

LOCATION MAP
N.T.S.

SITE DATA
 OWNER/APPLICANT:
 OAK HILL LAND LLC
 18125 WAYNE ROAD
 ODESSA, FL 33556
 PARCEL KEY NO.: 1800126, 1801866, 1801839, 1801857, 1725191, 1797498 & 1797489
 SECTION/TOWNSHIP/RANGE: 30 & 31/22S/18E
 CURRENT ZONING: CPDP W/ SF & MF
 AREA = +/- 253.26 ACRES
 PROPOSED NO. OF LOTS: 723

INTERNAL BUILDING SETBACKS:
 FRONT 25'
 SIDE 5'
 REAR 15'

MINIMUM CASITAS SETBACKS, HEIGHT AND BUILDING SEPARATION:
 • FRONT: 10'
 • SIDE: 0/5'
 • REAR: 10'
 • BETWEEN BUILDINGS: 10'
 • MAXIMUM HEIGHT: 1 STORY

MINIMUM PERIMETER SETBACKS (INCLUSIVE OF VEGETATIVE BUFFERS):
 • NORTH, WEST, AND EAST (WHERE ADJACENT TO ROYAL HIGHLANDS AND HIGHPOINT): 50'
 • ADJACENT TO DUKE ENERGY POWER LINE EASEMENT: 15'

MINIMUM SETBACKS FROM INTERNAL ROADS:
 • PROJECT FRONTAGE ROAD (SINGLE FAMILY): 35'
 • PROJECT BOULEVARD COLLECTOR ROAD (RESIDENTIAL): 35'
 • PROJECT BOULEVARD COLLECTOR ROAD (CASITAS): 35'
 • PROJECT FRONTAGE ROAD (CASITAS): 25'

MINIMUM PROJECT BUFFERS:
 • ADJACENT TO ROYAL HIGHLANDS: 50'
 • ADJACENT TO HIGH POINT SUBDIVISION LOTS: 50'
 • ADJACENT TO PROJECT BOULEVARD COLLECTOR ROAD (SINGLE FAMILY): 20'
 • ADJACENT TO PROJECT BOULEVARD COLLECTOR ROAD (CASITAS): 25'
 • ADJACENT TO FRONTAGE ROAD (CASITAS): 25'

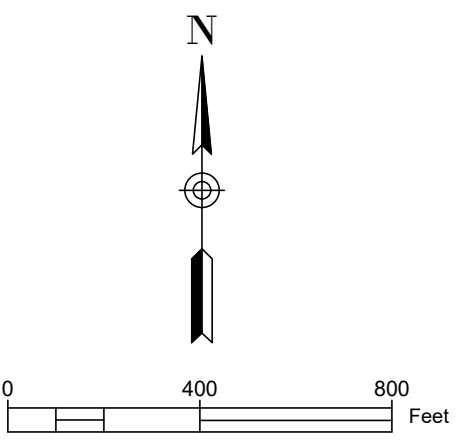
BUFFERS: ALL REQUIRED BUFFERS SHALL BE LANDSCAPED OR ENHANCED TO ACHIEVE A MINIMUM OPACITY OF 80%. BUFFERS MAY BE AUGMENTED THROUGH THE USE OF FENCES OR WALLS AS DESIRED.

FLOOD PLAIN:
 THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C 0166D AND 12053C 0168D, EFFECTIVE DATE FEBRUARY 2, 2012. THE PROPERTY IS LARGELY LOCATED WITHIN ZONE X WITH ONE SMALL AREA OF ZONE X-SHADE LOCATED WITHIN THE NORTHERN PORTION OF THE CONDITIONAL PLAT. SEVERAL ZONE AE FLOOD AREAS ARE LOCATED WITHIN THE CONDITIONAL PLAT WITH THE MAJORITY BEING IN THE SOUTHWEST PORTION.

WETLANDS AND/OR SURFACE WATERS ARE PRESENT. AN IMPROVED 50-FOOT UPLAND/WETLAND BUFFER WITH POST-OUTFALL TREATMENT FOR STORMWATER SHALL BE RETAINED AND REMAIN UNDISTURBED AROUND THE SINKS (AKA - JOE, MARY, THE LOST 40, AND ANY OTHER SINK FEATURES AS DETERMINED BY A QUALIFIED GEOTECHNICAL PROFESSIONAL MEASURED FROM THE HIGH-WATER MARK LANDWARD. THE BUFFERS SHALL BE PLANTED WITH NATIVE VEGETATION, WHERE NEEDED, TO CONTROL EROSION AND SHALL BE MAINTAINED (INVASIVE EXOTIC SPECIES ARE TO BE REMOVED). A CONSERVATION EASEMENT OVER THE WETLANDS AND REQUIRED UPLAND BUFFERS SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING OR PRIOR TO DEVELOPMENT WHERE PLATTING IS NOT REQUIRED.

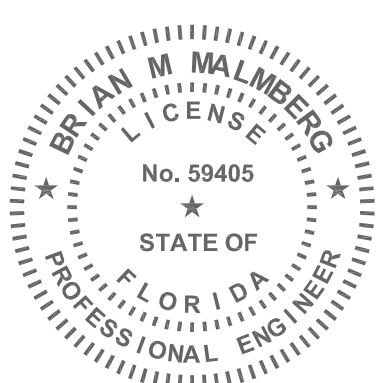
FIRE PROTECTION:
 FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 250' CURB LINE DISTANCE INTERVALS WHICH IS CONSISTENT WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES AS REQUIRED BY HERNANDO COUNTY.

GENERAL NOTES
 1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
 2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.



LEGEND

- 40' WIDE LOTS
- 50' WIDE LOTS
- 60' WIDE LOTS
- DRAINAGE
- RIGHT-OF-WAY
- RESERVED RIGHT-OF-WAY
- BUFFERS
- RECREATION
- TREE LINED BLVD.
- WETLANDS
- FLOOD ZONES
- PHASE LINE
- SPA BUFFER



| LAND USE TABLE | | | |
|----------------------------|-------------------|-----------------------|-------------------------------|
| LAND USE | ACRES | DWELLING UNITS | DENSITY |
| SINGLE FAMILY | 106.90 | 723 | |
| RECREATIONAL | 11.80 | (11.8 ACRES REQUIRED) | |
| BUFFERS | 13.34 | | |
| WETLAND | 16.70 | | |
| OPEN SPACE | 17.11 | | |
| DRAINAGE & ROADS | 60.04 | | |
| MULTIFAMILY/CASITAS PARCEL | 27.36 | 180 | |
| TOTAL AREA | +/- 253.26 | 903 | APPROX. 3.6 UNITS/ACRE |

NATIVE VEGETATION REQUIRED: 17.73 ACRES
NATIVE VEGETATION PROVIDED:
 • PRESERVED VEGETATION PROVIDED BY VEGETATIVE BUFFERS: 13.34
 • PRESERVED VEGETATION TO BE PROVIDED BY PRESERVED LOST 40 SINK AND 50' UPLAND/WETLAND BUFFER TOTALING 3.26 ACRES
 • REMAINING 1.13 ACRES OF NATIVE VEGETATION TO BE PROVIDED BY REQUIRED 50' VEGETATIVE BUFFER ON MULTIFAMILY/CASITAS PARCEL(AT TIME OF DEVELOPMENT OF MULTIFAMILY/CASITAS PARCEL)
TOTAL PRESERVED VEGETATION: 17.73

| OVERALL LOT BREAKDOWN | | | | | | | | | |
|-----------------------|-----------------------|-----------------------|----------------------|-----------------------|----------------------|-----------------------|----------------------|-----------------------|------------|
| LOT WIDTH | NORTH PARCEL PHASE 1* | NORTH PARCEL PHASE 2* | WEST PARCEL PHASE 3A | NORTH PARCEL PHASE 3B | WEST PARCEL PHASE 4A | NORTH PARCEL PHASE 4B | WEST PARCEL PHASE 5A | NORTH PARCEL PHASE 5B | TOTAL LOTS |
| 40' | 0 | 0 | 118 | 64 | 25 | 21 | 42 | 40 | 310 |
| 50' | 118 | 78 | 0 | 41 | 59 | 89 | 63 | 35 | 483 |
| 60' | 0 | 0 | 0 | 23 | 10 | 15 | 18 | 60 | 126 |
| TOTAL LOTS | 118 | 78 | 118 | 128 | 94 | 125 | 123 | 135 | 919 |

*PHASE ONE AND TWO CONDITIONAL PLATS HAVE BEEN PREVIOUSLY APPROVED

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OVERALL CONDITIONAL PLAT

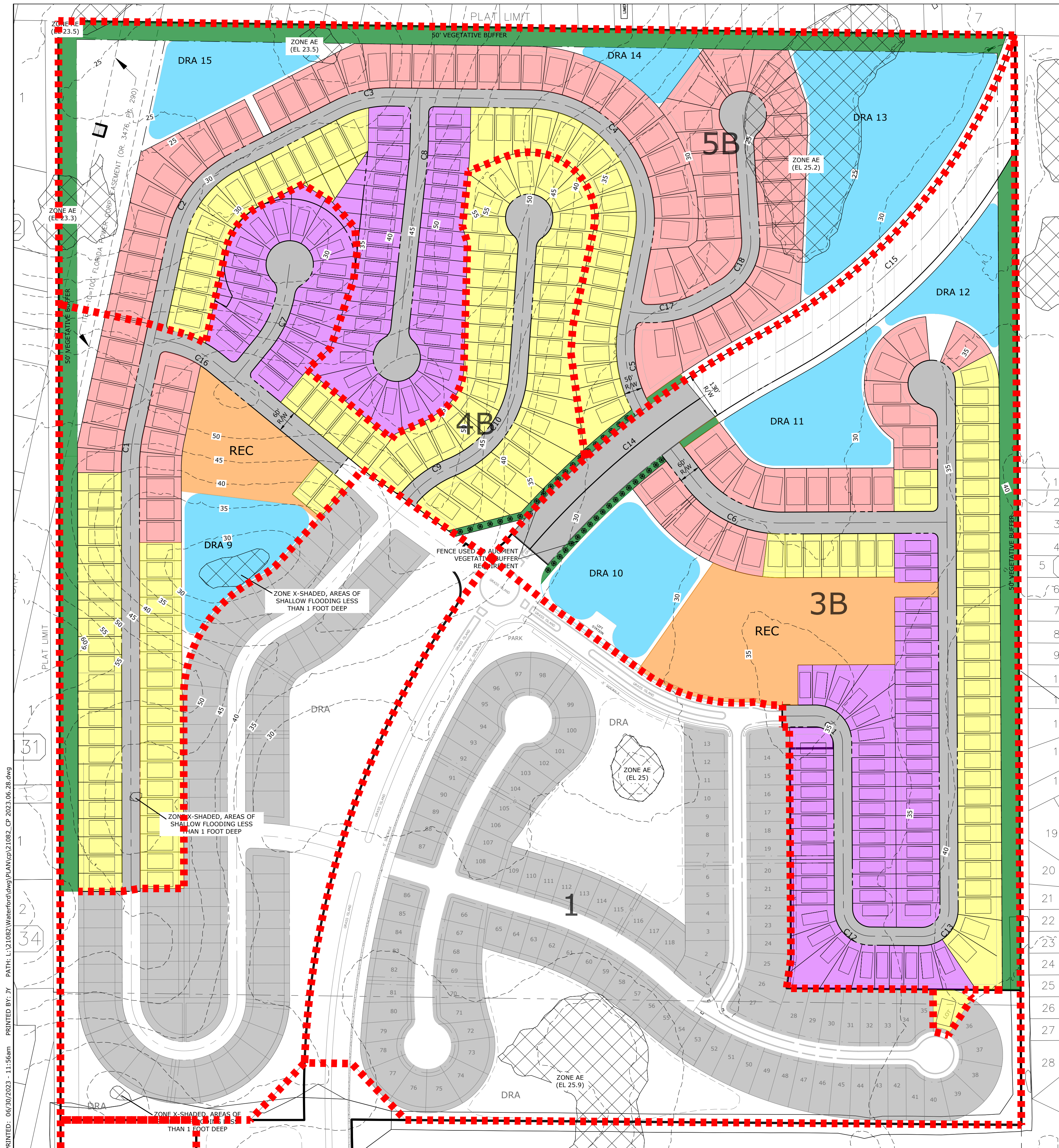
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Coastal
 engineering associates, inc.
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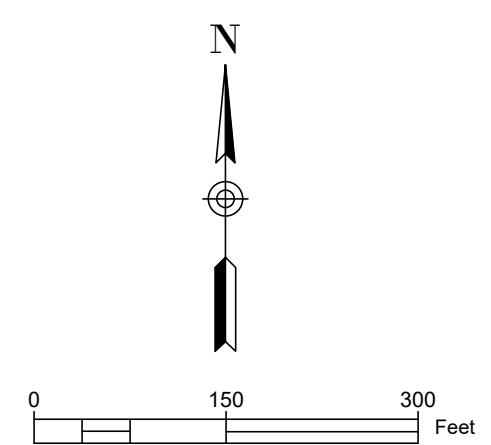
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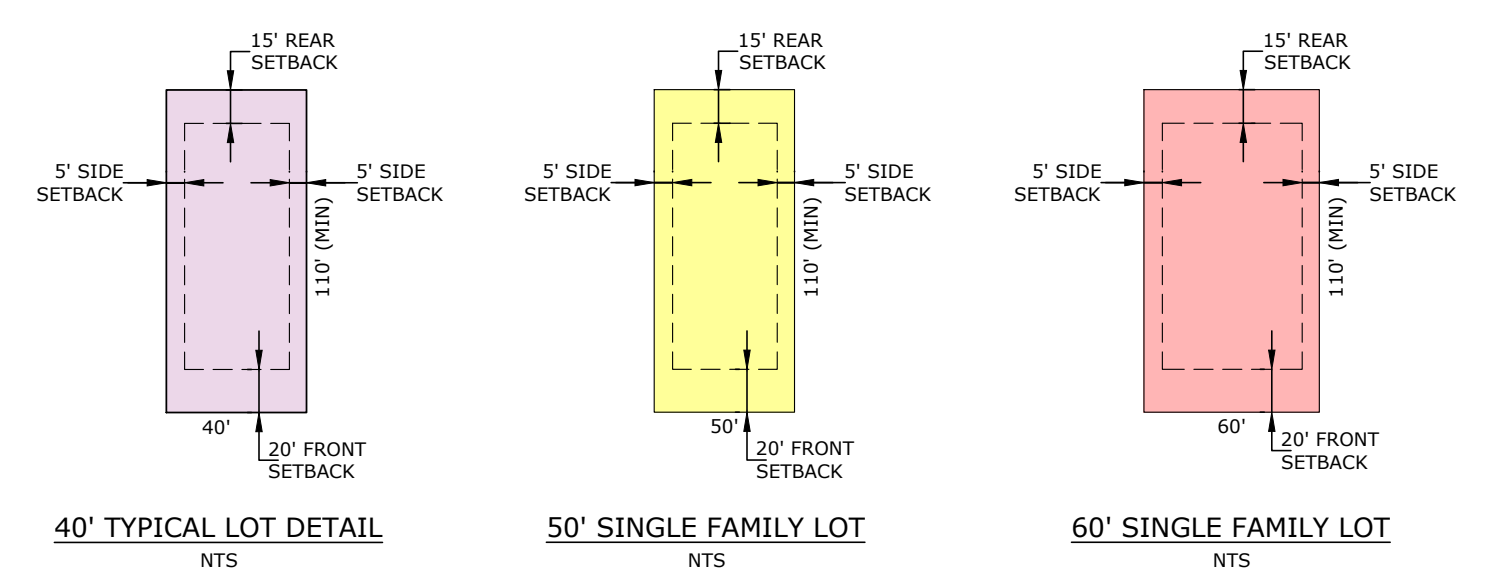


LEGEND

- 40' WIDE LOTS
- 50' WIDE LOTS
- 60' WIDE LOTS
- DRAINAGE
- RIGHT-OF-WAY
- RIGHT-OF-WAY RESERVATION
- BUFFERS
- RECREATION
- TREE LINED BLVD.
- FLOOD ZONES
- PHASE LINE



| CURVE TABLE | | | | | |
|-------------|---------------|---------|---------|----------------|----------------|
| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD DISTANCE | CHORD BEARING |
| C1 | 012°22'58.97" | 500.00 | 108.06' | 107.85' | N06°04'44.22"E |
| C2 | 050°46'35.66" | 300.00 | 265.87' | 257.25' | N37°39'31.53"E |
| C3 | 027°48'45.95" | 300.00 | 145.63' | 144.20' | N76°57'12.34"E |
| C4 | 099°54'05.72" | 325.00 | 566.67' | 497.57' | S39°11'21.83"E |
| C5 | 040°56'04.58" | 350.00 | 250.06' | 244.77' | S09°42'21.25"E |
| C6 | 052°53'08.86" | 300.00 | 276.91' | 267.18' | N63°52'00.88"W |
| C7 | 031°38'47.08" | 300.00 | 165.70' | 163.60' | S23°28'14.29"W |
| C8 | 005°22'41.70" | 1000.00 | 93.87' | 93.83' | S03°32'56.16"W |
| C9 | 026°26'34.97" | 300.00 | 138.46' | 137.23' | N54°26'05.26"E |
| C10 | 063°37'34.58" | 300.00 | 333.15' | 316.29' | N35°50'35.46"E |
| C11 | 090°00'00.00" | 75.00 | 117.81' | 106.07' | N45°18'35.31"W |
| C12 | 089°14'08.69" | 75.00 | 116.81' | 105.36' | N44°55'39.66"W |
| C13 | 090°45'51.74" | 75.00 | 118.81' | 106.77' | S45°04'20.56"W |
| C14 | 019°59'31.81" | 2300.00 | 802.54' | 798.47' | N50°41'54.73"E |
| C15 | 036°23'50.16" | 1500.00 | 952.88' | 936.94' | N42°29'45.91"E |
| C16 | 027°01'24.13" | 300.00 | 141.49' | 141.19' | N64°13'04.23"W |
| C17 | 040°04'00.04" | 300.00 | 209.79' | 205.54' | N80°43'41.02"E |
| C18 | 064°22'26.68" | 150.00 | 168.53' | 159.81' | N28°30'27.66"E |



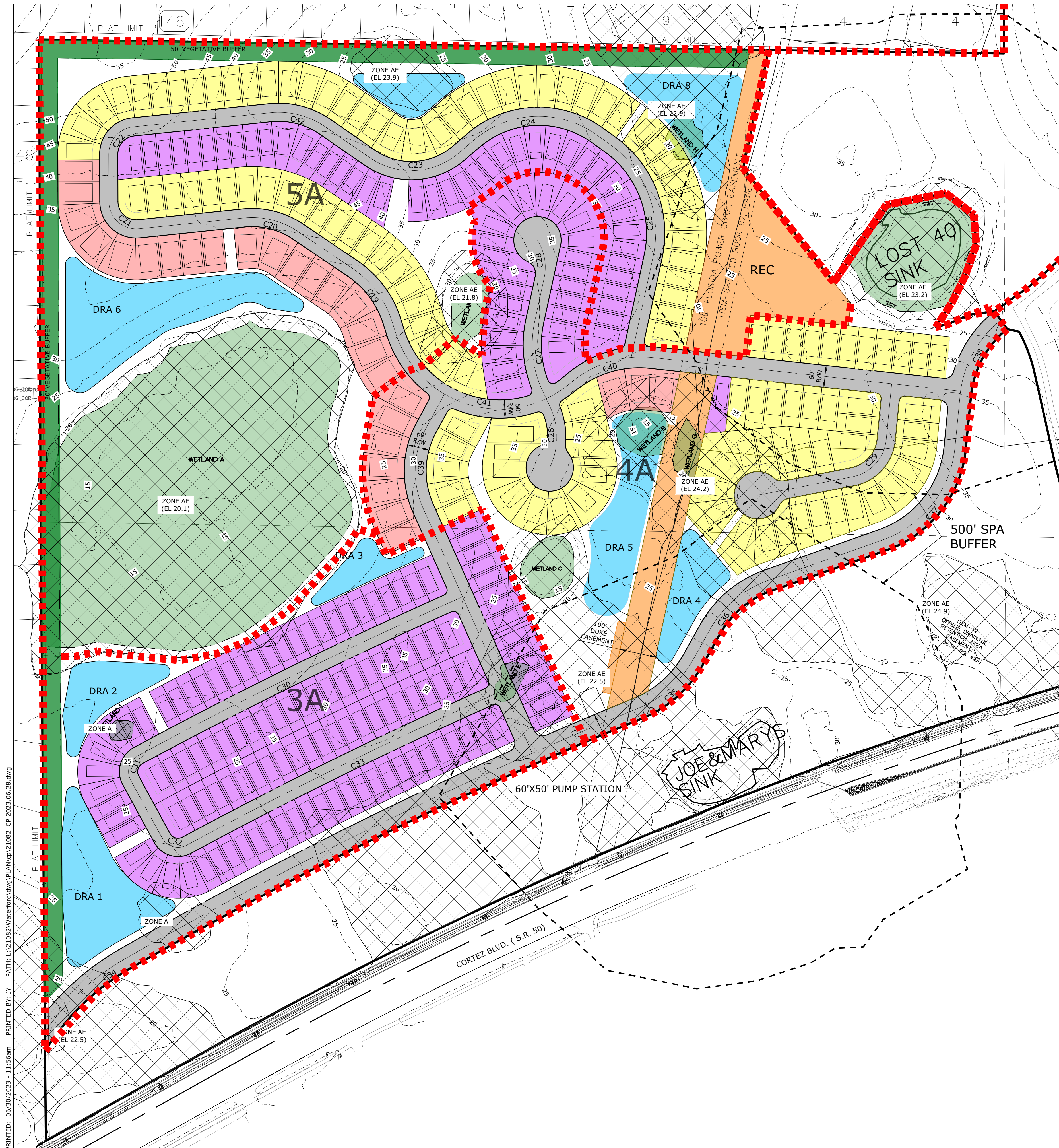
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NORTHERN CONDITIONAL PLAT
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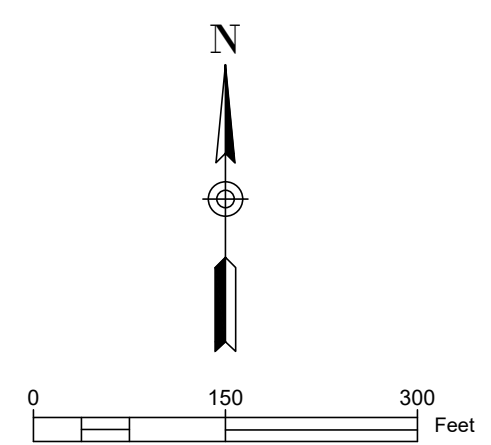
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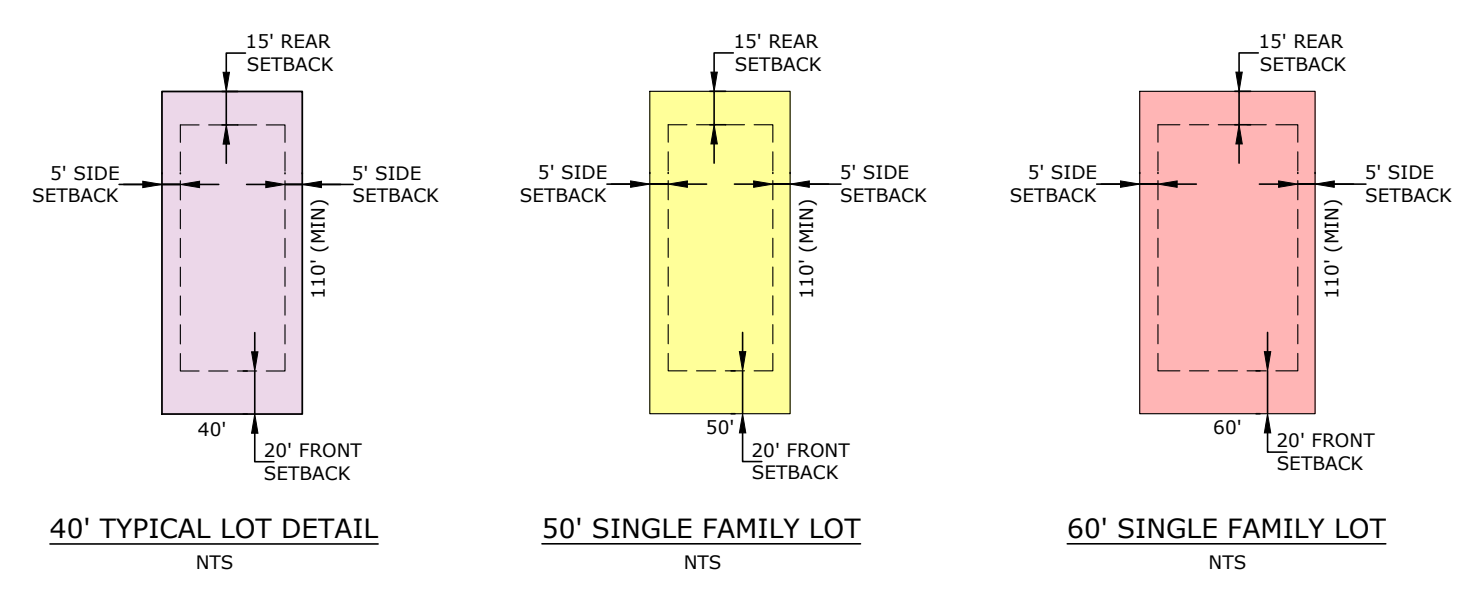
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- RIGHT-OF-WAY
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- PHASE LINE
- SPA BUFFER



| CURVE TABLE | | | | | |
|-------------|---------------|----------|---------|----------------|----------------|
| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD DISTANCE | CHORD BEARING |
| C19 | 038°28'51.24" | 275.00 | 184.70' | 181.24' | N36°43'42.30"W |
| C20 | 039°56'05.22" | 225.00 | 156.82' | 153.67' | N75°56'10.54"W |
| C21 | 095°44'18.45" | 75.00 | 125.32' | 111.24' | S48°02'03.92"E |
| C22 | 084°15'41.55" | 75.00 | 110.30' | 100.62' | S41°57'56.08"W |
| C23 | 075°22'05.19" | 200.00 | 263.08' | 244.52' | N87°00'57.73"E |
| C24 | 076°19'23.86" | 275.00 | 366.33' | 339.84' | S87°29'37.33"W |
| C25 | 066°35'44.98" | 300.00 | 348.69' | 329.40' | N21°02'48.25"W |
| C26 | 051°04'00.12" | 193.43 | 172.40' | 166.75' | N00°20'21.54"E |
| C27 | 037°26'42.76" | 300.00 | 196.06' | 192.59' | S06°28'17.14"E |
| C28 | 044°24'55.61" | 140.00 | 108.53' | 105.83' | N09°57'23.06"W |
| C29 | 073°22'57.38" | 115.00 | 147.29' | 137.43' | N42°16'54.64"E |
| C30 | 004°36'04.77" | 12357.31 | 992.39' | 992.13' | S63°56'16.61"W |
| C31 | 090°11'09.26" | 50.00 | 78.70' | 70.83' | S16°32'39.59"W |
| C32 | 089°48'40.81" | 50.00 | 78.38' | 70.59' | S73°27'15.44"E |
| C33 | 004°36'17.08" | 12077.31 | 970.63' | 970.37' | S63°56'32.69"W |
| C34 | 024°18'02.80" | 696.30 | 295.32' | 293.11' | S47°37'06.72"W |
| C35 | 038°28'56.06" | 305.00 | 204.85' | 201.02' | N48°32'34.53"E |
| C36 | 041°14'55.29" | 295.00 | 212.38' | 207.82' | S49°55'34.14"W |

| CURVE TABLE | | | | | |
|-------------|---------------|--------|---------|----------------|----------------|
| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD DISTANCE | CHORD BEARING |
| C37 | 065°56'48.25" | 300.00 | 345.30' | 326.55' | N38°33'50.07"E |
| C38 | 045°30'11.71" | 300.00 | 238.25' | 232.04' | S28°20'31.80"W |
| C39 | 052°29'01.65" | 250.00 | 229.00' | 221.08' | S02°12'50.50"W |
| C40 | 046°34'37.09" | 300.00 | 243.88' | 237.22' | S72°55'36.94"W |
| C41 | 112°52'24.92" | 300.00 | 591.00' | 499.97' | S73°55'29.14"E |
| C42 | 040°36'13.48" | 225.00 | 159.45' | 156.13' | N75°36'06.41"W |



SOUTHERN CONDITIONAL PLAT

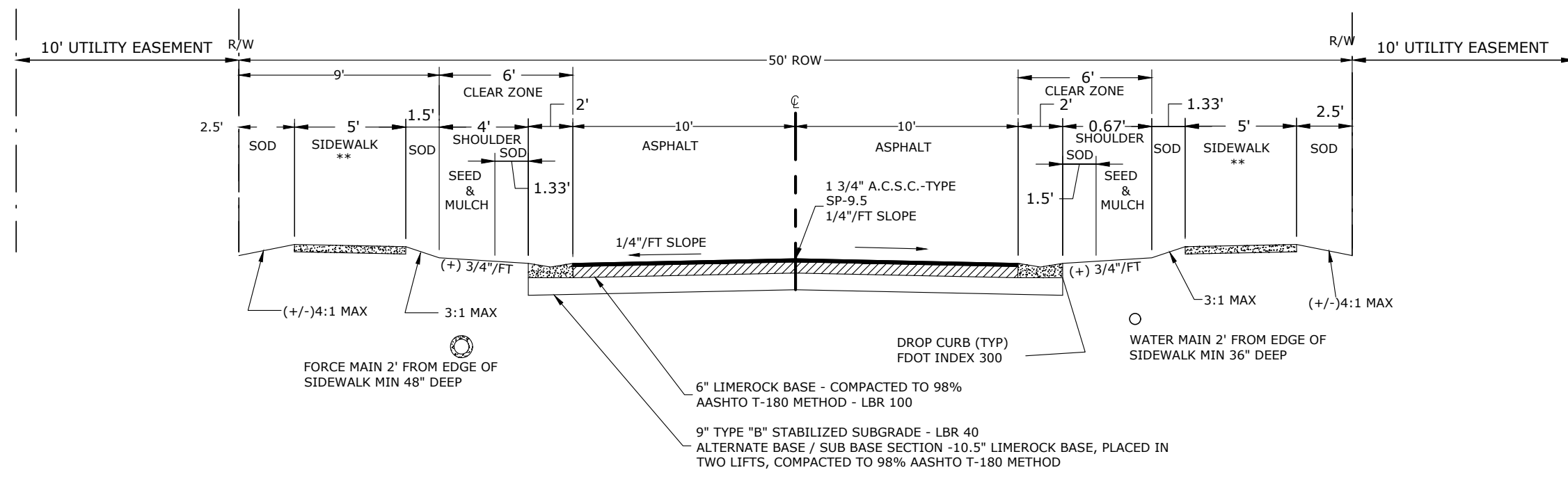
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TYPICAL SECTIONS
NOT TO SCALE

DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

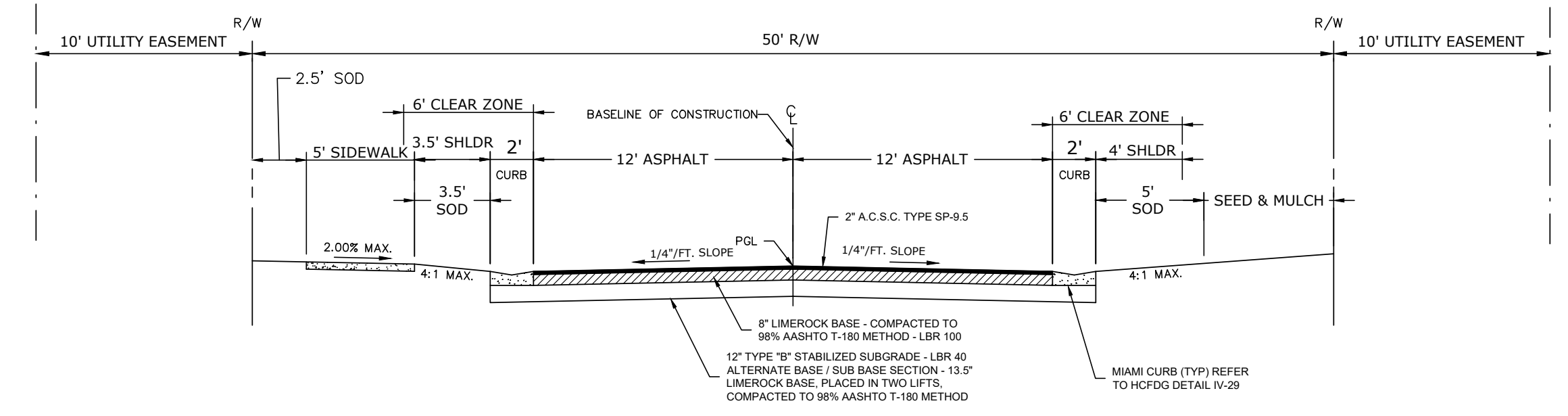
** SIDEWALKS IF APPLICABLE

ALL DIMENSIONS & LABELS ARE TYPICAL

TYPICAL SECTIONS
NOT TO SCALE

LOCAL ROAD
CLOSED DRAINAGE
NOT TO SCALE

DESIGN SPEED = 30MPH *
HERNANDO COUNTY ROADWAY DETAIL (1V-05)



GENERAL NOTES:
DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.

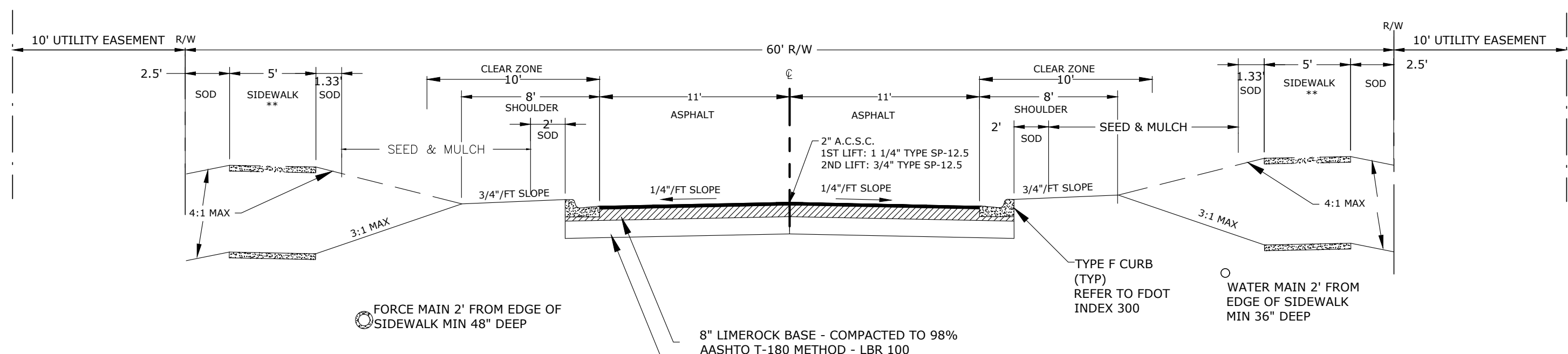
ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN FEET UNLESS LABELED OTHERWISE

MODIFICATIONS
* ADDITION OF MIAMI CURB

TYPICAL SECTIONS
NOT TO SCALE

FRONTAGE ROAD
CLOSED DRAINAGE
NOT TO SCALE

DESIGN SPEED = 30MPH *
HERNANDO COUNTY ROADWAY DETAIL (1V-04)



TYPICAL SECTIONS
NOT TO SCALE

MAJOR LOCAL/COMMERCIAL 2 LANE ROAD
CLOSED DRAINAGE
NOT TO SCALE

DESIGN SPEED = 35 MPH *
HERNANDO COUNTY ROADWAY DETAIL (1V-06)

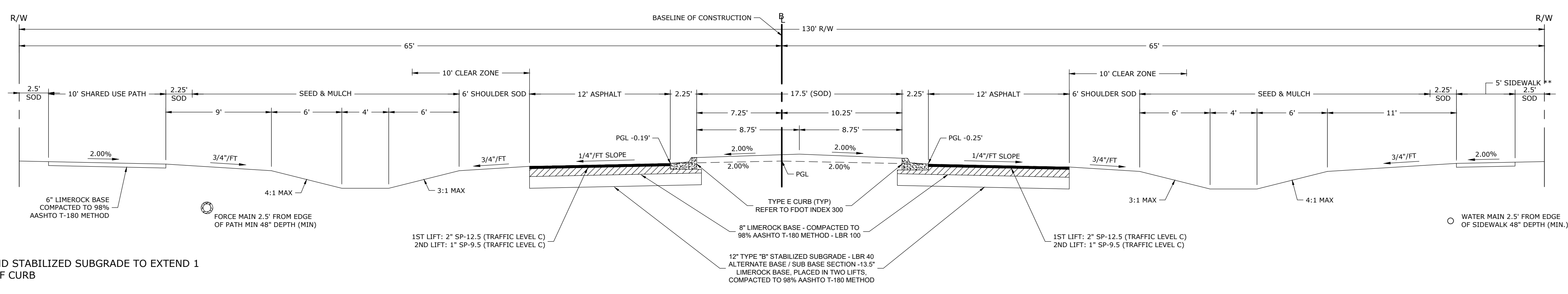
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* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE

** SIDEWALKS IF APPLICABLE

ALL DIMENSIONS AND LABELS ARE TYPICAL AND SHOWN IN FEET UNLESS LABEL OTHERWISE



TYPICAL SECTIONS
NOT TO SCALE

CORTEZ OAKS AVE. TYPICAL SECTION - OPEN DRAINAGE
NOT TO SCALE

DESIGN SPEED = 45 MPH
HERNANDO COUNTY ROADWAY DETAIL (1V-12)

GENERAL NOTES:

- LIMEROCK BASE AND STABILIZED SUBGRADE TO EXTEND 1 FOOT PAST BACK OF CURB
- MEDIAN AREAS LESS THAN 4 FOOT IN WIDTH OR LESS TO BE 6" DEPTH 3000 PSI CONCRETE.
- THE PAVEMENT SURFACE ON LOW PAVEMENT EDGE IS TO BE 1/4" ABOVE THE LIP OF THE GUTTER.
- 1/8" - 1/4" CONSTRUCTION JOINTS AT 10' CENTERS MAXIMUM ARE TO BE PROVIDED.
- A 1/2" EXPANSION JOINT IS REQUIRED BETWEEN CONCRETE PAVEMENT AND CURBS AND/OR GUTTERS.

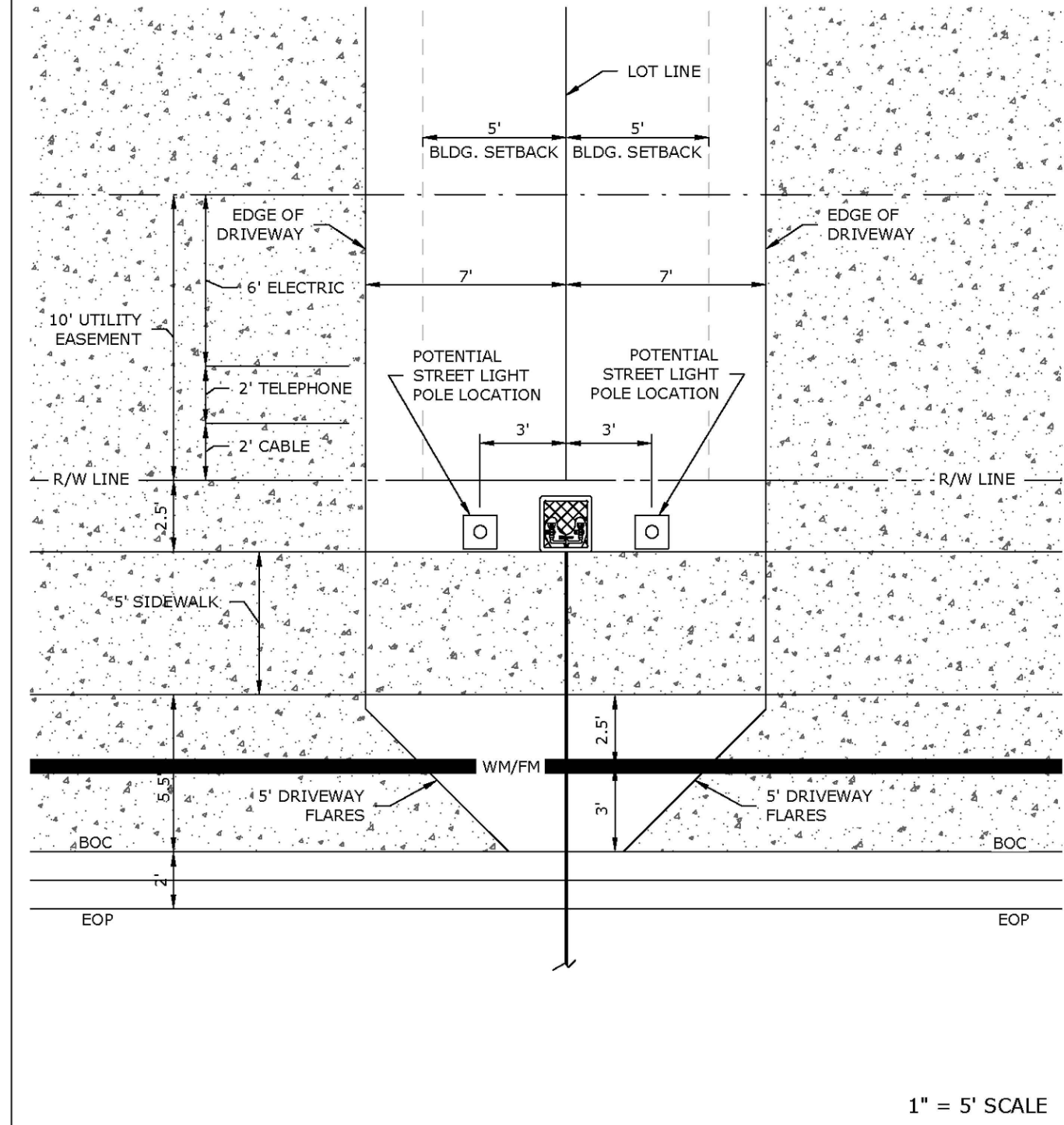
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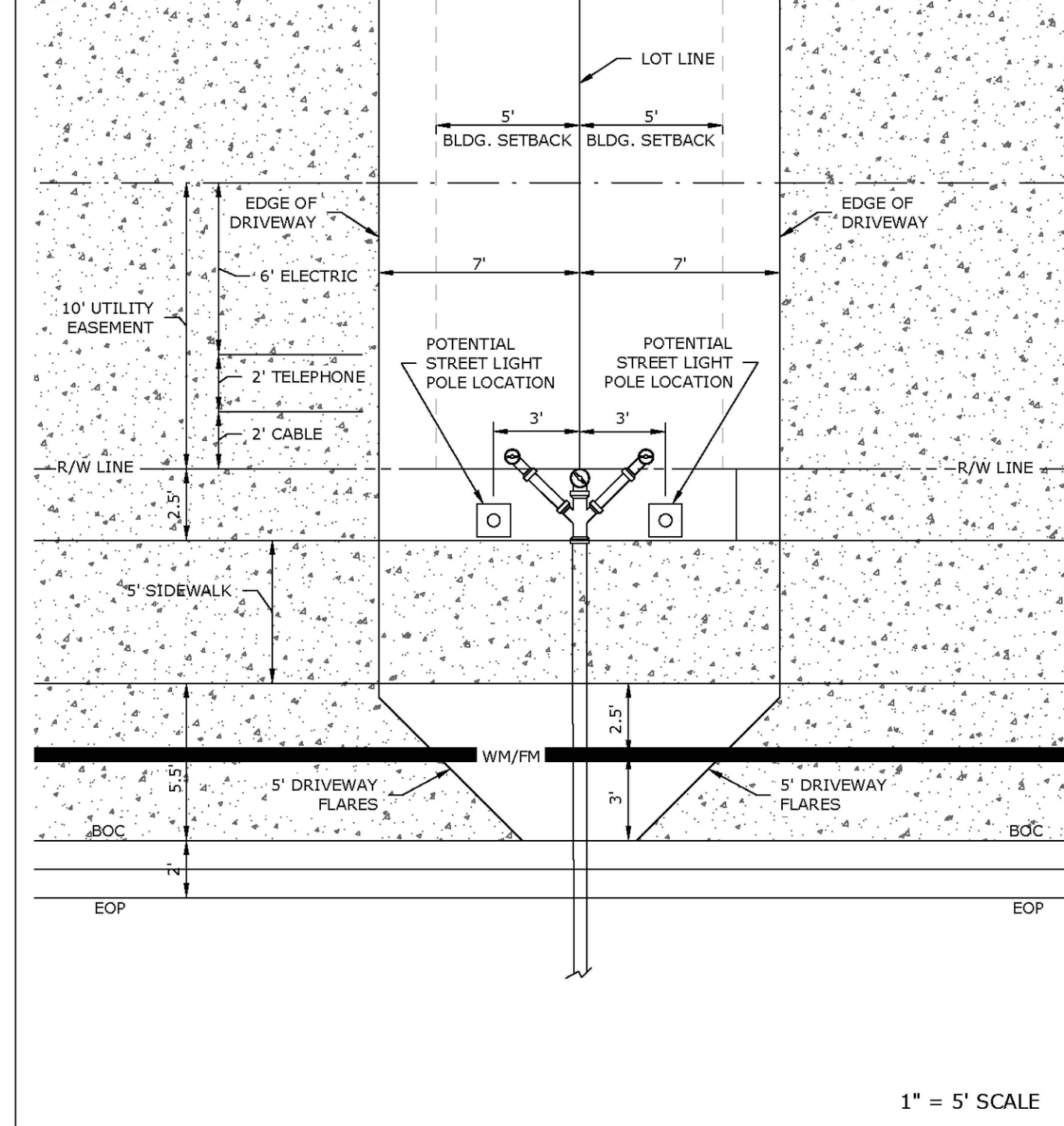
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| | | |
|---|--|------------------|
| <p>966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142</p> | STANDARD UTILITY LOCATION W/ 5' SETBACKS | DATE 06/21/21 |
| | WATER SERVICE | 1 |

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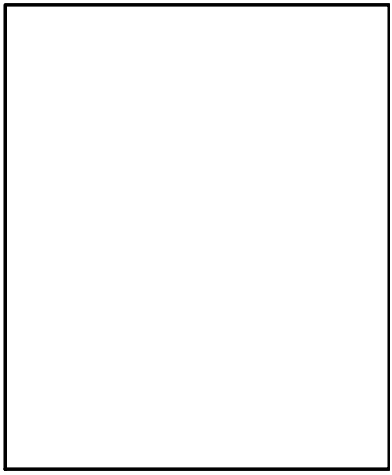
| | | |
|---|--|------------------|
| <p>966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142</p> | STANDARD UTILITY LOCATION W/ 5' SETBACKS | DATE 06/21/21 |
| | SANITARY SEWER SERVICE | 2 |

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TYPICAL SECTIONS



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