

ALLOWABLE DEVELOPMENT
 STREET WIDTH = 120.00 FT.
 CATEGORY OF DEVELOPMENT = 1.01 A-1
 DEVELOPMENTAL INTENSITY = 10.1 ACRES
 ALLOWABLE LOTS = DEVELOPABLE
 AREA = 10.1476 = 16 LOTS

SETBACK	EXISTING	PROPOSED	REQUIRE
FRONT	N/A	25'	25'
SIDE	N/A	10'	10'
REAR	N/A	25'	25'

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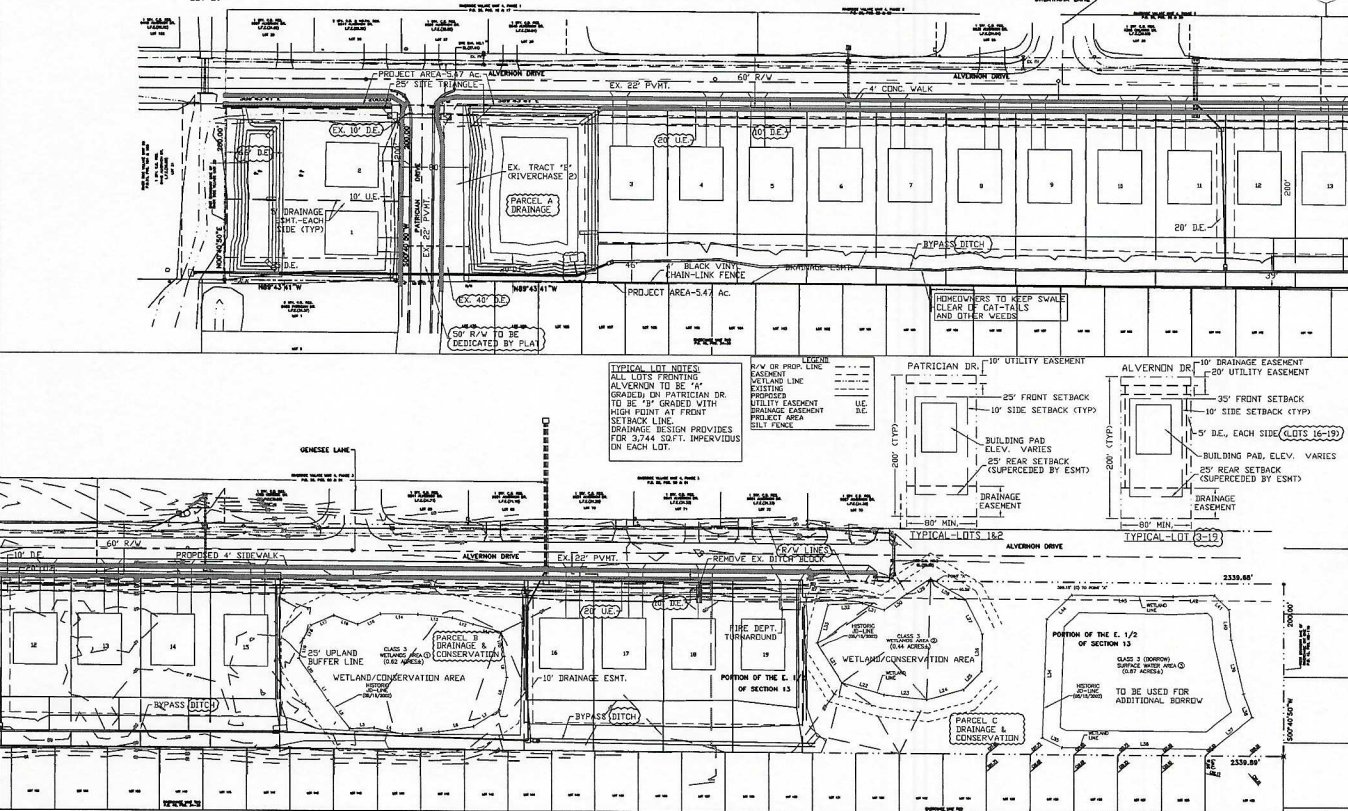
LAND USE DATA

LAND USE	ACRES	PERCENT
TOTAL	12.03	100
ROADS	0.09	0.80
PARCEL A	0.69	5.65
WETLAND CONSERVATION	3.82	31.75
LOTS	7.53	62.60

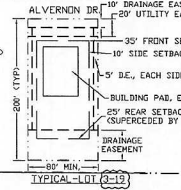
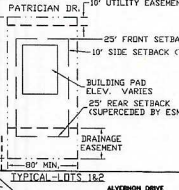
GROSS DENSITY = 1912.03 = 1.56 UNITS/ACRE
 NET DENSITY = 197.53 = 2.52 UNITS/ACRE

ELEVATION BASIS = NAVD (1988) 50' 25" 0" 50"
 SCALE = 1" = 30'

- UTILITY NOTES:
1. ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46.51.
 2. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
 3. PER THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), 1642.1.13 WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
 4. PER NFPA 1, 1834.4, CLEARANCES OF 7' FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4' FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
 5. GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.



TYPICAL LOT NOTES:
 ALL LOTS FRONTING ALVERNON TO BE "A" GRADED ON PATRICIA DR TO BE "B" GRADED WITH HIGH POINT AT FRONT SETBACK LINE. DRAINAGE DESIGN PROVIDES FOR 3/4" 30" IMPERVIOUS ON EACH LOT.



**RIVERSIDE VILLAGE, UNIT 5
 PREL/CONST/STMWTR PLANS
 PRELIMINARY SITE PLAN**

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NO.	DESCRIPTION	DATE
1	FIELD REVISIONS	1/14/20
2	ISSUE FOR PERMITS	1/14/20

PROJECT NUMBER: **14007**

ROBERT H. GUNSAULLUS
 P.E. NO. 33491

SHEET NUMBER
2 OF 17