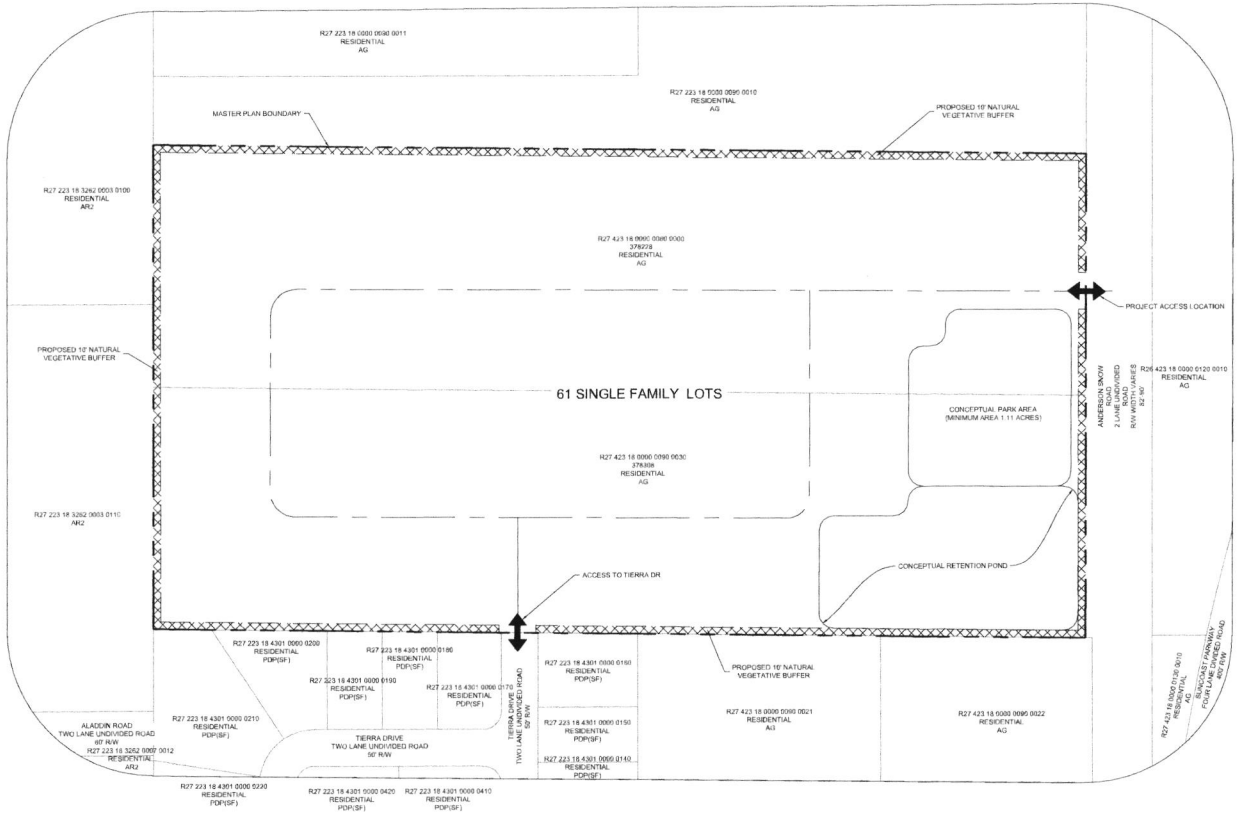


NORTH

SCALE: 1"= 80'

0' 40' 80' 160'

GRAPHIC SCALE
(IN FEET)

LEGEND

- MASTER PLAN BOUNDARY
- EXISTING PARCELS
- EXISTING DRAINAGE/UTILITY EASEMENT

PARCEL INFORMATION:

PARCEL NUMBERS:	R27 423 18 0000 0060 0000 R27 423 18 0000 0090 0030
KEY NUMBERS:	378278 378308
GROSS ACREAGE:	±19.25 AC
WETLAND ACREAGE:	0.00 AC
TOTAL DEVELOPABLE ACREAGE:	±19.25 AC
PROPOSED DENSITY:	61 UNITS / ±19.25 AC = 3.17 DU/AC
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PDP(SF)
EXISTING FUTURE LAND USE:	RESIDENTIAL
PROPOSED PARK AREA:	1.11 AC MINIMUM

BCC ACTION:

ON XX.XX.XXXX THE BOARD OF COUNTY COMMISSIONERS VOTED X-X TO ADOPT RESOLUTION XXXX-XX APPROVING THE PETITIONER'S REQUEST FOR A REZONING FROM AG (AGRICULTURAL) TO PDP(SF)(PLANNED DEVELOPMENT (SINGLE FAMILY), WITH DEVIATIONS AND WITH THE FOLLOWING MODIFIED PERFORMANCE CONDITIONS:

1. THE PETITIONER MUST OBTAIN ALL PERMITS FROM HERNANDO COUNTY AND OTHER APPLICABLE AGENCIES AND MEET ALL APPLICABLE LAND DEVELOPMENT REGULATIONS, FOR EITHER CONSTRUCTION OR USE OR THE PROPERTY, AND COMPLETE ALL APPLICABLE DEVELOPMENT REVIEW PROCESSES.
2. THE DEVELOPMENT OF COMMON AREAS AND LANDSCAPE PLANS MUST COMPLY WITH THE FLORIDA-FRIENDLY LANDSCAPING™ PRINCIPLES.
3. THE DEVELOPER SHALL PROVIDE NEW PROPERTY OWNERS WITH WRITTEN PROGRAM MATERIALS AND OWNERS SHALL BE ENCOURAGED TO UTILIZE THE FLORIDA-FRIENDLY LANDSCAPING™ PROGRAM BEST MANAGEMENT PRACTICES.
4. THE PETITIONER SHALL PROVIDE A WILDLIFE SURVEY, PREPARED BY A QUALIFIED PROFESSIONAL PRIOR TO ANY DEVELOPMENT OCCURRING ON THE PROPERTY. FURTHERMORE, COPIES OF ANY REQUIRED PERMITS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF DEVELOPMENT PERMITS BY HERNANDO COUNTY.
5. GEOTECHNICAL SUBSURFACE TESTING AND REPORTING IN ACCORDANCE WITH THE COUNTY'S FACILITY DESIGN GUIDELINES SHALL BE CONDUCTED FOR ALL DRAINAGE RETENTION AREAS (DRAS) WITHIN THE PROPOSED AREA.
6. DURING THE CONDITIONAL PLAT PHASE, THE DEVELOPER SHALL PERFORM A CAPACITY ANALYSIS OF THE EXISTING UTILITY SYSTEMS IN ACCORDANCE WITH HCUD REQUIREMENTS.
7. IN CONJUNCTION WITH THE CONDITIONAL PLAT PHASE, THE PETITIONER SHALL PERFORM A TRAFFIC ACCESS ANALYSIS IN CONJUNCTION WITH THE REQUIREMENTS OF THE ENGINEERING DEPARTMENT.
8. HEAVY CONSTRUCTION TRAFFIC ACCESS TO THE SUBJECT SITE DURING DEVELOPMENT OF THE SUBDIVISION SHALL BE LIMITED TO THE PRIMARY ENTRANCE FROM ANDERSON SNOW ROAD, TO BE CONSTRUCTED BY THE DEVELOPER.
9. THE PETITIONER SHALL PRESERVE THE MINIMUM SEVEN PERCENT (7%) NATURAL VEGETATION AS REQUIRED BY THE COUNTY'S LDRS. IF APPROVED, THE PETITIONER MUST PROVIDE A MINIMUM OF NATURAL VEGETATION. THE REQUIRED NATURAL VEGETATION MAY BE INCLUDED AS PART OF THE REQUIRED OPEN SPACE.
10. THE MINIMUM APPROVED SETBACKS ARE AS FOLLOWS:
    - 10.1. FRONT: 25'
    - 10.2. SIDES: 5'
      - *NO HVAC EQUIPMENT WILL BE LOCATED WITHIN SIDE YARDS. HVAC EQUIPMENT SHALL BE LOCATED WITHIN THE REAR YARDS.
    - 10.3. REAR: 20'
11. LOT STANDARDS ARE AS FOLLOWS:
    - 11.1. MINIMUM LOT AREA: 6,000 SF
    - 11.2. MINIMUM LOT WIDTH: 60'
    - 11.3. MINIMUM LIVING AREA: 1500 SF
    - 11.4. LOT COVERAGE: 51%
      - *PRINCIPAL STRUCTURE ONLY
12. MAXIMUM BUILDING HEIGHT: 35'
13. ACCESSORY STRUCTURE STANDARDS AND SETBACKS:
    - 13.1. ACCESSORY BUILDINGS ARE PERMITTED IN THE SIDE, REAR, AND SECONDARY FRONT YARDS.
    - 13.2. ACCESSORY BUILDINGS SHALL BE AT LEAST FIVE (5) FEET FROM ALL SIDE AND REAR LOT LINES. ACCESSORY STRUCTURES IN THE SECONDARY FRONT YARD SHALL MEET THE FRONT YARD REQUIREMENTS OF THE DISTRICT FOR THE PRINCIPAL BUILDING.
14. THE PETITIONER 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 CONCURRENCY 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 OR SITE PLAN APPROVAL (OR FUNCTIONAL EQUIVALENT) FOR EACH LEVEL OF SCHOOL WITHOUT MITIGATION, OR WITH THE EXECUTION OF A LEGALLY BINDING PROPORTIONATE SHARE MITIGATION AGREEMENT BETWEEN THE APPLICANT, THE SCHOOL DISTRICT AND THE COUNTY.
15. 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.
16. DESIGN SHALL ATTEMPT TO KEEP EXISTING NON INVASIVE TREES WHERE POSSIBLE. IF NATURAL VEGETATION IS NOT ADEQUATE OR AVAILABLE TO PROVIDE SUCH A BUFFER A FENCE OR WALL AT LEAST 6' IN HEIGHT ABOVE GRADE MUST BE INSTALLED WITHIN 30 DAYS OF CLEARING AND PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF A PERMANENT FENCE IS USED IT MUST MINIMIZE AIRBORNE EROSION AND MUST BE DOMINATED BY GREENERY ON THE SIDE FACING ADJACENT PROPERTY AT THE CONCLUSION OF CONSTRUCTION.
17. SITE WILL CONTAIN A MINIMUM OF 16% ON-STREET OR HOLIDAY PARKING FOR OVERFLOW.
18. CONCEPTUAL PARK AREA PROPOSED AT 1.11 ACRES IN SIZE.

LEGAL DESCRIPTION:

THE NORTH ½ OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST; LESS THE EAST 50 FEET THEREOF FOR ROADWAY.

AND

THE SOUTH ½ OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST; LESS THE EAST 50 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-5128 FAX
WWW.TAMPACIVIL.COM

PROJECT: 653

SUNCOAST PINES PDP
PARCEL NUMBER: 378278 & 378308
R27 423 18 0000 0060 0000
R27 423 18 0000 0090 0000
ANDERSON SNOW ROAD
SPRING HILL, FL 34609

CLIENT:

DR HOMES

REVISION	DATE
M1 MASTER PLAN	2024-08-13
REVISED M1 MASTER PLAN	2024-10-16
REVISED M1 MASTER PLAN	2024-12-05

DES: J.C. DWT: D.P.

PROFESSIONAL ENGINEER
LICENSE
No. 70858
STATE OF FLORIDA

Jeremy Couch, P.E
State of Florida, Professional Engineer, License No. 70858

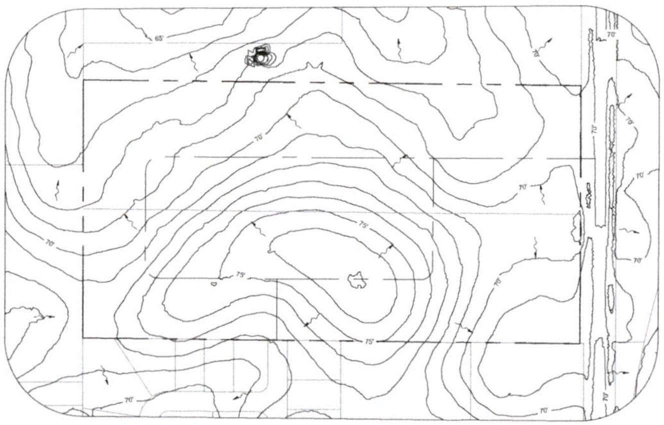
This item has been digitally signed and sealed by Jeremy Couch on the date adjacent to the seal.

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

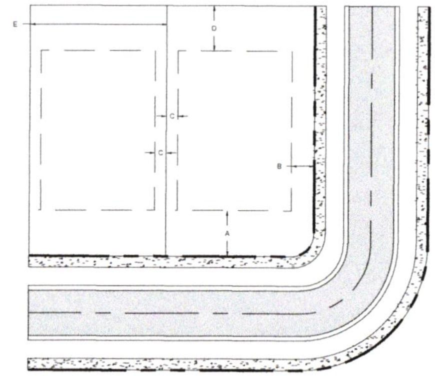
ZONING MASTER PLAN

SHEET NO:
M-1

TOPO / EXISTING DRAINAGE / AERIAL EXHIBIT



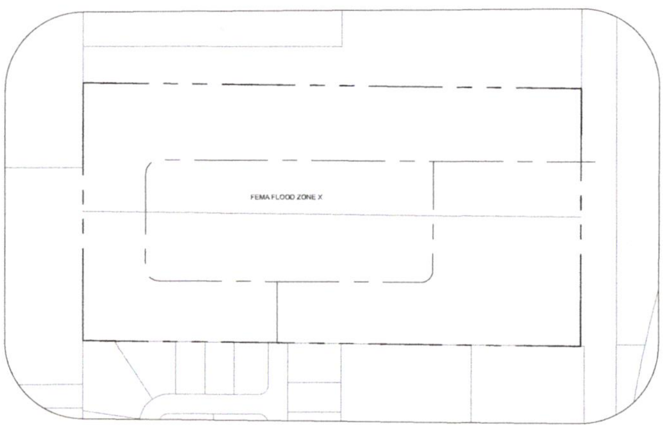
SINGLE FAMILY LOT DETAIL



MIN. FRONT SETBACK (A)	MIN. CORNER SETBACK (B)	MIN. SIDE SETBACK* (C)	MIN. REAR SETBACK (D)	MIN. LOT WIDTH (E)	MIN. LOT SIZE	MAX HEIGHT	MAX LOT COVERAGE
25'	10'	5'	20'	60'	6,600 SQFT	35'	65%

*NO HVAC EQUIPMENT WILL BE LOCATED WITHIN SIDE YARDS. HVAC EQUIPMENT SHALL BE LOCATED WITHIN THE REAR YARDS.

FEMA FLOOD ZONE EXHIBIT



AERIAL/PARCEL DIMENSIONS EXHIBIT

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SUNCOAST PINES PDP
R27 423 18 0000 0090 0030
R27 423 18 0000 0060 0000
ANDERSON SNOW ROAD
SPRING HILL, FL 34609

CLIENT: DR3 HOMES

ZONING MASTER PLAN

SHEET NO: M-1