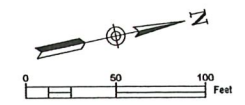
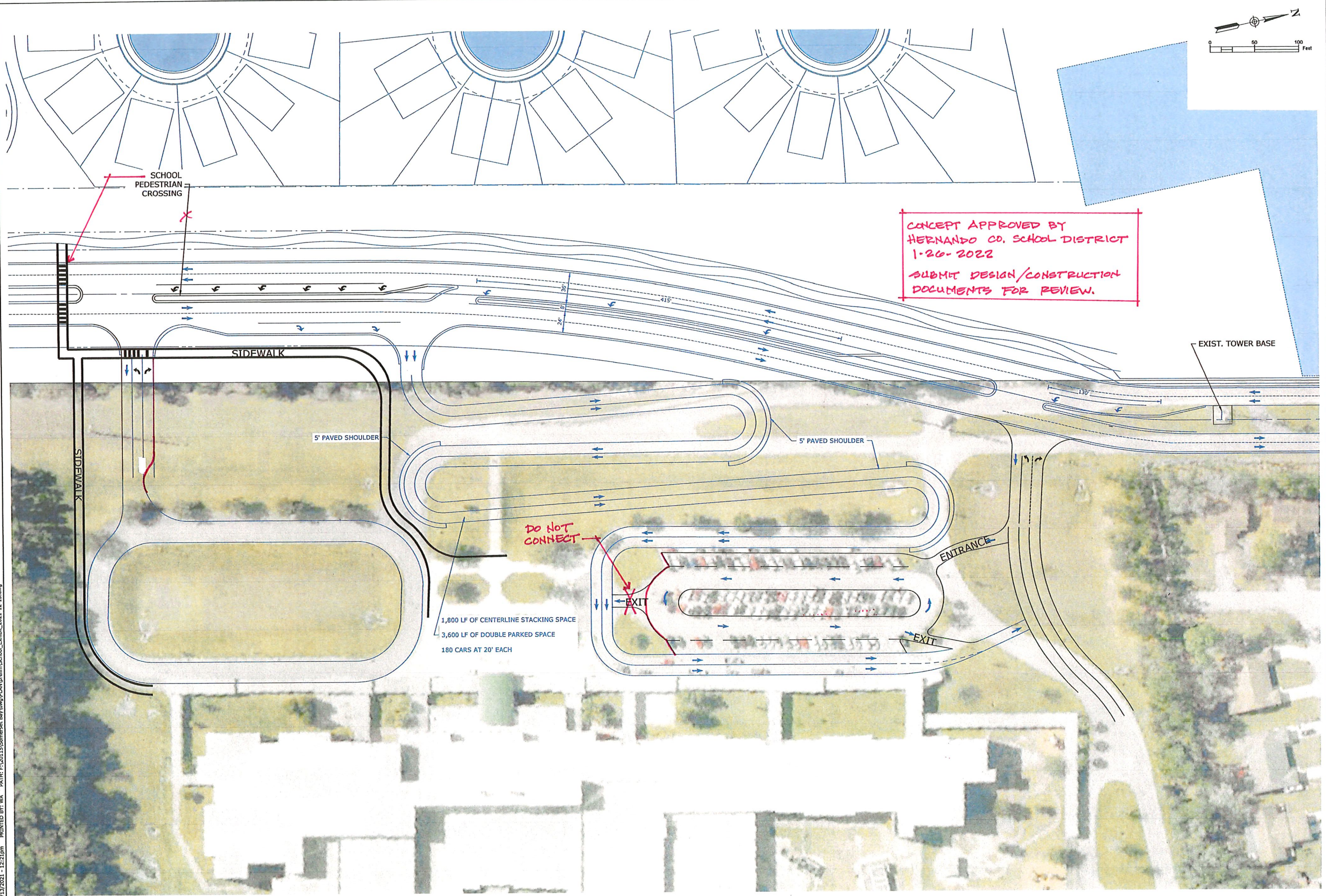


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EXPLORER K-8 SCHOOL SITE

SOMERSET BAY



Coastal
Engineering
Planning
Environmental
Transportation
Construction Management

966 Canaleight Boulevard - Brooksville, Florida 34601
(352) 798-0423 - Fax (352) 795-8559
EB-0000142

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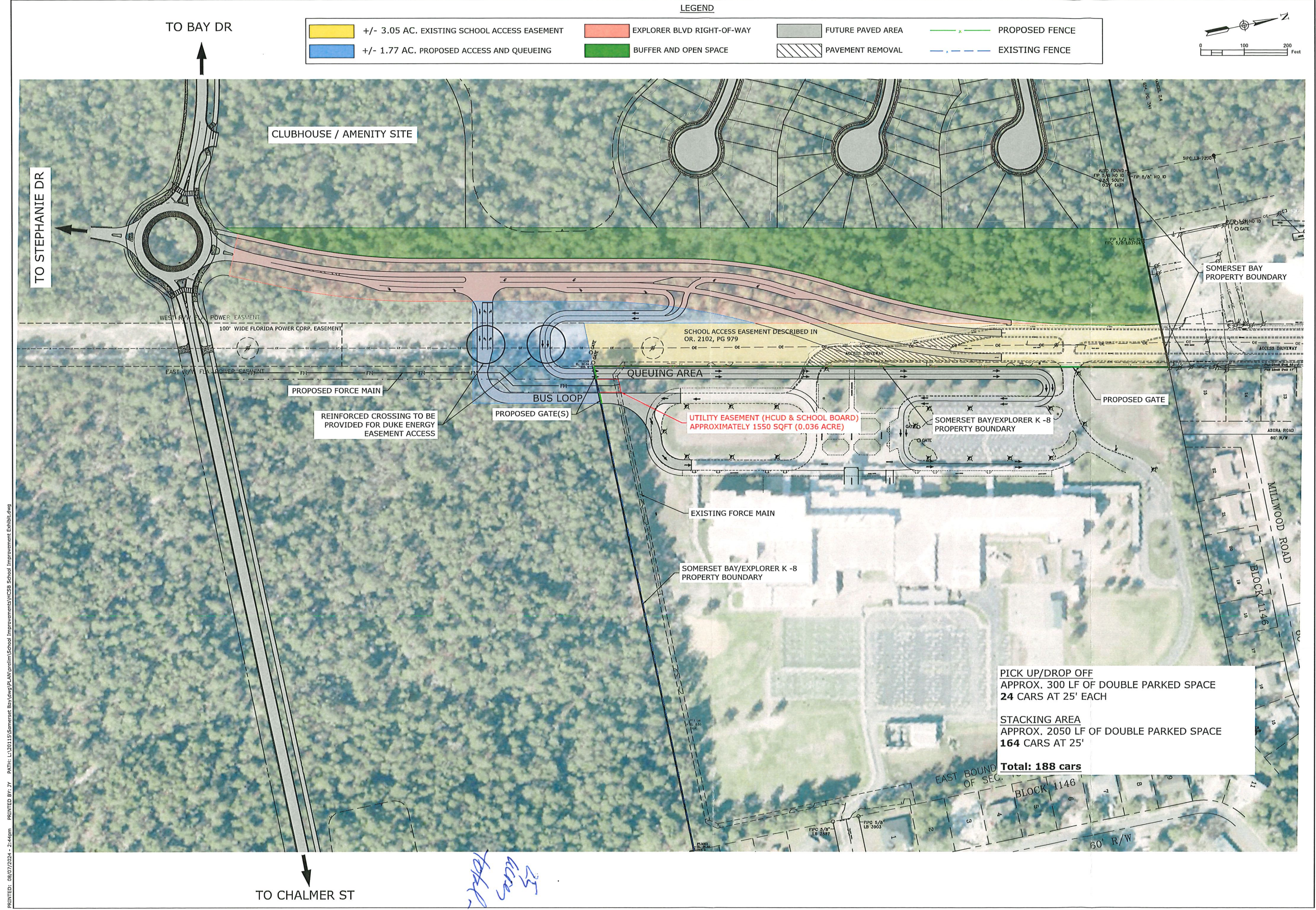
DESIGNED BY REGISTERED PROFESSIONAL ENGINEER

DATE	REV. BY/REV. NO.	REVISION

SHEET
1

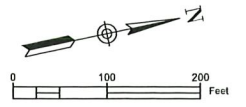
20115

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"



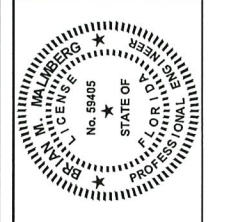
LEGEND

 +/- 3.05 AC. EXISTING SCHOOL ACCESS EASEMENT	 EXPLORER BLVD RIGHT-OF-WAY	 FUTURE PAVED AREA	 PROPOSED FENCE
 +/- 1.77 AC. PROPOSED ACCESS AND QUEUING	 BUFFER AND OPEN SPACE	 PAVEMENT REMOVAL	 EXISTING FENCE



SOMERSET/EXPLORER BLVD AND SCHOOL QUEUING AREA

SOMERSET BAY



Coastal

Engineering
Surveying
Environmental
Transportation
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DRAWINGS SHALL BE USED AS SHOWN, DATED & SEALED BY REGISTERED PROFESSIONAL ENGINEER

PICK UP/DROP OFF
APPROX. 300 LF OF DOUBLE PARKED SPACE
24 CARS AT 25' EACH

STACKING AREA
APPROX. 2050 LF OF DOUBLE PARKED SPACE
164 CARS AT 25'

Total: 188 cars

DATE	REV.	BY/REV. NO.	REVISION

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7/24/24
Lynn
SS

LAND USE	
LAND USE	ACRES
SINGLE FAMILY RESIDENTIAL	±240 AC
HIGH DENSITY HOUSING	±50 AC
MULTIFAMILY OR HIGH DENSITY SINGLE FAMILY HOUSING	±40 AC
TOWN CENTER	±45 AC
COMMUNITY PARK	±20 AC
DRAINAGE/OPEN SPACE	±50 AC
SCHOOL EXPANSION	±5 AC
TOTAL	±450 AC

LEGEND

- MODERATE DENSITY HOUSING (3-6 UNITS/ACRE)
- HIGH DENSITY HOUSING (UP TO 20 UNITS/ACRE)
- MULTI-FAMILY OR HIGH DENSITY SINGLE FAMILY HOUSING (UP TO 20 UNITS/ACRE)
- TOWN CENTER
- PUBLIC SERVICES
- COMMUNITY PARK
- SCHOOL EXPANSION
- DRAINAGE & OPEN SPACE
- RESIDENTIAL "EDGE" - 25 FT NATURAL BUFFER (35 FT ADJACENT TO OAK RIDGE ESTATES)
- NEIGHBORHOOD PARK
- EASTERN AND SOUTHERN ACCESS POTENTIAL LOCATION
- PROPERTY LINE
- MULTI-PURPOSE PATH
- ROAD
- FLOODPLAIN

NOTE: ADDITIONAL DRAINAGE RETENTION WILL BE LOCATED WITHIN DEVELOPMENT PODS.

APPROVED MASTER PLAN

BCC HEARING DATE:

COMMENTS:
Minor modification to H1814 administratively approved 4/12/22.

VERIFIED BY: *[Signature]*

SITE DATA

APPLICANT: TTG PROPERTIES, INC.
BOX 10779
BROOKSVILLE, FL 34603

PARCEL KEY NO. 375944

PARCEL AREA: APPROX. 450 AC.

LOCATED IN SECTION 13, TOWNSHIP 23 S, RANGE 17 E
HERNANDO COUNTY, FL

PROPOSED ZONING: CPDP WITH (SF)(MF)(OP)(GC)(SU)(REC)(PUBLIC FACILITIES)
CURRENT ZONING: AG

FUTURE LAND USE: SPRING CENTER PLANNED DEVELOPMENT DISTRICT (PENDING)

PERIMETER BUILDING SETBACKS:
WHERE ADJACENT TO SPRING HILL SUBDIVISIONS 35'
ALL OTHER LOCATIONS 15'

PERIMETER BUFFER (RESIDENTIAL EDGE):
25 FOOT NATURAL BUFFER WHERE SHOWN, INCREASED TO 35 FEET IF SPRING CENTER LOTS ARE LESS THAN 6,000 SQUARE FEET.
35 FOOT NATURAL BUFFER ADJACENT TO OAK RIDGE ESTATES

FLOOD INS. RATE MAP(S)
HERNANDO CO. PANELS 12053C 0306D AND 12053C 0302D

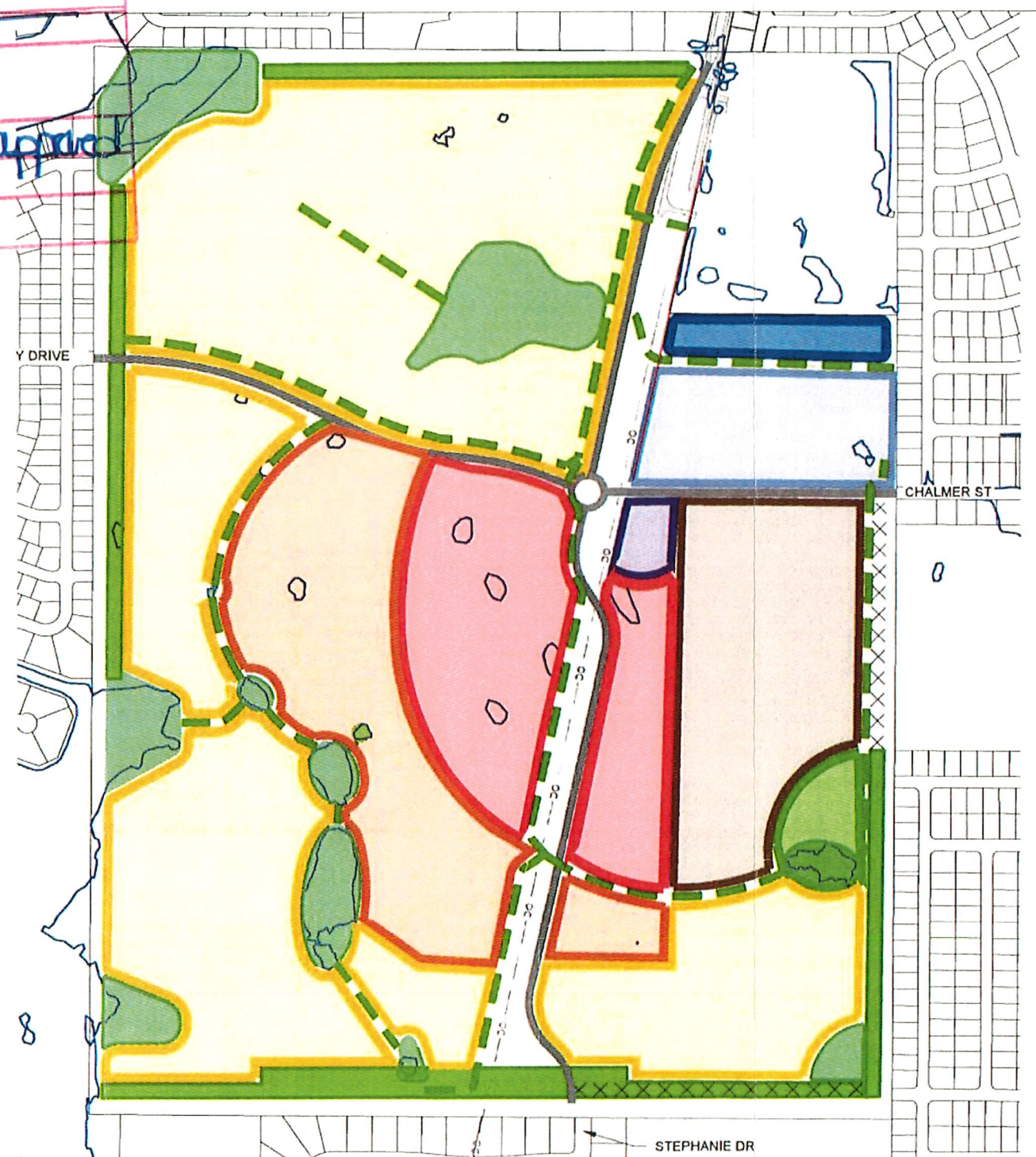
PROPOSED LAND USE ENTITLEMENTS:

- UP TO 3,000 RESIDENTIAL DWELLING UNITS
- UP TO 750,000 SF COMMERCIAL
- UP TO 250,000 SF OF OFFICE
- UP TO 100,000 SF OF GOVERNMENTAL AND INSTITUTIONAL

SEE SHEETS 2 AND 3 OF 5 FOR 57 PERFORMANCE CONDITIONS IN BOCC RESOLUTION 2018-123, ADOPTED ON SEPTEMBER 11, 2018.

NOTES:

1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.
2. DRA FINAL CONFIGURATION, FUNCTION AND EASEMENT SIZE AND LOCATIONS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON CONSTRUCTION PLANS AND FINAL PLAT



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DATE	REV BY	REV NO	REVISION

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

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REZONING/MASTER PLAN

SPRING CENTER

SHEET

1 of 5

17028

#4

APPROVED

PLAN

Master

Spring Center

2022-04-12

1. SCHOOL CAPACITY	
a. Permanent Capacity in FISH	2,076
b. Relocatable Capacity in FISH	0
c. Deduct Relocatable Capacity 1998 & Older	(0)
d. Additional Capacity Planned (in 3 years)	0
e. SREF Utilization Factor (combination school)	0.90
SCHOOL CONCURRENCY CAPACITY	1868
2. STUDENT POPULATION	
a. Current Enrollment (FTE Survey 2, 10/13/2023)	1578
b. Reserved Capacity from Approved Developments *	171
TOTAL STUDENT POPULATION	1749
3. LEVEL OF SERVICE	94%
4. AVAILABLE CAPACITY	
a. Current (Based on enrollment)	290
b. Projected (Based on approved development)	119

* Capacity reserved for approved developments

Somerset Bay (Ph. 1)	84
Hartland at Sheffield Drive (Class B)	3
Arbor Meadows	33
Augustine & Landover	3
Livano Nature Coast Apartments	46
<u>Helder 10-Plex</u>	<u>2</u>
TOTAL	171