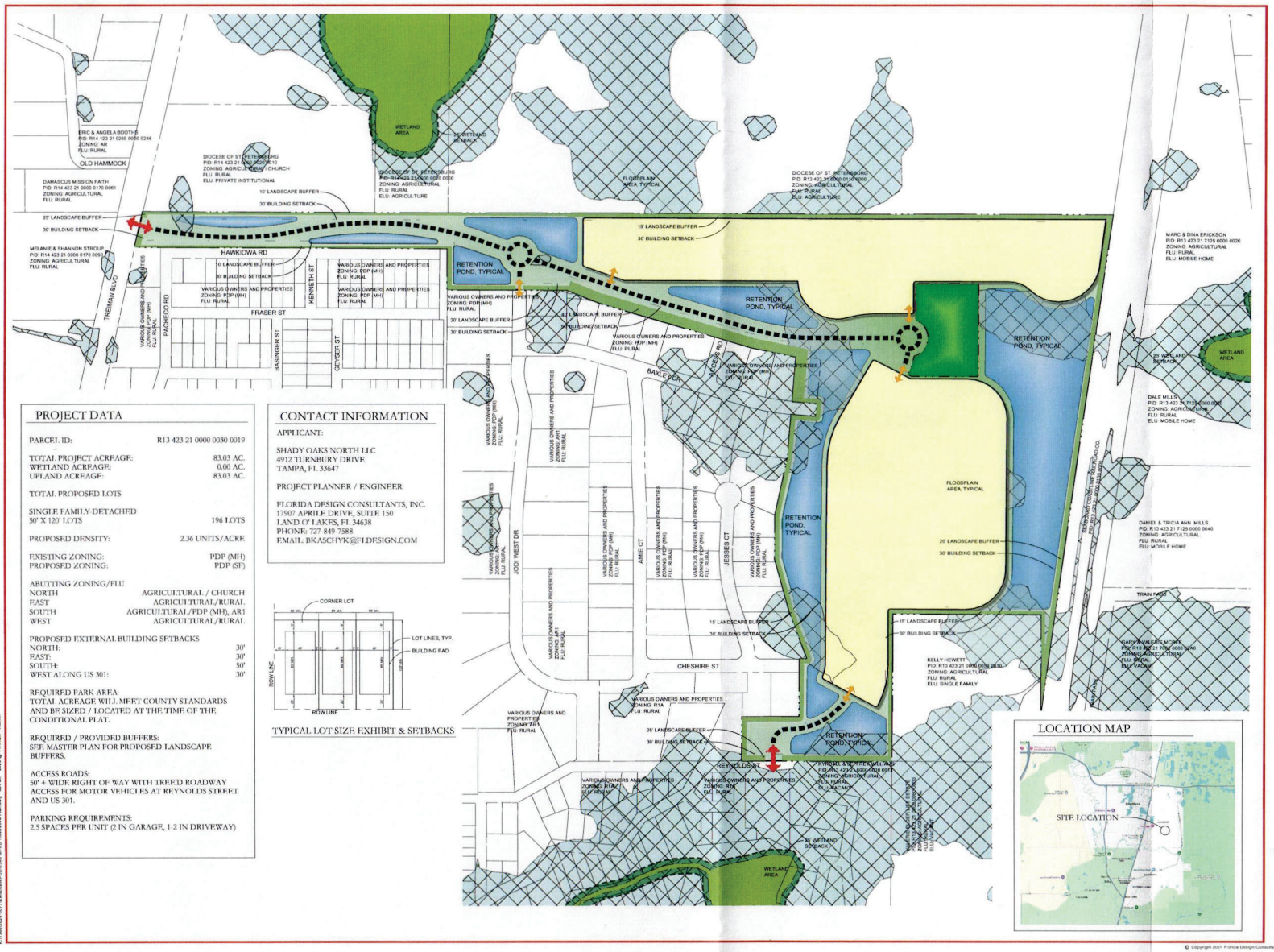

PROJECT DATA

PARCEL ID:	R13 423 21 0000 0030 0019
TOTAL PROJECT ACREAGE:	83.03 AC.
WETLAND ACREAGE:	0.00 AC.
UPLAND ACREAGE:	83.03 AC.
TOTAL PROPOSED LOTS	
SINGLE FAMILY DETACHED 50' X 120' LOTS	196 LOTS
PROPOSED DENSITY:	2.36 UNITS/ACRE
EXISTING ZONING:	PDP (MH)
PROPOSED ZONING:	PDP (SF)
ABUTTING ZONING/FLU	
NORTH	AGRICULTURAL / CHURCH
EAST	AGRICULTURAL/RURAL
SOUTH	AGRICULTURAL/PDP (MH), AR1
WEST	AGRICULTURAL/RURAL
PROPOSED EXTERNAL BUILDING SETBACKS	
NORTH:	30'
EAST:	30'
SOUTH:	50'
WEST ALONG US 301:	30'

REQUIRED PARK AREA:
TOTAL ACREAGE WILL MEET COUNTY STANDARDS AND BE SIZED / LOCATED AT THE TIME OF THE CONDITIONAL PLAT.

REQUIRED / PROVIDED BUFFERS:
SEE MASTER PLAN FOR PROPOSED LANDSCAPE BUFFERS.

ACCESS ROADS:
50' + WIDE RIGHT OF WAY WITH TREED ROADWAY ACCESS FOR MOTOR VEHICLES AT REYNOLDS STREET AND US 301.

PARKING REQUIREMENTS:
2.5 SPACES PER UNIT (2 IN GARAGE, 1-2 IN DRIVEWAY)

CONTACT INFORMATION

APPLICANT:

SHADY OAKS NORTH LLC
4912 TURNBURY DRIVE
TAMPA, FL 33647

PROJECT PLANNER / ENGINEER:

FLORIDA DESIGN CONSULTANTS, INC.
17907 APRILE DRIVE, SUITE 150
LAND O' LAKES, FL 34638
PHONE: 727-849-7588
EMAIL: BKASCHYK@FLDESIGN.COM

TYPICAL LOT SIZE EXHIBIT & SETBACKS

LOCATION MAP

PROJECT NAME:

SHADY OAKS NORTH PARCEL

HERNANDO COUNTY, FL

SHEET NAME:

PDP (SF) PLAN

PREPARED FOR:

NEW STRATEGY HOLDINGS

LEGEND

- BOUNDARY
- SINGLE FAMILY-DETACHED 50' x 120'
- PARK/AMENITY AREA
- LANDSCAPE BUFFER
- STORMWATER POND
- WETLAND
- FLOOD ZONE 'AE'
- MAIN ENTRANCES
- INTERNAL ACCESS LOCATIONS

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FLORIDA DESIGN CONSULTANTS, INC
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CREATION DATE:	REVISED DATE:	DRAWN BY:	SHEET NUMBER:
11/15/2024	11/15/2024	RWD	1

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