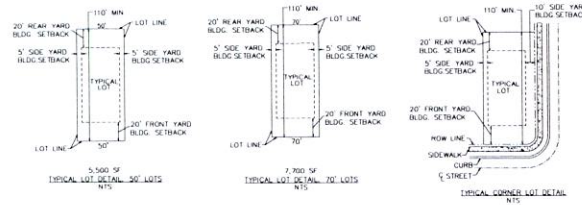


LEGEND

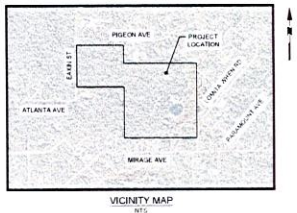
- SINGLE FAMILY LOT AREA
- ASPHALT ROADWAY
- NEIGHBORHOOD PARK AREA
- LANDSCAPE BUFFER - 3.27 ACRES (IF NO EXISTING VEGETATION TO BE PRESERVED, BUFFER TO BE CLEARED, GRADED, AND PLANTED WITH NATIVE VEGETATION)
- CONCRETE SIDEWALK
- POTENTIAL LOCATION FOR VEGETATION PRESERVATION OR PLANTING

- SEE DATA**
1. PARCEL IDENTITY: R09-22-116-270-0000-0100, R09-22-116-270-0000-0100
 2. AREA: 53.29 ACRES
 3. OWNER: DANTHEN LLC
 4. CURRENT ZONING: AR, A-3
 5. PROPOSED ZONING: POP (SINGLE FAMILY)
 6. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 7. SURROUNDING ZONINGS: NORTH: AR, R-1C, EAST: R-1C, SOUTH: R-1C/DRA, WEST: AR, A-3, F
 8. FLOOD ZONE: ZONE AE PER 12053.C0155E, EFFECTIVE JANUARY 15, 2021
 9. PROPOSED LOTS: 190
 10. PROPOSED LOT SIZES (SEE LOT DIAGRAM NOTE 2): 50' FT X 110' FT = 5,500 SF, 70' FT X 110' FT = 7,700 SF
 11. PROPOSED DENSITY: 190 LOTS / 3.52 ACRES, 3.57 LOTS / ACRE
 12. PROPOSED YARD SETBACKS: SEE LOT DIAGRAMS
 13. MAX BUILDING HEIGHT: 35 FT / 3 STORIES
 14. NEIGHBORHOOD PARK REQUIREMENTS: PER HERNANDO COUNTY CODE OF ORDINANCES SEC. 16-75 ONE (1) ACRE FOR FIRST 50 UNITS, PLUS ONE-ONE HUNDREDTH (1/100) ACRE FOR EVERY UNIT OVER 50. TOTAL REQUIRED = 2.4 ACRES, TOTAL PROVIDED = 2.4 ACRES
 15. NATIVE VEGETATION PRESERVATION OR PLANTING REQUIREMENTS: PER HERNANDO COUNTY CODE OF ORDINANCES SEC. 16-29 (2) PROJECTS OVER 20 ACRES SHALL PROVIDE AT LEAST SEVEN (7) ACRES TOTAL PROJECT AREA AS PRESERVED NATURAL VEGETATION OR INSTALLED NATIVE VEGETATION. TOTAL REQUIRED: 53.29 AC X 7% = 3.73 ACRES, TOTAL PROVIDED: 3.73 ACRES
- FINAL LOCATIONS WITHIN LANDSCAPE BUFFERS, NEIGHBORHOOD PARK, OR OTHER OPEN SPACES IDENTIFIED HEREON (OR ELSEWHERE) WILL BE SHOWN ON CONSTRUCTION PLANS. LOCATIONS HEREON ARE NOT TO BE CONSIDERED BINDING. NOTHING ON THIS MASTER PLAN OR ASSOCIATED APPROVAL SHALL BE CONSTRUED AS A COMMITMENT TO PRESERVE EXISTING NATIVE VEGETATION IN BUFFERS OR PROHIBIT THE USE OF THE LANDSCAPE BUFFER AREAS AS DRAINAGE SWALES THAT MAY HOUSE UNDERGROUND DRAINAGE STRUCTURES.

- GENERAL NOTES**
1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN.
 2. STORMWATER MANAGEMENT AND FINAL UTILITY CONFIGURATIONS, FUNCTION, LOCATIONS, SIZE, OR LOCATIONS TO BE DETERMINED WITH THE FINAL APPROVED ENGINEERED SET OF CONSTRUCTION PLANS AND FINAL PLAN.
 3. TOPOGRAPHIC INFORMATION IS APPROXIMATE AND REFERENCED FROM SOUTHWEST FLORIDA WATER MANAGEMENT MAPPING AND GIS DEPARTMENT.
 4. INTERNAL SUBDIVISION ROAD TO BE STUBBED TO NEAR THE PROPERTY LINE, HEIGHT-OF-WAY TO BE PLATTED TO PROPERTY LINE TO ALLOW HERNANDO COUNTY TO CONNECT TO MASKED DUCK ROAD IF AND WHEN THE COUNTY IMPROVES MASKED DUCK ROAD.



NOTE:
 1. PROPOSED LOT SIZES SHOWN ARE MINIMUM. DEVELOPER RESERVES THE RIGHT TO INCREASE LOT SIZES IF AND WHEN NECESSARY.
 2. LOT SQUARE FOOTAGES SHOWN ARE NOT INTENDED AS ABSOLUTE MINIMUMS. RADIAL OR OTHER IRREGULAR LOTS MAY DEVIATE FROM THESE LOT SQUARE FOOTAGES SO LONG AS THEY FIT THE TYPICAL HOUSING PRODUCT WITH THE REQUIRED SETBACKS SHOWN.



	<p>LANGAN Langan Engineering and Environmental Services, Inc. 405 N. Ashley Drive, Suite 2175 Tampa, FL 33602</p>	<p>Project LAKE MIRAGE BROOKSVILLE HERNANDO COUNTY FLORIDA</p>	<p>Drawing title MASTER SITE PLAN</p>	<p>Project No. 330064301</p>	<p>Drawing No. CS101</p>
<p>Date: _____ Description: _____ No: _____ Signature: ANDREW J. LLANDU, JR. FLORIDA LIC. NO. 69670 Date: _____</p>		<p>T: 813.439.6100 F: 813.439.6101 www.langan.com FL CERTIFICATE OF AUTHORIZATION NO. 309660-03817238184</p>		<p>Date: JUNE 2023 Drawn By: VE Checked By: AE</p>	