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REV	DATE	DESCRIPTION
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**811**  
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HR TAMPA BAY, LLC

## CONCEPT PLAN

OPAL FARMS

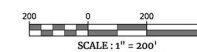
HERNANDO COUNTY  
FLORIDA

SITE DATA:  
PROJECT AREA: ± 203.45 AC  
ROW DEDICATION: ± 11.27 AC

55' X 125' LOTS:	328	
65' X 125' LOTS:	170	
TOTAL LOTS:	498	

GROSS DENSITY:	2.45 DU/AC
DETENTION AREA:	
• PONDS:	14.34 AC
• DEPRESSION:	35.47 AC
• TOTAL:	<u>49.81 AC</u>

PARK SPACE: 8.65 AC  
TREE PROTECTION AREA (WETLANDS & WETLAND BUFFERS): 35.45 AC  
WETLAND IMPACTS 6.62 AC



07/08  
SHEET NAME:

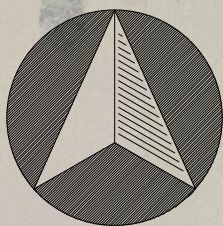
CONCEPT PLAN

DRAWING NUMBER:

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



CLARK BOUNDARY AND WETLAND EXHIBIT  
SECTION 17, TOWNSHIP 23 SOUTH, RANGE 21 EAST  
HERNANDO COUNTY, FLORIDA

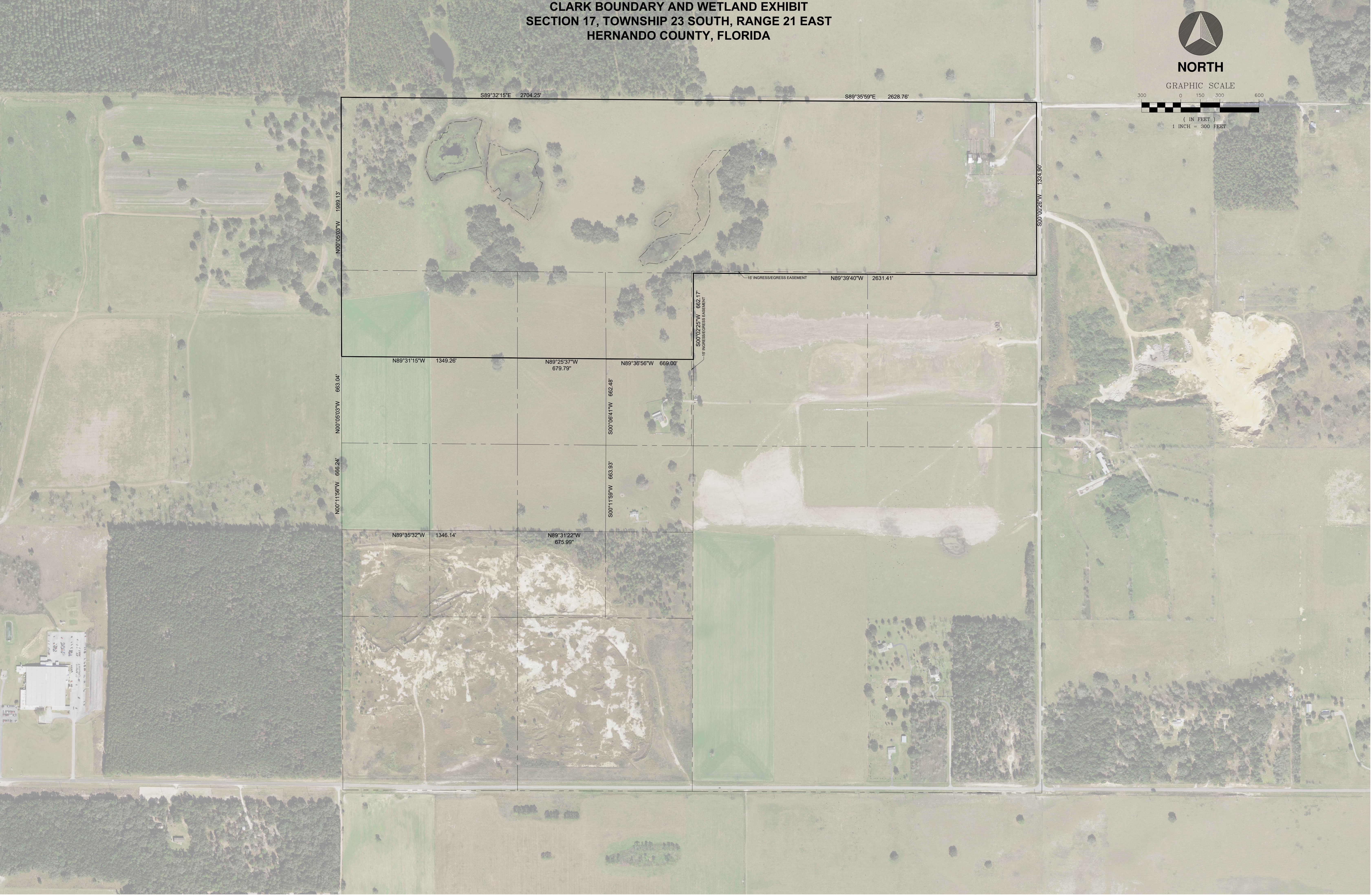


NORTH

GRAPHIC SCALE



( IN FEET )  
1 INCH = 300 FEET







Project:

Opal Sands

Sheet Title:

Revised Wetland Line

Prepared For:

Southern Citrus  
Groves, LLC

Legend:

- MEAN ANNUAL HISTORIC
- SOIL TESTS SWFWMD
- SOIL TESTS SWFWMD
- FLDIP\_POINTS
- FLOODPLAIN BOUNDARY
- 100-YEAR FLOODPLAIN ZONE
- FLOODPLAIN A (NOT MODELED)
- FLOODPLAIN AE (MODELED)
- FLOODPLAIN X (< 1 FT)
- FLOODPLAIN A (TRANSITION ZONE)



This drawing is comprised of data obtained from a variety of sources. It is for informational purposes only and is not to be considered comprehensive for site specific data. FL&DP does not warrant the data shown.

Scale:

1 in = 100 ft

Date:

11/5/2024



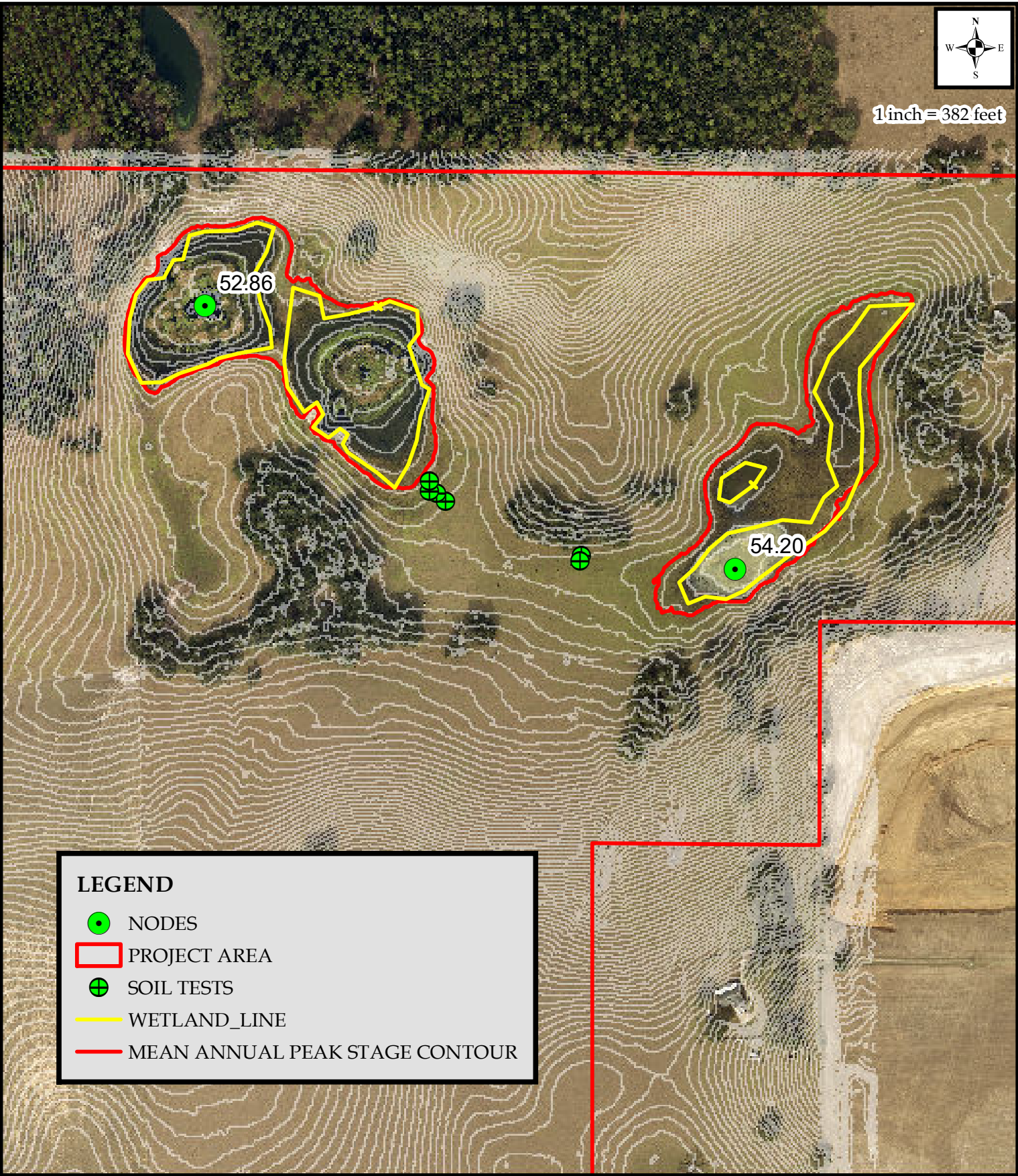
Exhibit:

1





1 inch = 382 feet



### LEGEND

- NODES
- PROJECT AREA
- SOIL TESTS
- WETLAND\_LINE
- MEAN ANNUAL PEAK STAGE CONTOUR

### SOURCES

Hernando County Aerials, 2023  
FDLD&P Boundary

### GIS DATA

This drawing is comprised of data obtained from a variety of sources. It is for informational purposes only and is not to be considered comprehensive for site-specific data.

### PROJECT

**CLARK 260 ACRES**

MEAN ANNUAL FLOOD EXHIBIT

### PREPARED FOR

**SOUTHERN CITRUS GROVES, LLC**

Date: 8/28/2024



**Florida Land  
Design &  
Permitting**