

LEGEND

- PROPOSED PERIMETER BUFFER
- PROPOSED UTILITY EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED WETLAND BUFFER
- APPROXIMATE WETLAND DELINEATION
- FEMA FIRM FLOOD ZONE (ZONE X)
- FEMA FIRM FLOOD ZONE (ZONE A/AE)
- PROPOSED RETENTION AREA
- PROPOSED STOP SIGN (R1-1)
- PROPOSED PEDESTRIAN CROSSING W/ LEFT ARROW (W11-2 AND W16-7)
- PROPOSED LEFT TURN (W1-1L) W/ SPEED PLAQUE (W13-1P 15 MPH)
- PROPOSED RIGHT TURN (W1-1R) W/ SPEED PLAQUE (W13-1P 15 MPH)
- PROPOSED SPEED LIMIT SIGN (R2-1 30 MPH)
- PROPOSED REVERSE TURN WARNING (W1-3) AND SPEED PLAQUE (13-1P 20 MPH)

- SITE DATA:**
- PARCEL ID/KEY:
R06-222-18-2570-0000-0100/00103907
R06-422-18-0000-0040-0000/00343015
 - AREA:
±54.00 ACRES
 - OWNER:
PANTHER I LLC
 - ZONING:
PDP(SF) (REZONING CASE NUMBER:H2354)
 - PROPOSED USE:
SINGLE FAMILY RESIDENTIAL
 - SURROUNDING ZONING:
NORTH: AR, R1C
EAST: R1C
SOUTH: R1CDRA
WEST: AR, ARCCF
 - FLOOD ZONE:
ZONE 'A', 'AE' PER 12053C0156E (EFF. 1/15/2021)
ZONE 'AE' PER 12053C0158D (EFF. 2/2/2012)
 - PROPOSED LOTS:
107
 - PROPOSED LOT SIZES (SEE TYPICAL LOT - SHEET CP-02):
TYPICAL: 80 FT X 125 FT = 10,000 SF
1.99 DU / ACRE
 - PROPOSED YARD SETBACKS:
FRONT: 25'
SECONDARY FRONT: 25'
REAR: 20'
SIDE: 10'
 - MAX BUILDING HEIGHT:
35 FT / 2-STORIES
 - NEIGHBORHOOD PARK REQUIREMENTS:
PER HERNANDO COUNTY CODE OF ORDINANCES SEC. 28-75; ONE (1) ACRE FOR FIRST 50 UNITS PLUS ONE-ONE HUNDREDTH (1/100) ACRE FOR EVERY UNIT OVER 50.

1 AC (FIRST 50 LOTS) + (.01 AC)*(107-50 LOTS)
TOTAL REQUIRED = 1.57 ACRES
TOTAL PROVIDED = ~1.57 ACRES
 - NATIVE VEGETATION PRESERVATION OR PLANTING REQUIREMENTS:
PER HERNANDO COUNTY CODE OF ORDINANCES SEC. 10-28 (2); PROJECTS OVER 20 ACRES SHALL PROVIDE AT LEAST SEVEN (7%) OF TOTAL PROJECT AREA AS PRESERVED NATURAL VEGETATION OR INSTALLED NATIVE VEGETATION

TOTAL REQUIRED: 54.00 AC X 7% = 3.78 ACRES
TOTAL PROVIDED: ~3.78 ACRES
FINAL LOCATIONS WITHIN LANDSCAPE BUFFERS, NEIGHBORHOOD PARK, OR OTHER OPEN SPACES DEPICTED HEREON (OR ELSEWHERE) WILL BE SHOWN ON CONSTRUCTION PLANS; LOCATIONS HEREON ARE NOT TO BE CONSIDERED BINDING.

TOTAL REQUIRED: 54.00 AC X 7% = 3.78 ACRES
TOTAL PROVIDED: ~3.78 ACRES
FINAL LOCATIONS WITHIN LANDSCAPE BUFFERS, NEIGHBORHOOD PARK, OR OTHER OPEN SPACES DEPICTED HEREON (OR ELSEWHERE) WILL BE SHOWN ON CONSTRUCTION PLANS; LOCATIONS HEREON ARE NOT TO BE CONSIDERED BINDING.

15. TREED ROWWAY BUFFER TO BE PROVIDED IN EASEMENTS SHOWN ALONG STREET 1 CONSISTENT WITH HERNANDO COUNTY ORDINANCE SECTION 10-21(A)(3) WITH ONE TREE PER 30 LINEAR FEET OF BUFFER.

- NOTES:**
- ALL WORK WITHIN RIGHT-OF-WAY SHALL COMPLY WITH CURRENT "HERNANDO COUNTY FACILITY DESIGN GUIDELINES", APPROVED OCTOBER 2008.
 - ON-SITE IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL COMPLY WITH "HERNANDO COUNTY FACILITY DESIGN GUIDELINES" LOCAL ROAD - CLOSED DRAINAGE TYPICAL SECTION. OFF-SITE IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL COMPLY WITH "HERNANDO COUNTY FACILITY DESIGN GUIDELINES" LOCAL ROAD - OPEN DRAINAGE TYPICAL SECTION
 - ALL TRAFFIC CONTROL SIGNS AND PAYMENT MARKINGS WILL COMPLY WITH THE "2009 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR DESIGN AND INSTALLATION".
 - NO STREET LIGHTING IS PROPOSED AT THIS TIME. ANY STREET LIGHTS PROPOSED IN THE FUTURE TO BE COORDINATED WITH THE UTILITY DEPARTMENT AND ARE TO BE LOCATED IN AREAS THAT DO NOT CONFLICT WITH PROPOSED SANITARY OR WATER SERVICES.
 - DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY.
 - DRAINAGE AREAS ARE CONCEPTUAL. ACTUAL SIZE AND LOCATION TO BE DETERMINED WITH FINAL ENGINEERING DESIGN.



Date	Description	No.
09/15/2025	REVISED PER HERNANDO COUNTY COMMENTS	2
08/15/2025	REVISED PER HERNANDO COUNTY COMMENTS	1

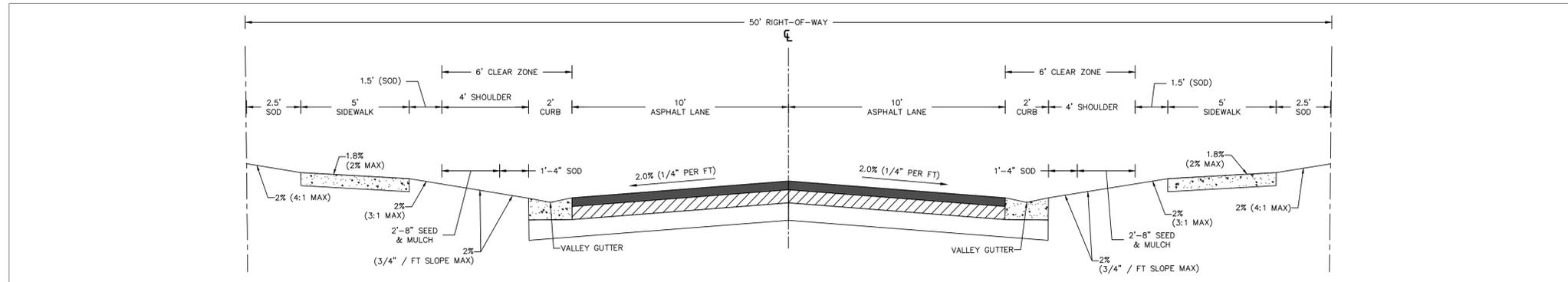
Signature: ANDREW D. EILAND, JR.
FLORIDA LIC No. 69810

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FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project: LAKE MIRAGE
BROOKSVILLE
HERNANDO COUNTY
FLORIDA

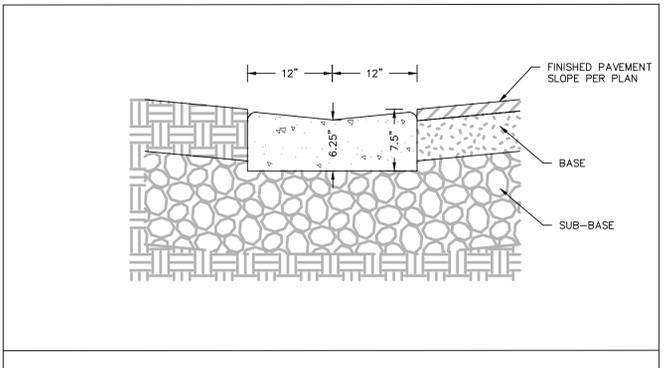
Drawing Title: **CONDITIONAL PLAT**

Project No.	350064201	Drawing No.	CP-01
Date	MAY 2025	Drawn By	SK
Checked By	ADE		

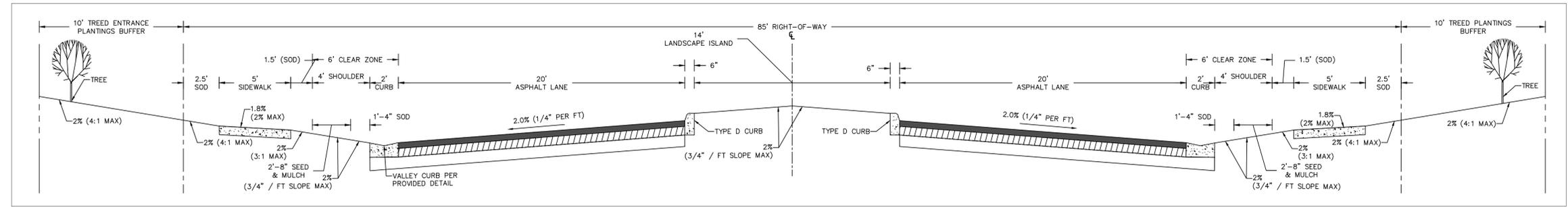


TYPICAL ROADWAY SECTION

SCALE: NTS
 LOCAL ROAD - CLOSED DRAINAGE
 DESIGN SPEED = 35 MPH
 POSTED SPEED = 30 MPH

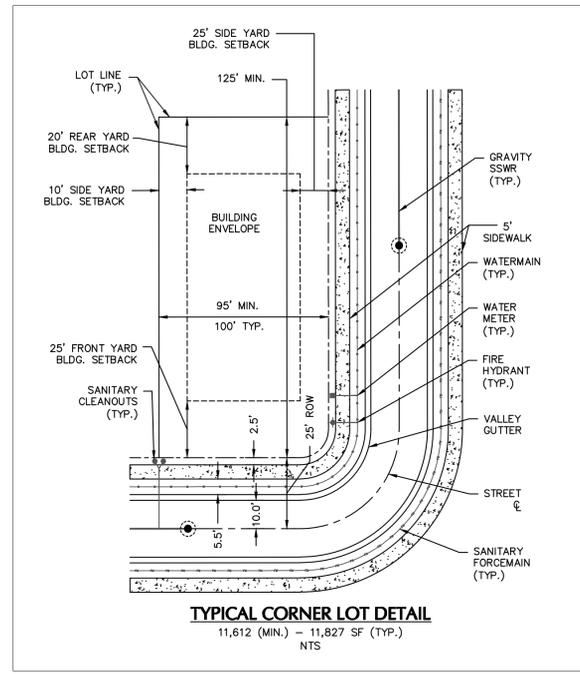


VALLEY GUTTER (N.T.S)

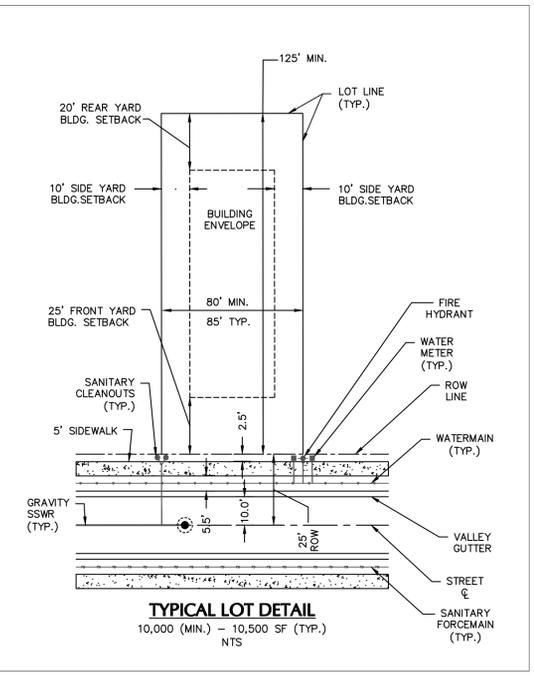


MAIN ENTRANCE - 85' ROADWAY

SCALE: NTS
 LOCAL ROAD - CLOSED DRAINAGE
 DESIGN SPEED = 35 MPH
 POSTED SPEED = 30 MPH



TYPICAL CORNER LOT DETAIL
 11,612 (MIN.) - 11,827 SF (TYP.)
 NTS



TYPICAL LOT DETAIL
 10,000 (MIN.) - 10,500 SF (TYP.)
 NTS

QTY.	No.	LEGEND	DETAIL
4	1	STOP SIGN WITH 24" WHITE PAINTED STOP BAR (4' FROM CROSSWALK)	R1-1 (30" X 30")
8	2	PEDESTRIAN SIGN W/ ARROW	W11-2 (30" X 30") W16-7P
3	3	LEFT TURN WARNING SIGN & ADVISORY SPEED PLAQUE FOR 15 MPH	W1-1L (36" X 36") W13-1P (18" X 18")
3	4	RIGHT TURN WARNING SIGN & ADVISORY SPEED PLAQUE FOR 15 MPH	W1-1R (36" X 36") W13-1P (18" X 18")
14	5	SPEED LIMIT SIGN FOR 30 MPH	R2-1 (30" X 36")
2	6	REVERSE TURN WARNING SIGN & ADVISORY SPEED PLAQUE FOR 20 MPH	W1-3 (36" X 36") W13-1P (18" X 18")

SIGN LEGEND PER MUTCD STANDARDS

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Project: **LAKE MIRAGE**
 BROOKSVILLE
 FLORIDA

Drawing Title: **CONDITIONAL PLAT**

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 Date: MAY 2025
 Drawn By: SK
 Checked By: ADE
 Drawing No.: CP-02