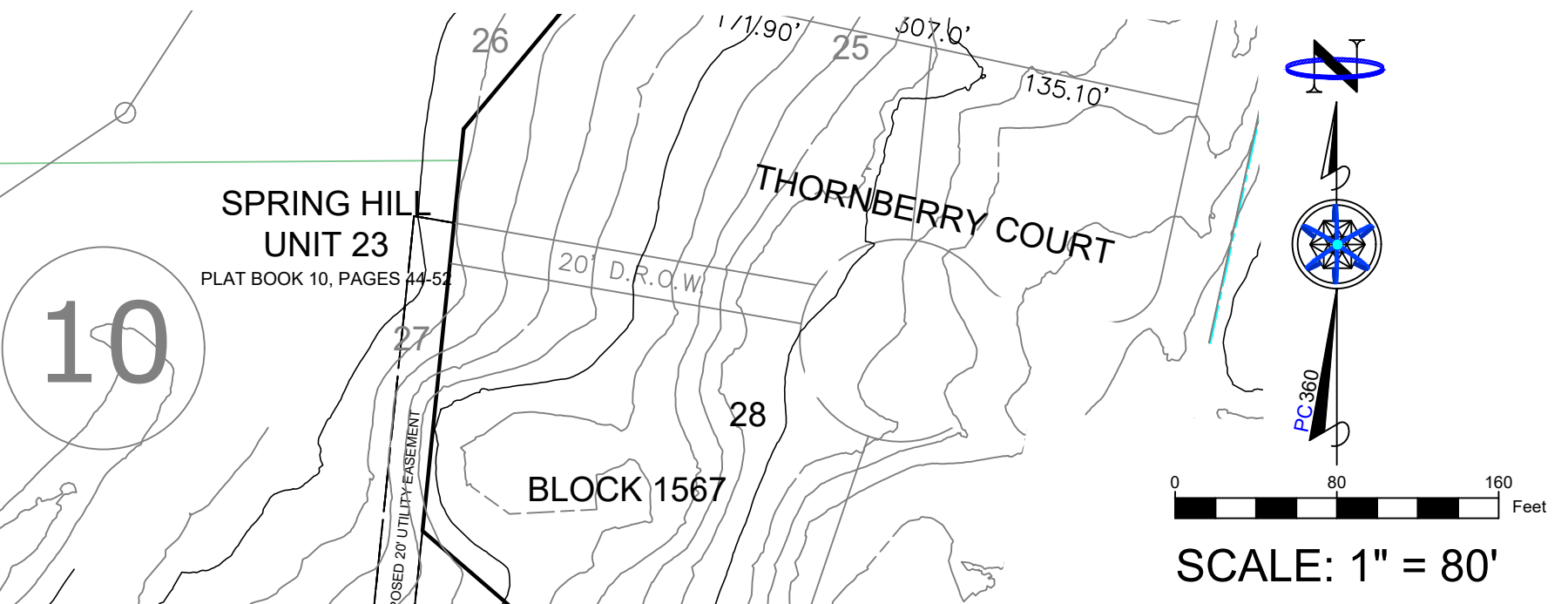


TRACT "A" 1.09 Ac. DRAINAGE (H.C.)
 TRACT "B" 1.1 Ac. RECREATION (HOA)
 NO AMENITIES BY DEVELOPER - BY HOA
 TRACT "C" 0.45 Ac. DRAINAGE (H.C.)
 TRACT "D" 3.14 Ac. RECREATION/BUFFER (HOA)
 CLEARED PATHS/TRAILS FOR WALKING ONLY BY DEV.
 TRACT "E" 3.10 Ac. DRAINAGE (H.C.)
 TRACT "F" 0.04 Ac. UTILITY (H.C.)
 TRACT "G" 0.35 Ac. BUFFER (HOA)
 STREET R/W... (H.C.)



VICINITY MAP
 HEAVY GREEN LINE INDICATES PROJECT BOUNDARY

THERE ARE NO INTENDED PARK IMPROVEMENTS TO TRACT "B" OTHER THAN A SELECTIVELY CLEARED AND POSITIVELY GRADED SITE. OTHER IMPROVEMENTS BY THE HOA.
 L=31.07, R=490.00
 Δ=3.63

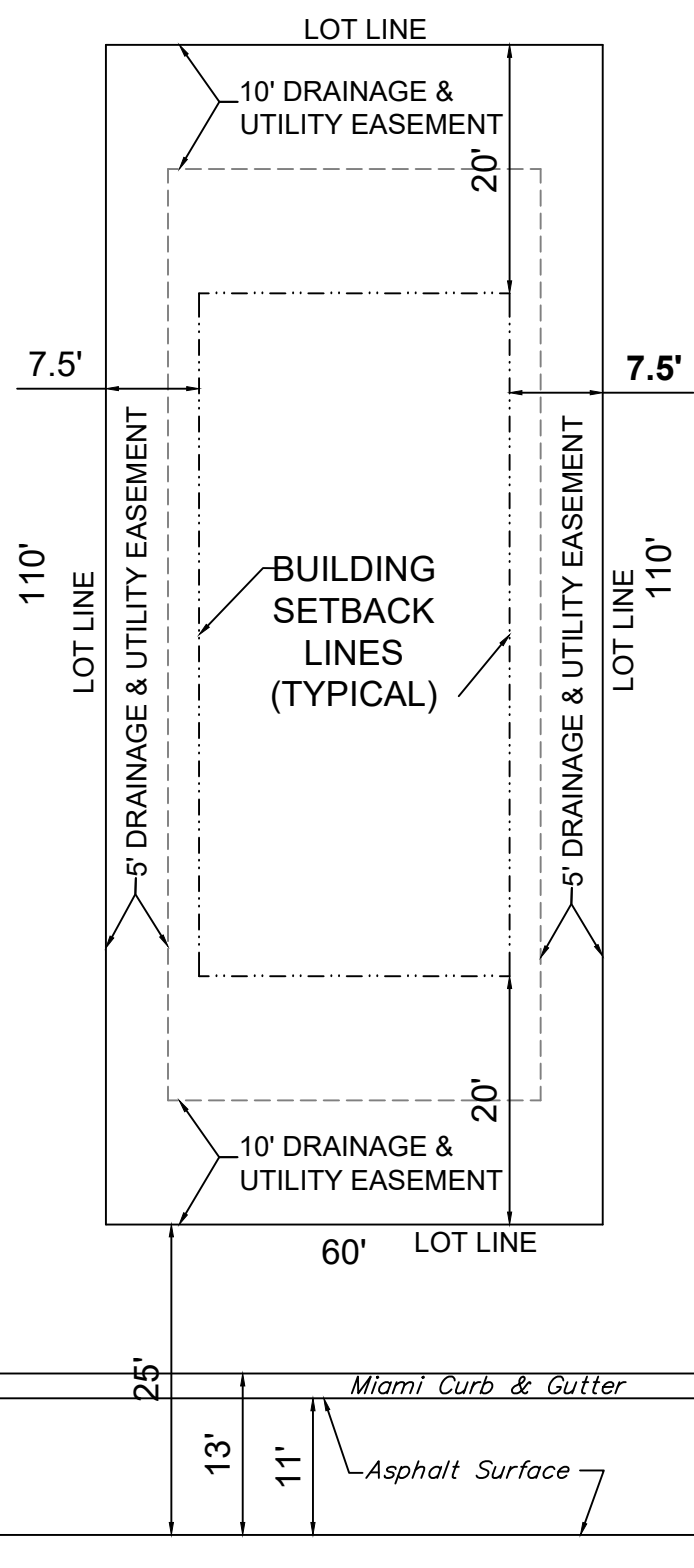
BLUE AREA INDICATES FEMA FLOODED AREAS FOR 100 YR EVENT ZONE AE: BFE = 31.9
 FEMA PANEL #12053C06D
 eff date: 2/2/2012

BLUE AREA INDICATES FEMA FLOODED AREAS FOR 100 YR EVENT ZONE AE: BFE = 28.3
 FEMA PANEL #12053C06D
 eff date: 2/2/2012

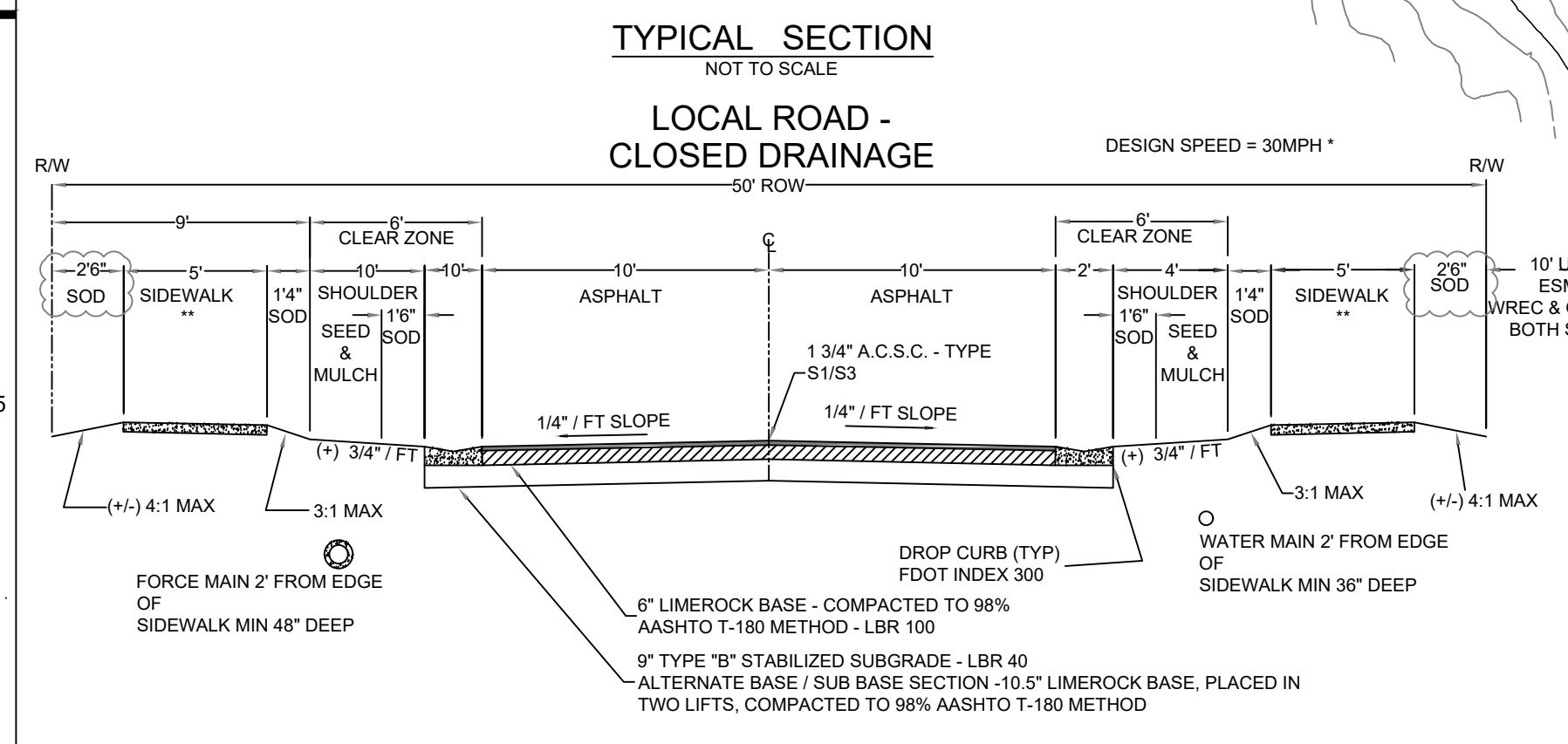
THIS CONNECTION IS FOR AN EMERGENCY ACCESS ONLY. IT SHALL MEET CONDITION #15 OF THE APPROVED MASTER PLAN.

- CONDITIONS OF APPROVAL OF MASTER PLAN ON APRIL 12, 2021. THE PLANNING AND ZONING COMMISSION VOTED 5-0 TO RECOMMEND APPROVAL OF THE PETITIONER'S REQUEST FOR A REZONING FROM POPRSP/PLANNED DEVELOPMENT PROJECT (SINGLE FAMILY), WITH DEVIATIONS, AND WITH THE FOLLOWING UNMODIFIED PERFORMANCE CONDITIONS:
1. THE PETITIONER MUST OBTAIN PERMITS FROM HERNANDO COUNTY AND OTHER APPLICABLE AGENCIES AND MEET ALL APPLICABLE LAND DEVELOPMENT REGULATIONS, FOR EITHER CONSTRUCTION OR USE OF THE PROPERTY, AND COMPLETE ALL APPLICABLE DEVELOPMENT REVIEW PROCESSES.
 2. THE PETITIONER SHALL PROVIDE A WILDLIFE SURVEY, PREPARED BY A QUALIFIED PROFESSIONAL TO IDENTIFY ANY LISTED SPECIES PRESENT PRIOR TO ANY DEVELOPMENT OCCURRING ON THE PROPERTY. FURTHERMORE, COPIES OF ANY REQUIRED PERMITS SHALL BE PROVIDED PRIOR TO CLEARING OR COMMENCEMENT OF CONSTRUCTION.
 3. THE PETITIONER MUST MEET THE MINIMUM REQUIREMENTS OF FLORIDA FRIENDLY LANDSCAPING TM PROGRAM MATERIALS AND ENCOURAGE USE OF THE PRINCIPLES, TECHNIQUES, AND LANDSCAPING RECOMMENDATIONS. INFORMATION ON THE COUNTY'S FERTILIZER ORDINANCE AND FERTILIZER USE SHALL BE INCLUDED. EDUCATIONAL MATERIALS ARE AVAILABLE THROUGH THE HERNANDO COUNTY UTILITIES DEPARTMENT.
 4. THE BUILDER/DEVELOPER SHALL PROVIDE NEW RESIDENTIAL PROPERTY OWNERS WITH FLORIDA FRIENDLY LANDSCAPING TM PROGRAM MATERIALS AND ENCOURAGE USE OF THE PRINCIPLES, TECHNIQUES, AND LANDSCAPING RECOMMENDATIONS. INFORMATION ON THE COUNTY'S FERTILIZER ORDINANCE AND FERTILIZER USE SHALL BE INCLUDED. EDUCATIONAL MATERIALS ARE AVAILABLE THROUGH THE HERNANDO COUNTY UTILITIES DEPARTMENT.
 5. SUBSURFACE GEOTECHNICAL TESTING SHALL BE CONDUCTED FOR ALL PROPOSED IMPROVEMENTS TO DETERMINE IF SIGNIFICANT KARST FEATURES OR VOIDS ARE PRESENT.
 6. THE DEVELOPER SHALL CONDUCT A WATER AND SEWER CAPACITY ANALYSIS DURING THE CONDITIONAL PLAT PHASE AND CONNECT TO THE CENTRAL WATER AND SEWER SYSTEMS AT THE TIME OF VERTICAL CONSTRUCTION. HCU HAS IDENTIFIED CAPACITY ISSUES WITHIN THE EXISTING SEWER SYSTEM IN THIS AREA. OFFSITE SEWER SYSTEM UPGRADES MAY BE NECESSARY TO PROVIDE SEWER CAPACITY FOR THIS PARCEL.
 7. IN CONJUNCTION WITH THE CONDITIONAL PLAT PHASE, THE PETITIONER SHALL PERFORM A TRAFFIC ACCESS ANALYSIS IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY ENGINEER. ANY IDENTIFIED IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
 8. THE PROPOSED ROADS WITHIN THE DEVELOPMENT SHALL MEET HERNANDO COUNTY FACILITY GUIDELINE STANDARDS.
 9. THE PROPERTY MUST APPLY FOR AND RECEIVE A FINDING OF SCHOOL CAPACITY FROM THE SCHOOL DISTRICT PRIOR TO THE APPROVAL OF THE CONDITIONAL PLAT OR THE FUNCTIONAL EQUIVALENT. THE COUNTY WILL ONLY ISSUE A CERTIFICATE OF CONFORMANCE FOR SCHOOLS UPON THE SCHOOL DISTRICT'S WRITTEN DETERMINATION THAT ADEQUATE SCHOOL CAPACITY WILL BE IN PLACE OR UNDER ACTUAL CONSTRUCTION WITHIN THREE (3) YEARS AFTER THE ISSUANCE OF SUBDIVISION APPROVAL. THE APPROVAL OR FUNCTIONAL EQUIVALENT FOR EACH LEVEL OF SCHOOL WITHOUT MITIGATION, OR WITH THE EXCEPTION OF A LEGALLY BINDING PROPORTIONATE SHARE MITIGATION AGREEMENT BETWEEN THE APPLICANT, THE SCHOOL DISTRICT AND THE COUNTY.
 10. THE PETITIONER SHALL BE LIMITED TO 90 DETACHED SINGLE-FAMILY UNITS IN ACCORDANCE WITH THE MASTER PLAN.
 11. MINIMUM BUILDING SETBACKS, LOT WIDTH AND LOT SIZE:
 FRONT: 20' (DEVIATION FROM 25')
 SIDES: 7.5' (DEVIATION FROM 10')
 REAR: 20'
 LOT WIDTH: 60'
 LOT SIZE: 6000 SQUARE FEET
 12. MINIMUM PERIMETER SETBACKS:
 FRONT: 20'
 SIDE: 20'
 REAR: 20'
 13. THE 100' VEGETATIVE BUFFER ALONG EXISTING RESIDENTIAL UNITS ON PURITAN LANE AND KEYESVILLE AVENUE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND EXCLUSIVE OF THE PERIMETER SETBACK.
 14. THE PETITIONER SHALL UTILIZE THE EXISTING ENTRANCE TO THE OAK HILL GOLF COURSE AS THE PRIMARY ACCESS FOR THE PROPOSED DEVELOPMENT, ENHANCING THE ENTRYWAY BY DEVELOPING IT AS A TREE BUFFER AND ROADWAY.
 15. THE SECONDARY ACCESS POINT TO THE PROPOSED DEVELOPMENT AS IDENTIFIED IN THE MASTER PLAN SHALL BE A GATED EMERGENCY ACCESS MEETING THE DESIGN REQUIREMENTS OF THE FIRE DEPARTMENT.
 16. THE PETITIONER SHALL PRESERVE THE MINIMUM SEVEN PERCENT (7%) NATURAL VEGETATION AS REQUIRED BY THE COUNTY'S ORD. THE COMPLIANT NATURAL VEGETATION MAY BE INCLUDED AS PART OF THE REQUIRED OPEN SPACE.
 17. THE PETITIONER SHALL PROVIDE A REVISED PLAN IN COMPLIANCE WITH ALL THE PERFORMANCE CONDITIONS WITHIN 30 CALENDAR DAYS OF BCC APPROVAL. FAILURE TO SUBMIT THE REVISED PLAN WILL RESULT IN NO FURTHER DEVELOPMENT PERMITS BEING ISSUED.

87 RESIDENTIAL LOTS



TYPICAL LOT NON-ATTACHED (NOT TO SCALE)



GENERAL NOTES:
 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
 SPEED LIMITS FOR ROADWAYS HAVING RIGHT-OF-WAY OF 50 FEET ARE 30 MPH PER COUNTY DESIGN STANDARDS. SAID ROADS WITHIN THIS SUBDIVISION SHALL BE 25 MPH, THEREFORE HORIZONTAL DESIGN GEOMETRY FALLS WITHIN HERNANDO COUNTY DESIGN STANDARDS.
 SPEED LIMITS FOR ROADWAYS HAVING RIGHT-OF-WAY OF 80 FEET ARE 40 MPH PER COUNTY DESIGN STANDARDS. SAID ROADS WITHIN THIS SUBDIVISION SHALL BE 30 MPH, THEREFORE HORIZONTAL DESIGN GEOMETRY FALLS WITHIN HERNANDO COUNTY DESIGN STANDARDS.

OAK HILL ESTATES
 SPRING HILL, FLORIDA
 CONDITIONAL PLAT

PRO CIVIL 360
 CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES
 12 SOUTH MAIN STREET, BROOKSVILLE, FL 34601 | PHONE - (952) 893-4255 | WWW.PROCIVIL360.COM

DATE	12/10/21
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DESCRIPTION	ADDED FEMA INFO & BUFFER DIMS
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