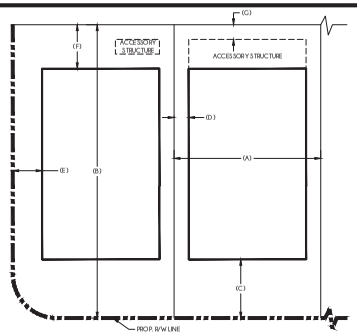
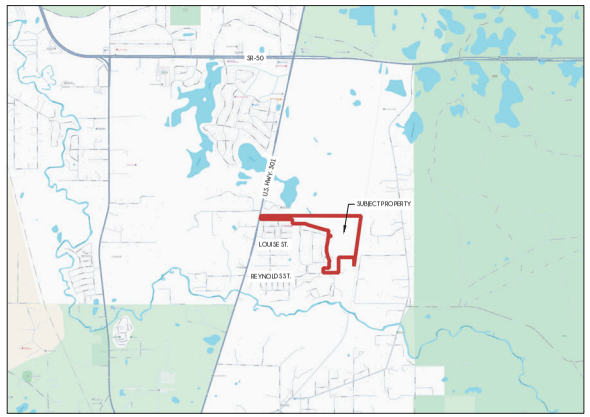



| DEVELOPMENT LOT STANDARDS | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| MINIMUM LOT WIDTH (A) | MINIMUM LOT DEPTH (B) | MINIMUM LOT SIZE | MINIMUM FRONT YARD SETBACK (C) | MINIMUM SIDE YARD SETBACK (D) | MINIMUM SIDE YARD SETBACK - CORNER (E) | MINIMUM REAR SETBACK (F) | MINIMUM REAR ACCESSORY SETBACK (G) | MAXIMUM LOT COVERAGE | MAXIMUM BUILDING HEIGHT (FT.) |
| 50 FT | 120 FT | 6000 SF | 25 FT | 7.5 FT | 17.5 FT | 15 FT | 5 FT | 47% | 35 FT |

NOTES:
(1) Front and corner side yard setbacks shall be measured from the proposed right of way line
(2) Each corner lot shall be at least ten (10) feet greater in width than the minimum required for interior lots within subdivision

TYPICAL SINGLE FAMILY DETACHED LOT DETAIL
N.T.S.




LOCATION MAP
N.T.S.

| LAND USE TABLE | | |
|---|---|---|
| LAND USE | AREA (AC) | UNITS |
| SINGLE FAMILY | 28.23 | 196 |
| RECREATION | 5.22 | 2.46 AC REQUIRED |
| DRAINAGE & ROADS | 33.55 | |
| BUFFERS & PRESERVED VEGETATION | 6.29 | 7% / 5.77 AC PRESERVED VEGETATION REQUIRED |
| OPEN SPACE | 9.18 | |
| TOTAL | 82.47 | 2.37 UNITS/AC |

SCALE: 1" = 200'
0' 100' 200' 400'
GRAPHIC SCALE (IN FEET)

LEGEND
- PROPERTY BOUNDARY
- EXISTING CONTOUR
- 50' WIDE LOT
- DRAINAGE AREA
- BUFFER
- NEIGHBORHOOD PARK
- PROPOSED R/W
- FLOODPLAIN
- DRAINAGE EASEMENT

SITE DATA

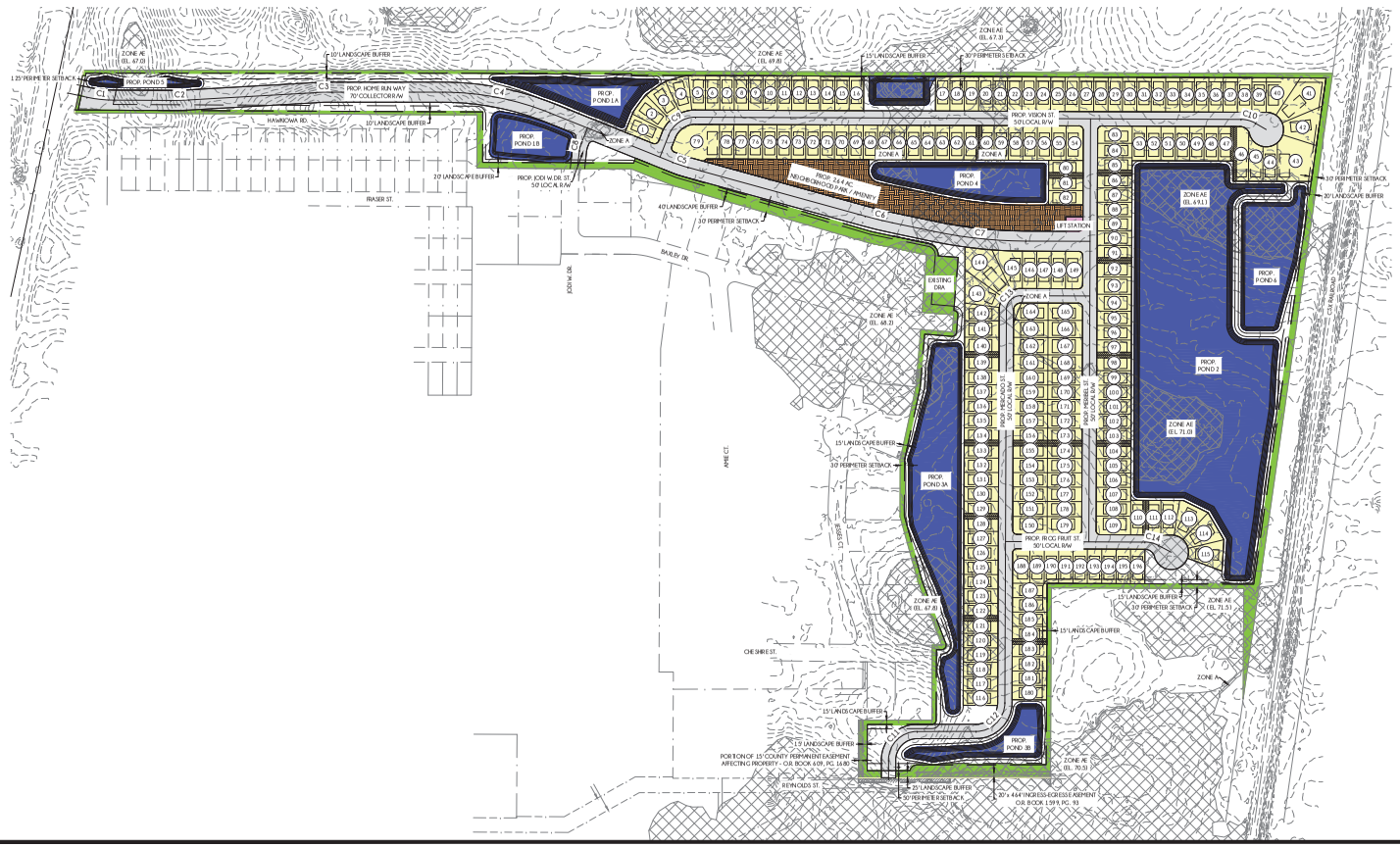
| | |
|---|---|
| DEVELOPER/APPLICANT: | SHADY OAKS PROJECT, LLC. |
| PARCEL KEY: | 1150471 |
| PROPERTY AREA: | 82.47 AC. |
| ZONING: | PDP (CF), H-25-15 |
| FUTURE LAND USE: | RURAL |
| PROPOSED DWELLING UNITS: | 196 |
| PROPOSED DENSITY: | 2.37 DU/AC. |
| POTABLE WATER SERVICE: | HERNANDO COUNTY |
| SEWER SERVICE: | HERNANDO COUNTY |
| FIRE PROTECTION: | HERNANDO COUNTY |

FLOODPLAIN NOTE

PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL NO. 12053-C0345D, DATED 02/02/2012, THE PROPERTY FALLS WITHIN FLOOD ZONES "X", "A", & "AE". FLOOD ZONES ARE DELINEATED AND LABELED ON THE PLAN.

GENERAL NOTES:

1. ALL REQUIRED BUFFERS SHALL BE PLATTED AS SEPARATE TRACTS, OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION, WITH NATURAL VEGETATION PRESERVED AND ENHANCED TO 80% OPACITY WITHIN 3 YEARS OF PLANTING.
2. THE CONCEPT REPRESENTED HEREIN IS FOR CONCEPTUAL PURPOSES ONLY. THE FINAL CONSTRUCTION PLANS WILL BE SUBJECT TO ENGINEERING DESIGN, SURVEY, ENVIRONMENTAL ANALYSIS, PERMITTING, & AGENCY APPROVALS. THE SITE LAYOUT (INCLUDING LOCATION AND SIZE OF DRAINAGE RETENTION AREAS, TYPICAL LOT LAYOUT, AND DENSITY ARE SUBJECT TO CHANGE.

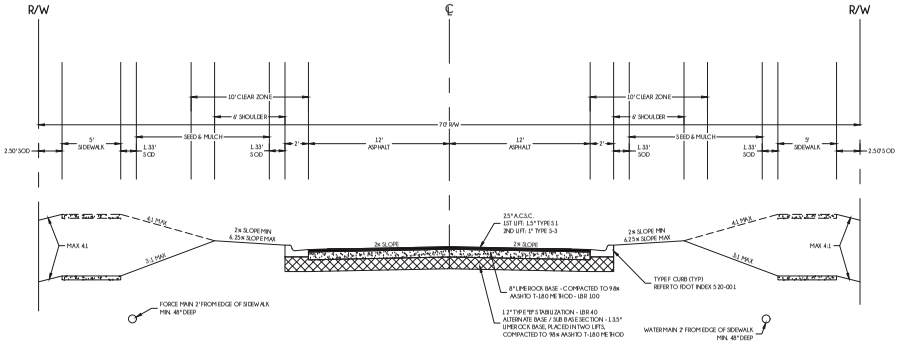



| Curve Table: Alignments | | | | | |
|---|---|---|---|---|---|
| Curve # | Radius | Length | Chord Direction | Start Point | End Point |
| C1 | 450.00 | 93.56 | S83° 46' 17.49"E | (600333.82,1510430.44) | (600126.65,1510420.31) |
| C2 | 1000.00 | 62.13 | N88° 29' 33.75"E | (600826.17,1510419.36) | (600388.26,1510420.99) |
| C3 | 1000.00 | 57.63 | N88° 21' 49.81"E | (600828.97,1510446.30) | (600864.57,1510447.95) |
| C4 | 1000.00 | 381.80 | S79° 02' 50.51"E | (601271.49,1510447.85) | (601644.07,1510375.75) |
| C5 | 500.00 | 56.72 | S71° 21' 33.27"E | (602070.32,1510204.48) | (602124.03,1510186.36) |
| C6 | 1590.00 | 99.83 | S76° 24' 27.45"E | (602739.42,1510016.95) | (602836.44,1509993.50) |
| C7 | 1590.00 | 320.99 | S83° 59' 23.02"E | (602979.29,1509963.67) | (603297.98,1509930.12) |
| C8 | 100.00 | 26.78 | N14° 13' 09.66"E | (601746.30,1510244.52) | (601752.85,1510270.40) |
| C9 | 100.00 | 119.27 | N54° 03' 31.16"E | (602056.59,1510298.22) | (602149.78,1510360.94) |
| C10 | 100.00 | 51.89 | S74° 54' 30.75"E | (604044.79,1510353.43) | (604096.33,1510340.07) |
| C11 | 100.00 | 157.08 | N44° 54' 07.12"E | (602820.98,1508124.54) | (602920.81,1508224.71) |
| C12 | 100.00 | 156.51 | N45° 03' 50.89"E | (603125.45,1508225.06) | (603225.28,1508324.67) |
| C13 | 50.00 | 78.54 | N45° 13' 36.48"E | (603230.69,1509490.38) | (602280.89,1509740.18) |
| C14 | 100.00 | 48.03 | S76° 00' 46.44"E | (603712.49,1508883.54) | (603758.65,1508872.04) |

ISSUED FOR PERMITTING

| BY | DATE | REVISION DESCRIPTION |
|---|---|---|
| CS | 03-05-2025 | CONDITIONAL PLAT / LT REQUIREMENTS |

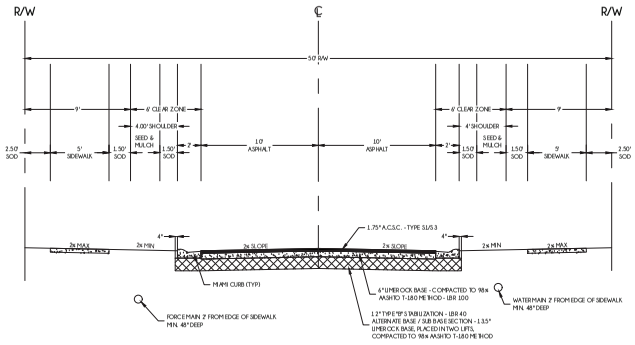
5 WORKING DAYS BEFORE YOU DIG CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. 1-800-432-4770
ACCESS DESIGN PLAN
PROJECT: SHADY OAKS NORTH SUBDIVISION
PARCEL KEY: 1150471
ADDRESS: 4912 TURNBURY WOOD DRIVE, TAMPA, FL 33647
PROPERTY OWNER: SHADY OAKS PROJECT, LLC.
ADDRESS: 4912 TURNBURY WOOD DRIVE, TAMPA, FL 33647
PHONE: 813-694-7676
CONTACT: ALEXANDER KUERNIERS
ADDRESS: 2818 CYPRESS RIDGE BLVD. STE. 150, WESLEY CHAPEL, FL 33544
PHONE: 813-694-7676
CONTACT: CHRIS SCHMITT




NOTES:
1. DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.
2. VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE.
3. SIDEWALKS SHOWN ONLY REQUIRED IF APPLICABLE
4. ALL DIMENSIONS SHOWN ARE TYPICAL AND SHOWN IN FEET, UNLESS OTHERWISE NOTED

## 2-LANE COLLECTOR ROAD - CLOSED DRAINAGE

DESIGN SPEED = 30 MPH
SCALE: 1" = 5'

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2. VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE.
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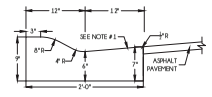
4. ALL DIMENSIONS SHOWN ARE TYPICAL AND SHOWN IN FEET, UNLESS OTHERWISE NOTED

## LOCAL ROAD - CLOSED DRAINAGE

DESIGN SPEED = 30 MPH
SCALE: 1" = 5'




NOTE:
1. WHEN USED ON THE HIGH SIDE OF ROADWAYS, MATCH THE CROSS SLOPE OF THE GUTTER TO THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP IS 4", UNLESS OTHERWISE SHOWN ON PLANS.
2. 3,000 PSI MINIMUM CONCRETE

## MIAMI CURB DETAIL

N.T.S.

ISSUED FOR PERMITTING

| BY | DATE | REVISION DESCRIPTION |
|---|---|---|
| CS | 06-04-2025 | CONDITIONAL PLAT 1ST RESUBMITTAL |

5 WORKING DAYS BEFORE YOU DIG CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. 1-800-432-4770 WWW.SUNSHINEONECALL.COM

PREPARED FOR:
SHADY OAKS PROJECT, LLC.
4912 TURNBURY WOOD DRIVE,
TAMPA, FLORIDA 33647

SHADY OAKS NORTH SUBDIVISION
PARCEL KEY: 1150471

PROJECT #: 2025-184

SUNCOAST CIVIL
2818 CYPRESS RIDGE BLVD. STE. 150,
WESLEY CHAPEL, FL 33544
P: (813) 694-7676

ALEX KUSMIERCZ LICENSE No 93045 STATE OF FLORIDA PROFESSIONAL ENGINEER

Alex Kusmierz, P.E
State of Florida, Professional Engineer, License No 93045

This item has been digitally signed and sealed by Alex Kusmierz on the date adjacent to the Seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on the electronic document.

CONDITIONAL PLAT

CP-2