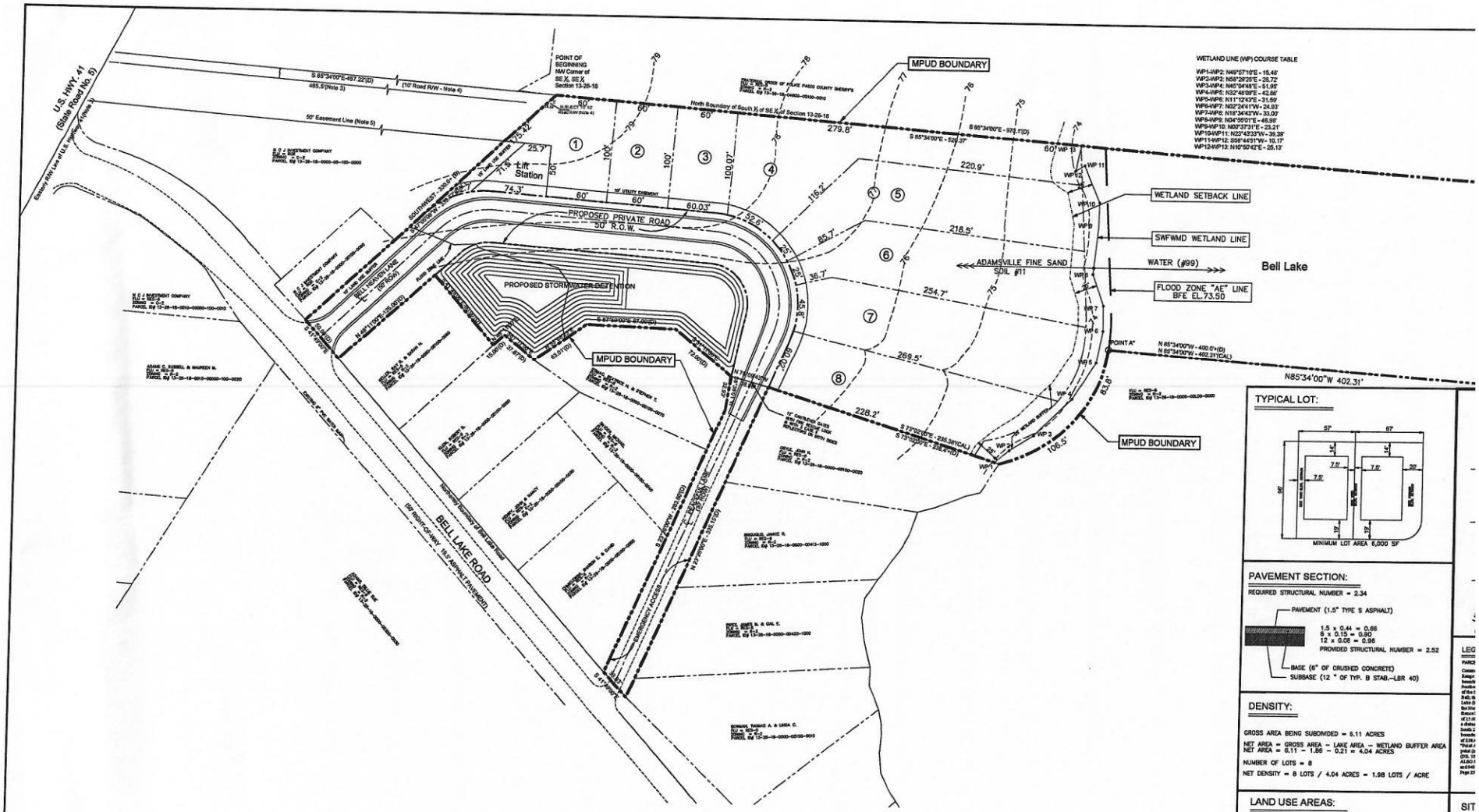


GENERAL SITE PLAN

SCALE: 1" = 50'-0"

TYPICAL LOT:

PAVEMENT SECTION:

REQUIRED STRUCTURAL NUMBER = 2.34

- PAVEMENT (1.5" TYPE S ASPHALT)
- BASE (6" OF CRUSHED CONCRETE)
- SUBBASE (12 " OF TYP. B STAB.–LBR 40)

1.5 x 0.44 = 0.66
6 x 0.15 = 0.90
12 x 0.08 = 0.96
PROVIDED STRUCTURAL NUMBER = 2.52

DENSITY:

GROSS AREA BEING SUBDIVIDED = 6.11 ACRES

NET AREA = GROSS AREA – LAKE AREA – WETLAND BUFFER AREA
NET AREA = 6.11 – 1.86 – 0.21 = 4.04 ACRES

NUMBER OF LOTS = 8

NET DENSITY = 8 LOTS / 4.04 ACRES = 1.98 LOTS / ACRE

LAND USE AREAS:

LOTS	2.54 ACRES
STREET RIGHT OF WAY	0.91 ACRES
LIFT STATION	0.05 ACRES
POND	0.54 ACRES
WETLAND BUFFER	0.21 ACRES
LAKE	1.86 ACRES
	6.11 ACRES

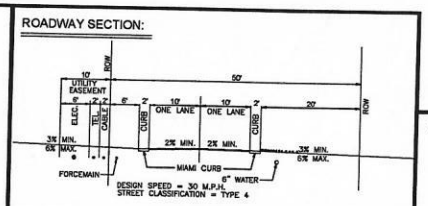
LOT AREAS:

LOT NUMBER		AREAS
1	8,360.3 SF	0.19 AC
2	6,000.0 SF	0.14 AC
3	6,002.6 SF	0.14 AC
4	18,880.6 SF	0.43 AC
5	17,417.9 SF	0.40 AC
6	17,751.5 SF	0.41 AC
7	18,973.9 SF	0.44 AC
8	16,205.6 SF	0.37 AC
	109,597.6 SF	2.54 AC

NOTES:

1. COMMON AREAS AND FACILITIES INCLUDING BUT NOT LIMITED TO STORM WATER MANAGEMENT SYSTEM WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
2. FEMA MAP NO. 12101C0404F EFFECTIVE DATE 9/26/14 SHOWN THE PROPERTY FALLS INTO ZONE "X" AND "AE" WITH THE BFE = 73.50' NAV 88.
3. WATER SUPPLY IS AVAILABLE ON BELL LAKE ROAD W/ 8" WATER MAIN BY PASCO COUNTY UTILITY DEPT.
4. SANITARY SEWER SERVICE SHALL BE 12" PVC FORCE MAIN LOCATED IN THE EAST ROW OWNED BY PASCO COUNTY UTILITY DEPT.
5. STORMWATER SYSTEM WILL BE DESIGNED TO MEET PASCO COUNTY AND SWFWMD CHARTER 40D-4, FAC FOR WATER QUALITY TREATMENT & ATTENTUATION, RUN OFF WILL BE COLLECTED BY STORM SEWER AND ROUTED IN RETENTION POND FOR TREATMENT & STORAGE.

ROADWAY SECTION:



OWNER/DEVELOPER:
CARL ANDERSON – PAUL PRITCHARD
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LUTZ, FL 33549–7205
PHONE: (813) 928–3625
EMAIL: carl19325@aol.com

CIVIL ENGINEER:
H.T. MAI, INC.
14031 N. DALE MABRY HWY.
TAMPA, FL 33618
(813) 969–0600
CONTACT: HUNG MAI, P.E.

DES.	H.T.M.	NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BOX	
DRFT.	E.W.V.		
REVWD.	H.T.M.		
APPD.	H.T.M.		

DATE	REVISION	BY
1/30/18	REVISION PER PASCO COUNTY COMMENTS	H.T.M.
10/20/15	ISSUED FOR MPUD SUBMITTAL	H.T.M.

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Phone: (813) 962-6230 Fax: (813) 962-6420
C.A. No. 6542

PROJECT
BELL HEAVEN S
BELL LAKE ROAD, PASCO
SECTION 13 TOWNSHIP 26 SOUTH, RA

GENERAL S