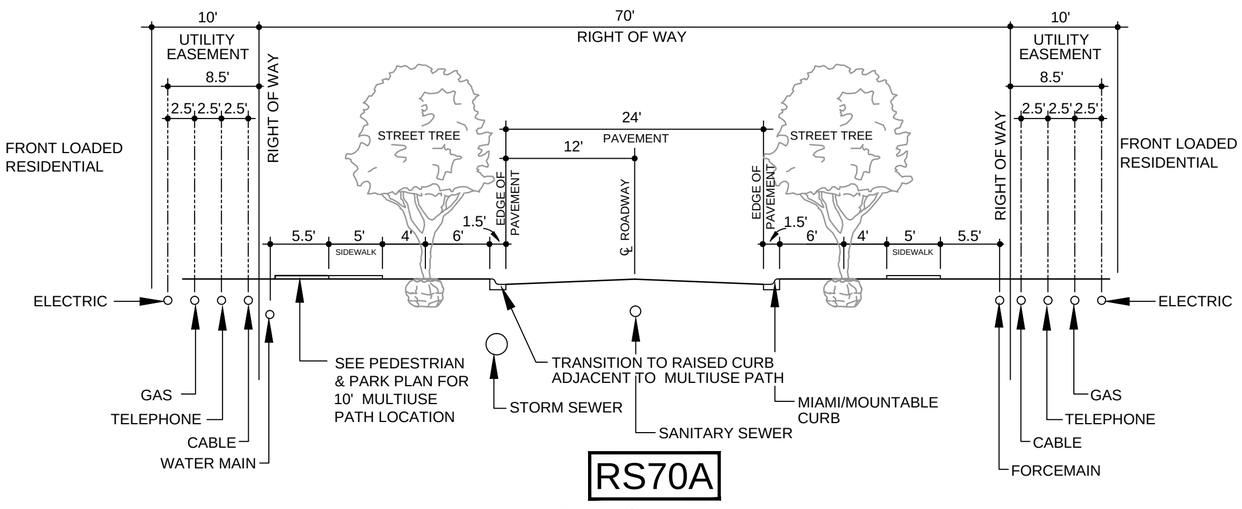


RS70B ⚠1

POSTED SPEED / DESIGN SPEED 20 MPH

2

RESIDENTIAL STREET WITH 70' WIDE RIGHT-OF-WAY
WITH 11' WIDE LANES & EMERGENCY ACCESS (NO ON-STREET PARKING)

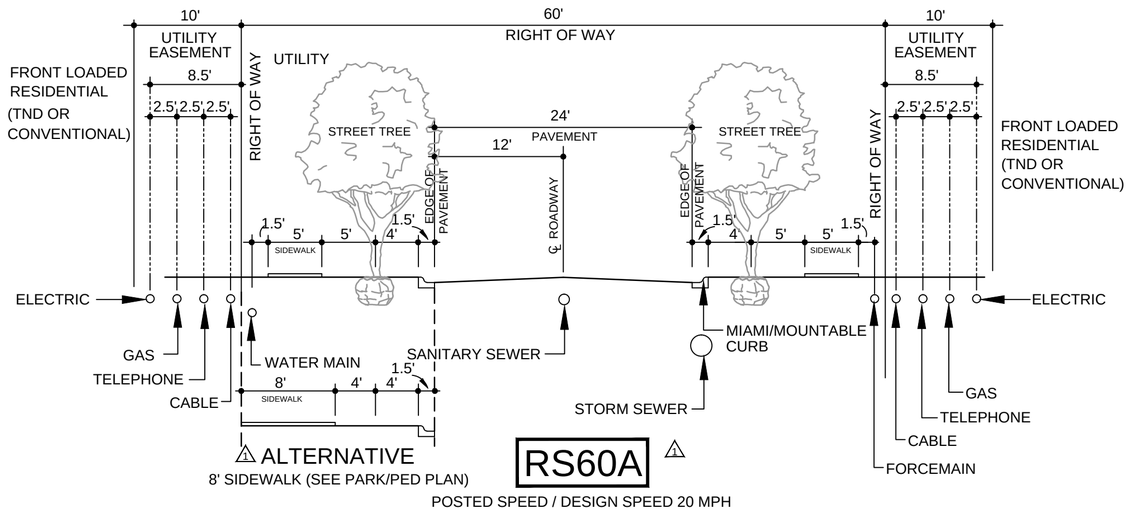


RS70A

POSTED SPEED / DESIGN SPEED 20 MPH

2 3 4

RESIDENTIAL STREET WITH 70' WIDE RIGHT-OF-WAY
WITH 12' WIDE LANES (NO ON-STREET PARKING, SEE NOTE 3)

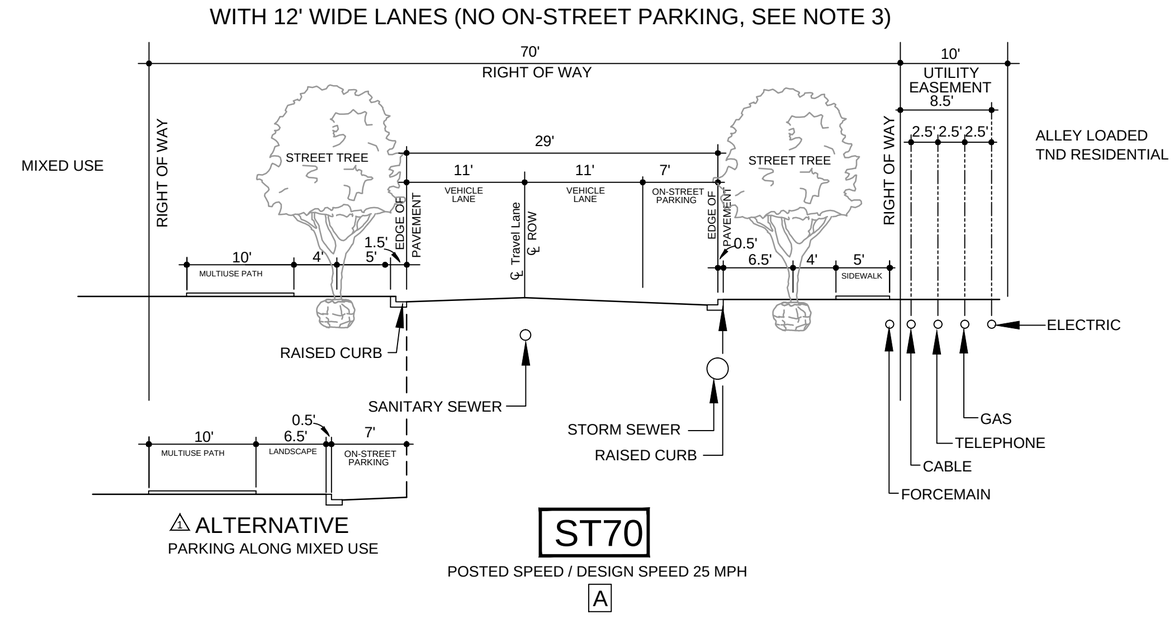


RS60A ⚠1

POSTED SPEED / DESIGN SPEED 20 MPH

2 3 4 A

RESIDENTIAL STREET WITH 60' WIDE RIGHT-OF-WAY
WITH 12' WIDE LANES (NO ON-STREET PARKING, SEE NOTE 3)

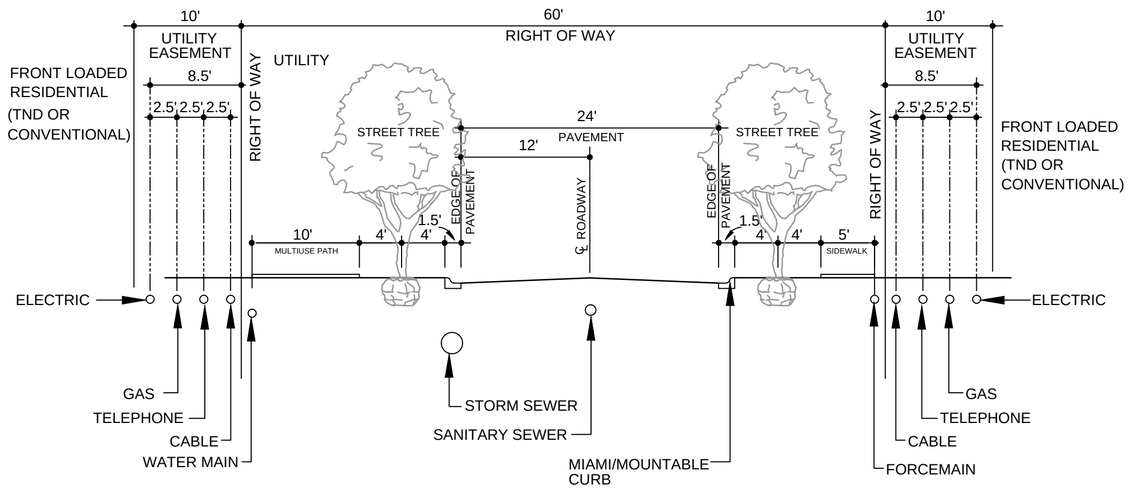


ST70

POSTED SPEED / DESIGN SPEED 25 MPH

A

TND STREET WITH 70' WIDE RIGHT-OF-WAY
WITH 11' WIDE LANES (ON-STREET PARKING)

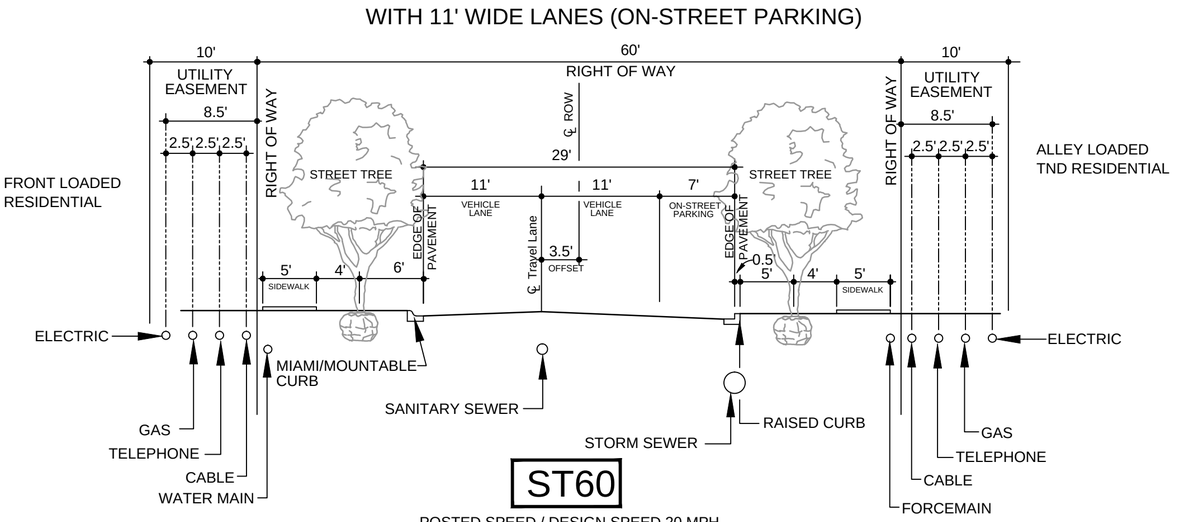


RS60B ⚠1

POSTED SPEED / DESIGN SPEED 25 MPH

1B

RESIDENTIAL STREET WITH 60' WIDE RIGHT-OF-WAY
WITH 12' WIDE LANES (NO ON-STREET PARKING)

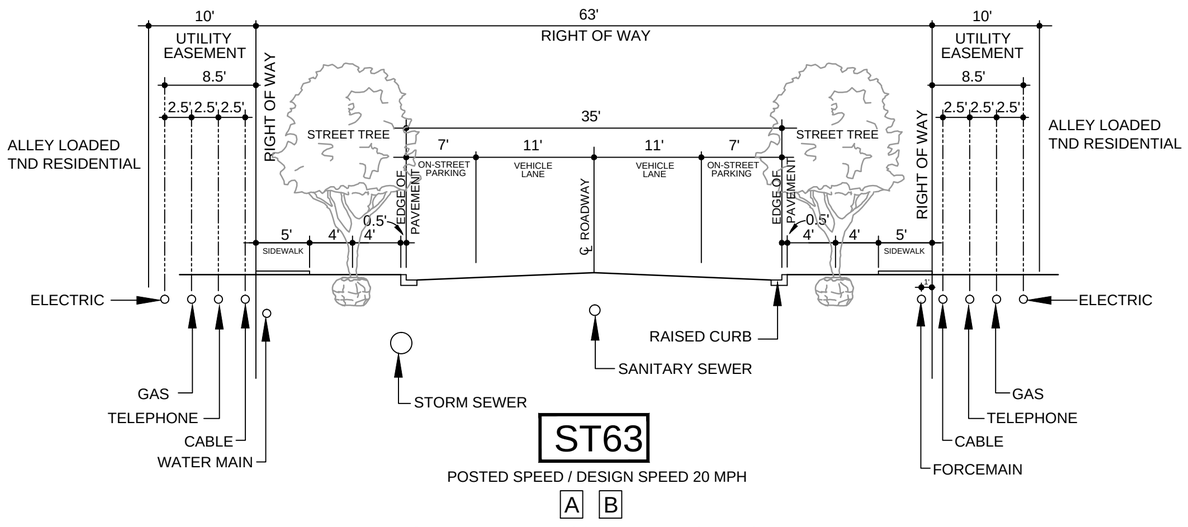


ST60

POSTED SPEED / DESIGN SPEED 20 MPH

A

TND STREET WITH 60' WIDE RIGHT-OF-WAY
WITH 11' WIDE LANES (ON-STREET PARKING)

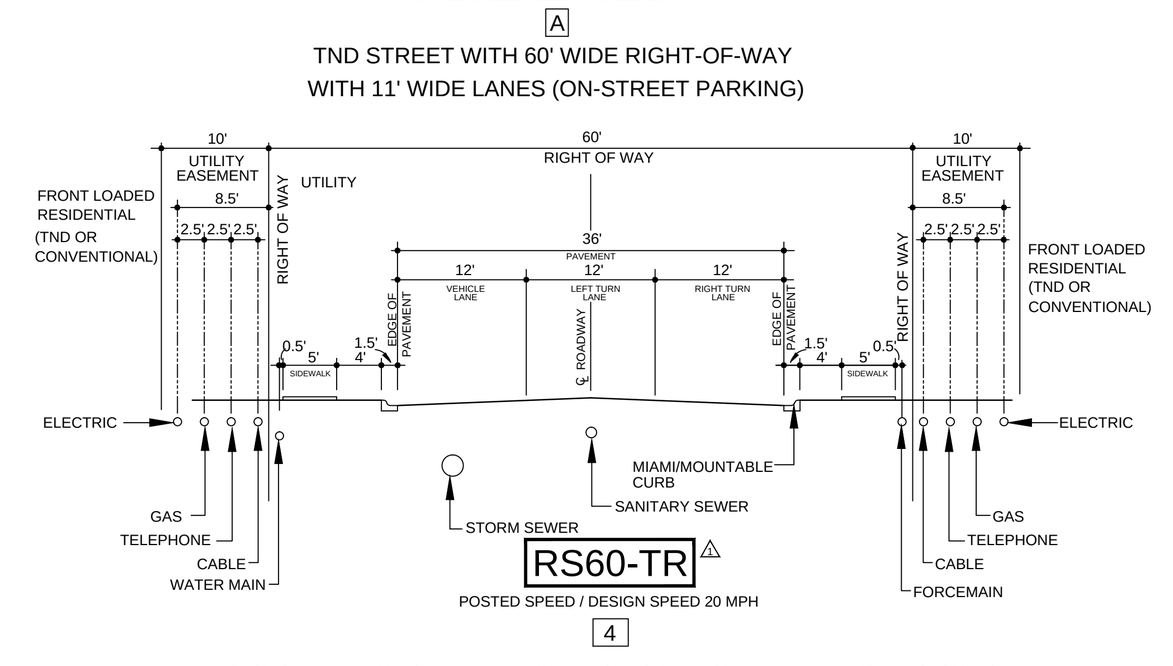


ST63

POSTED SPEED / DESIGN SPEED 20 MPH

A B

TND STREET WITH 63' WIDE RIGHT-OF-WAY
WITH 11' WIDE LANES (ON-STREET PARKING)

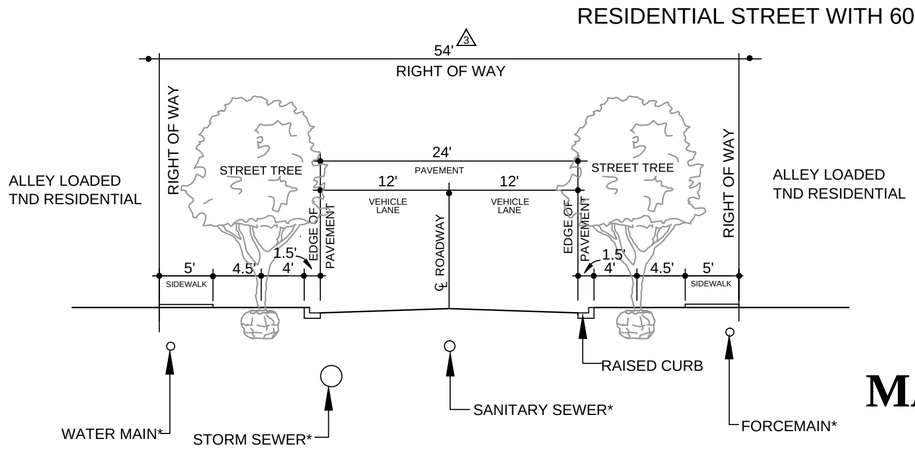


RS60-TR ⚠1

POSTED SPEED / DESIGN SPEED 20 MPH

4

RESIDENTIAL STREET WITH 60' WIDE RIGHT-OF-WAY AT TOWER ROAD



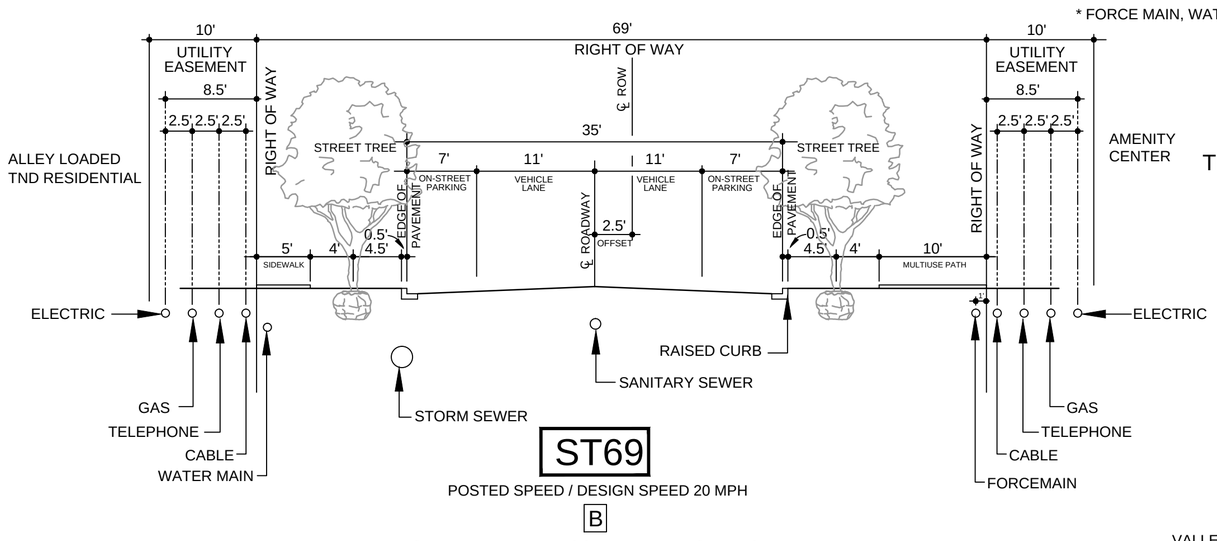
* FORCE MAIN, WATER MAIN, GRAVITY SEWER AND REUSE MAIN MAY NOT BE REQUIRED.

LN54 ⚠3

POSTED SPEED / DESIGN SPEED 20 MPH

B

TND LANE WITH 56' WIDE RIGHT-OF-WAY
WITH 12' WIDE LANES (YIELD STREET)

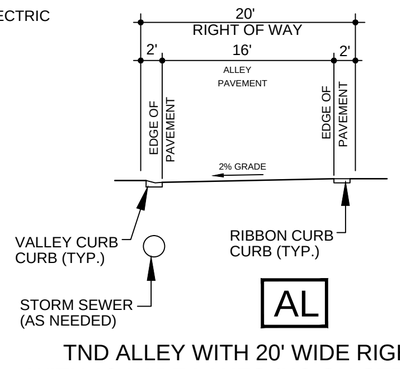


ST69

POSTED SPEED / DESIGN SPEED 20 MPH

B

TND STREET WITH 69' WIDE RIGHT-OF-WAY
WITH 11' WIDE LANES (ON-STREET PARKING)



AL

TND ALLEY WITH 20' WIDE RIGHT-OF-WAY
WITH 16' WIDE LANES (NO ON-STREET PARKING)

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BEHNKE RANCH
MASTER ROADWAY PLAN
PASCO COUNTY, FLORIDA

PREPARED FOR:

Hines

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ST. AUGUSTINE, FLORIDA 32095

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NO.	DATE	REVISIONS	APPD BY
3	9-15-2014	REVISED PER CLIENT	
2	5-23-2014	PER COUNTY APPROVAL CONDITIONS	
1	4-16-2014	PER COUNTY COMMENTS	

JOB NO. 0506-100C
EPN 213
DATE 2-20-2014
DESIGNED AJH DRAWN AJH CHECKED SMR Q.C.
PAGE 2 OF 2

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