



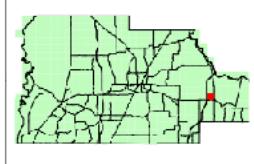
Croom Rital RD Overview



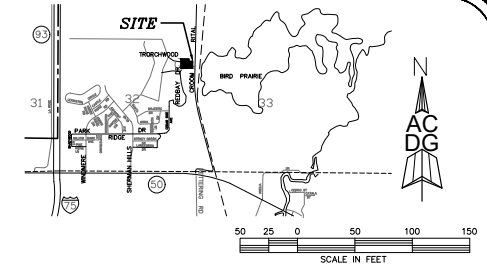
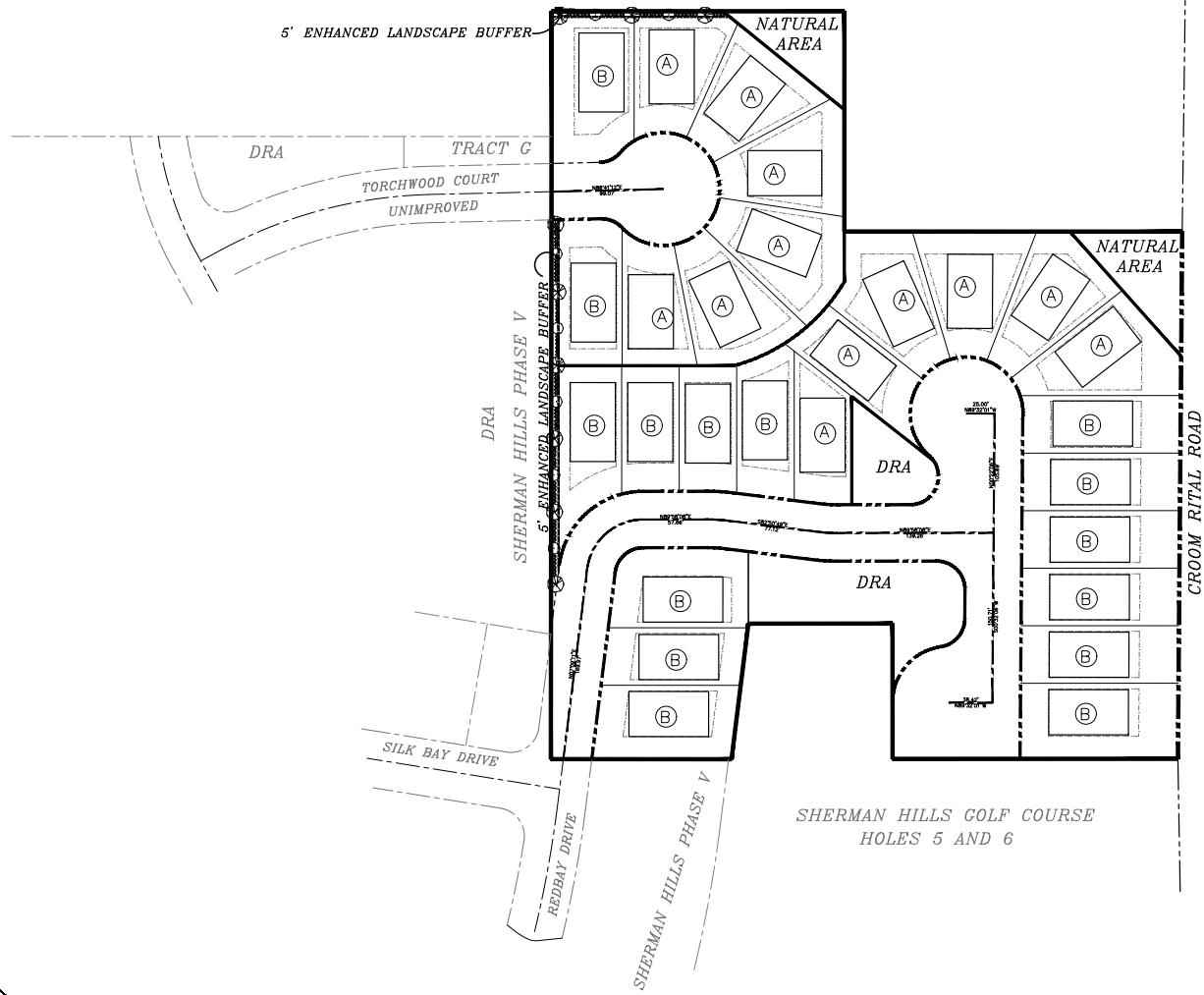
**Zoning:**

AC	PDP(H)
AG	PDP(HI)
AR	PDP(IN)
AR1	PDP(LI)
AR2	PDP(M)
C1	PDP(MI)
C2	PDP(N)
C3	PDP(O)
C4	PDP(P)
CITY	PDP(R)
CM1	PDP(RI)
CM2	PDP(RI)
CPDP	PDP(S)
CV	PDP(SI)
I1	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CP)	R2
PDP(GC)	R2.5
PDP(GHC)	R3
PDP(HC)	RC
	RM

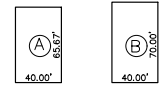
Legend  
City "T" Annex



# PRELIMINARY SUBDIVISION PLAN SPIRE HOMES – SHERMAN HILLS – CROOM



27 - 50' WIDE LOTS



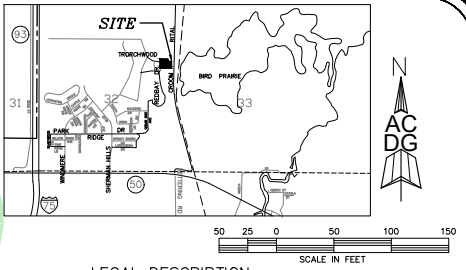
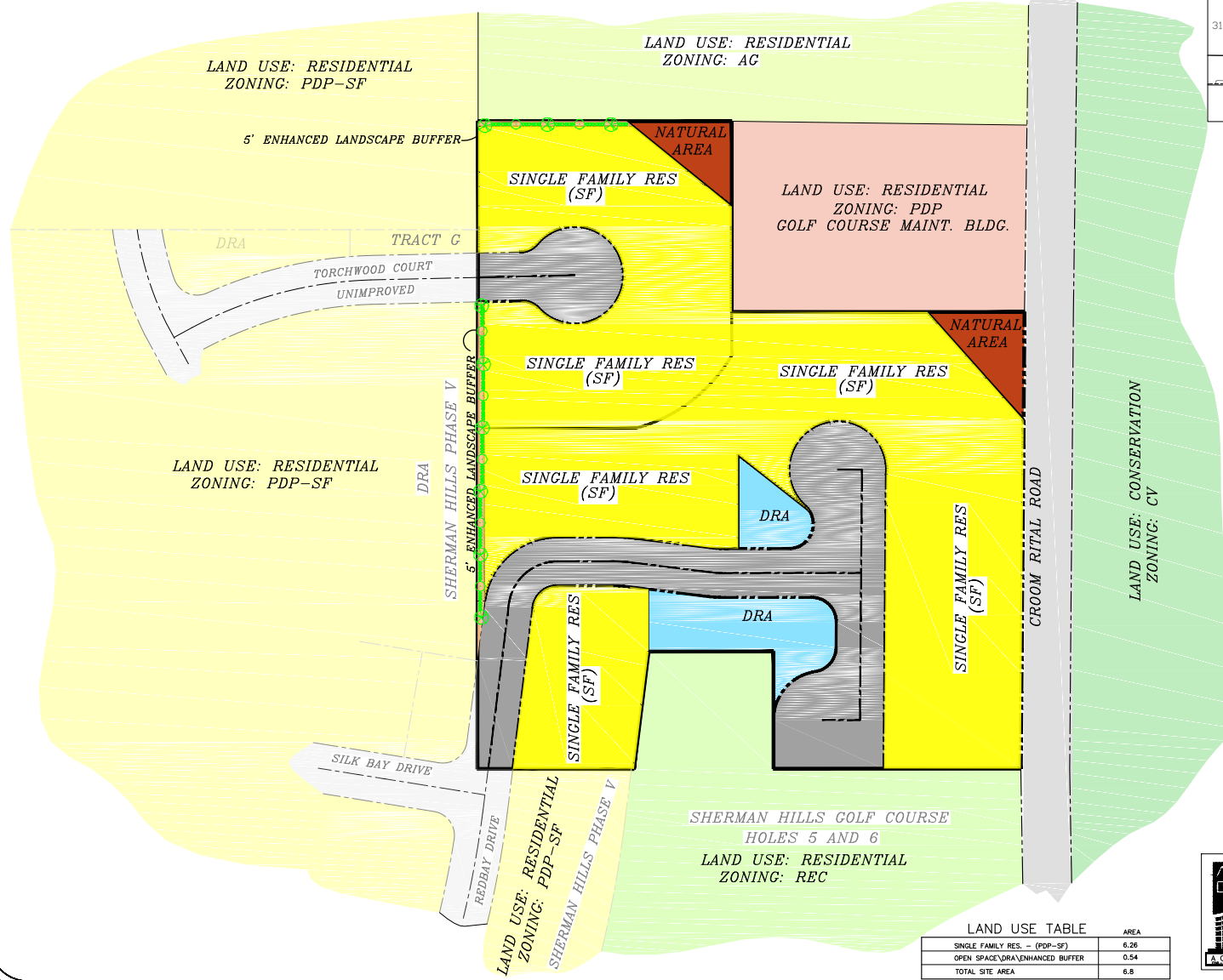
TYPICAL HOME



**A CIVIL DESIGN GROUP, LLC**  
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 WWW.acivildesign.com  
 Registration # CA-27060  
 RICHARD J. MATASSA, P.E.  
 PE #51431

Date: 08/11/2011  
 Time: 10:00 AM  
 User: rmatassa  
 Plot Size: 11.00 x 17.00  
 Scale: 1" = 150.00'  
 Drawing Name: V:\Projects\27060\27060.dwg

# MASTER PLAN FOR: SPIRE HOMES – SHERMAN HILLS – CROOM

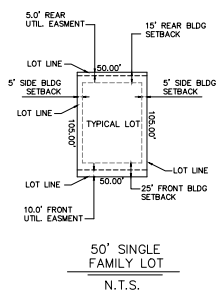


### LEGAL DESCRIPTION:

THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4 LYING WEST OF THE RIGHT-OF-WAY FOR CROOM RITAL ROAD IN SECTION 32, TOWNSHIP 22 SOUTH, RANGE 21 EAST, HERNANDO COUNTY FLORIDA, LESS LANDS DESCRIBED IN O.R. BOOK 848, PAGE 1995 AND ALSO LESS ANY PORTION OF HOLES 5 AND 6\* LOCATED WITHIN THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 AS DESCRIBED IN O.R. BOOK 875, PAGE 748, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

### SITE NOTES:

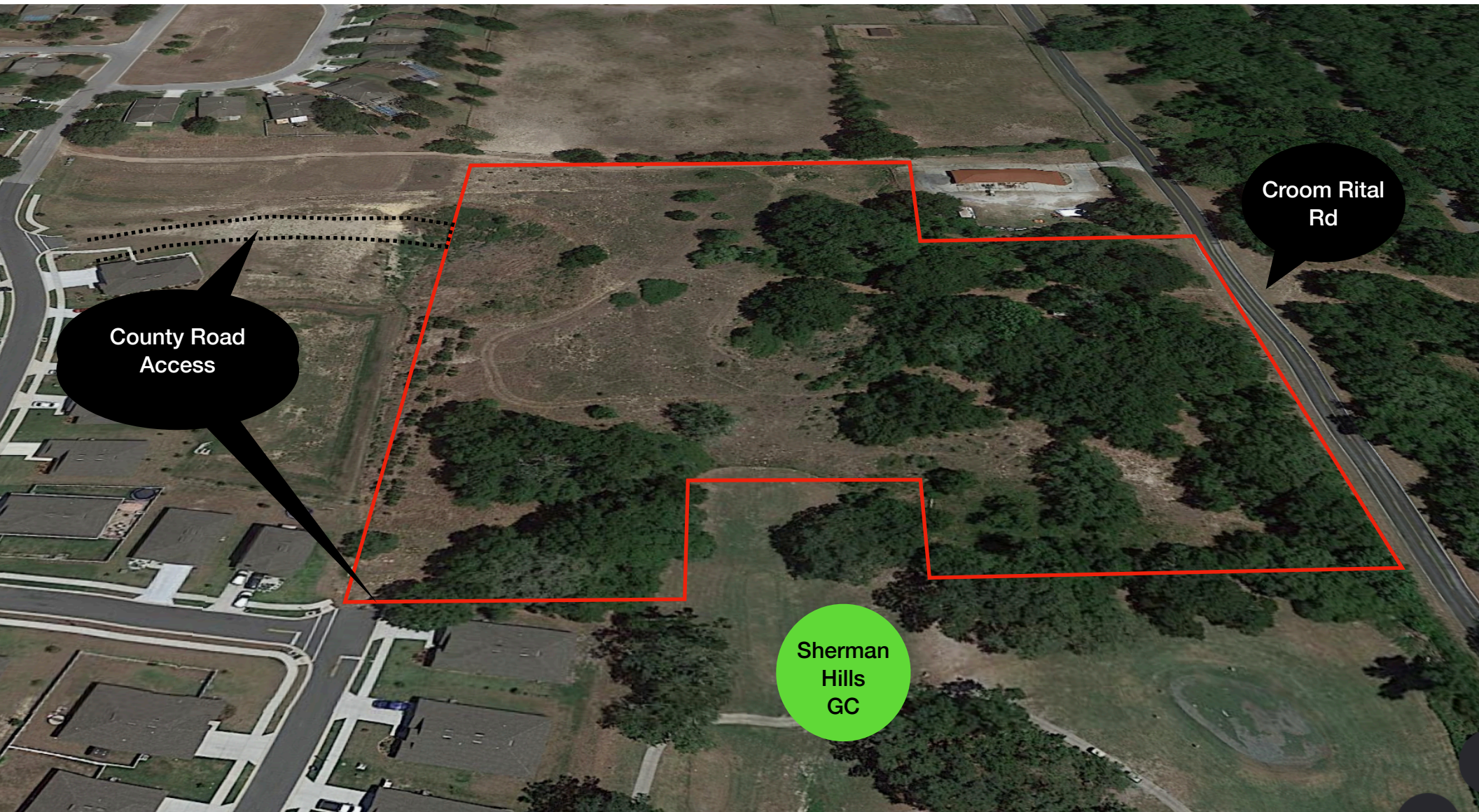
- TOTAL PROJECT AREA: 6.8± ACRES
- PRESENT LAND USE CLASSIFICATION: RESIDENTIAL
- PRESENT ZONING OF SITE: PDP-SF  
 SURROUNDING ZONINGS : SURROUNDING LAND USES :  
 NORTH: AG\ PDP-REC NORTH: RESIDENTIAL  
 WEST: CV EAST: CONSERVATION  
 SOUTH: PDP-SF\ REC SOUTH: RESIDENTIAL  
 EAST: PDP-SF WEST: RESIDENTIAL
- PROPOSED SETBACKS:  
 EXTERNAL SETBACKS  
 NORTH: 20' @ PDP  
 SOUTH: 20' W/ ENHANCED BUFFER @ AG  
 EAST: 35' @ CROOM RITAL ROAD  
 WEST: 20' @ PDP  
 15' W/ ENHANCED BUFFER @ DRA TRACT  
 INTERNAL SETBACKS  
 FRONT: 25'  
 REAR: 15'  
 SIDE 05'
- FEMA FIRM DATA  
 FIRM PANEL 12053C0236D  
 ZONE X & ZONE AE - EL 58.1'
- UTILITIES  
 WATER & WASTE WATER - HERNANDO COUNTY UTILITIES



LAND USE TABLE	
	AREA
SINGLE FAMILY RES. - (PDP-SF)	6.26
OPEN SPACE/DRA/ENHANCED BUFFER	0.54
TOTAL SITE AREA	6.8



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Croom Rital Rd

County Road Access

Sherman Hills GC



County Road Access

Croom Rital Rd access

Golf Course

State Rail to Trails



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- Architecture
- Building Engineering
- Civil Engineering
- Land Planning
- Structural Engineering
- Surveying
- Transportation

**SPIRE HOMES  
SHERMAN HILLS  
7 ACRE CROOM RITAL PARCEL  
MASTER PLAN  
REPORT**

**General**

This site originally a part of the Sherman Hills zoning and master plan, is a 7 +/- acre parcel in the northeast ¼ of Section 32, Township 22 South, Range 21 East. It is approximately ½ mile north of State Road 50 and is west of Croom Rital Road. As a portion of the original master plan for Sherman Hills, it is located to the south and west of the maintenance building of the golf course and north of golf holes four (4) and five (5), to the west are platted lots and drainage retention areas and roadways. The site access is through the existing Sherman Hills roadway network, unimproved and platted Torchwood Court and improved Redbay Drive both of which are public roadways.

The sites future land use designation is Residential, as outlined in the Hernando County Comprehensive Plan and Future Land Use Map and is zoned Planned Development Project, Single Family (PDP-SF). The site as stated was originally a part of the Sherman Hills master plan and zoning, Hernando County file (H-90-60). The sites master plan had expired and was updated again with Hernando County file (H-10-15), this master plan has also since expired. Originally the site was approved at 8 single family units per acre, the subsequent application reduced the density to 6.3 units per acre.

The application as submitted is to update again the master plan for single family residential home development as it had been approved both times previously, but with a reduction in density to 4.5 units per acre.

**CURRENT LAND USE AND ZONING**

The sites future land use as previously stated is Residential. The site as previously stated was a part of the original Sherman Hills development and is zoned Planned Development Project, Single Family Residential. The underlying zoning is still in place but the master plan has expired. The application is to update the Single-Family Residential component of the Planned Development Project as approved, with a reduction in units to 4.5 Single Family Residential units per gross acre.

**Residential Development**

The single-family residential component shall consist of 6.26 acres, with a maximum of 30 single family residential units.



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### **OPEN SPACE AREA \ DRA \ BUFFERS**

The site shall have open space areas, drainage retention areas and enhanced buffers, with an anticipated total area of 0.54 acres.

### **Soils**

The soils within the area are based on the Hernando County Soil Survey, prepared by the U.S. Soil Conservation Service. The area is comprised of the following soils classifications.

***Candler Fine Sand***  
***Tavares Fine Sand***

The dominant soil within the project area is the Candler Fine Sand, with slopes ranging from 0% to 5%. The permeability rate is >20 inches/hour. With a small area in the southwest corner being Tavares Fine Sand, this is a similar type with a slightly higher seasonal high and a slightly reduced infiltration rate. Both soils support this type of low density residential, serviced by public utilities.

### **DRAINAGE**

The proposed storm water management system for this portion of the development will be designed and constructed in accordance with the Southwest Florida Water Management District and current ERP Rules. The storm water management system will be designed to meet criteria of pre/post development for 100-year storm event as well as accommodate the existing conditions of development. The small area of flood plain on the site shall be accommodated in the proposed drainage retention areas, having no impact on the single-family residential area or proposed roadways within the development.

### **Wetland \ Lake Areas**

No wetlands or lakes exist on the site.

### **FEMA FIRM**

According to the FEMA FIRM Community Panel, 12053C0236D a majority of the site is located in zone X an area of minimal flooding. There is a small area, where the golf course hole to the south comes up north of the section line into the site, this is zone AE having a flood elevation of 58.1 feet.



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### **Solid Waste**

The solid waste generation has been evaluated for this development based on current data available which indicates that approximately 3 pounds of waste is generated per day per person. A unit consist of approximately 2.37 persons. Thereof, based on the combined total of single-family units for this proposed Master Plan (30) it is estimated that approximately 213 pounds of waste will be generated per day when development is completed and fully occupied.

### **WATER SUPPLY AND SEWAGE DISPOSAL**

The site is serviced by Hernando County Utilities. Potable water and waste water services shall be supplied by Hernando County Utilities, final availability and impacts shall be determined with a water and waste water analysis to Hernando County Utilities Standards

#### **Estimated Demand**

Potable Water @ 212.5 gallon per day - 30 Units = 6,375 gallons per day.  
Sewerage @ 170 gallons per day - 30 Units = 5,100 gallons per day

### **Traffic \ Roadway Network**

The proposed development shall extend the existing roadway network adding 3 cul-de-sacs. With one T- head cul-de-sac road, this road shall exceed the allowable 600 feet limited in the development guidelines, but with a maximum of 20 houses because of the shape of the parcel and flood plain, a waiver shall be requested to this engineering standard. The traffic generated by this portion of the development will utilize the existing Sherman Hills roadway network to access State Road 50.

The maintenance yard for the Sherman Hills Golf Course is the cut out located at the northeast corner of the parcel. It has an improved roadway for maintenance vehicles into the subdivision and an existing improved driveway to Croom Rital Road for emergency vehicle access, this was a condition of the previous approval, but with that improved access an emergency vehicle access now exists.

Single family residential with attached garage, which is proposed for this development shall generate an estimated 31 Peak P.M. trips and an estimated 200 ADT.