SITE DATA:

1. APPLICANT:
   ART ERI, LLC
   15286 FAIRCHILD ROAD
   SPRING HILL, FL 34609
2. PARCEL SIZE: 5.34 ACRES
3. PARCEL KEY NO: 1850982
4. LOCATED IN SECTION 5, TOWNSHIP 23, RANGE 19, HERNANDO COUNTY, FLORIDA
5. CURRENT ZONING: PDP (SF) H-21-82
6. LAND USE: RESIDENTIAL
7. FLOOD INSURANCE RATE MAP (FIRM): COMMUNITY PANEL: 12053C 0188 D: THE ZONE IS "X" AN AREA OF MINIMAL FLOODING & AE WITH A ELEVATION OF 50.62' DATED: 02/02/12
8. MINIMUM LOT SIZE IS A 0.4 AC OR 17,475 SF
9. THE MINIMUM INTERNAL SETBACKS ARE AS FOLLOWS:
   FRONT: 25'
   SIDE: 10'
   REAR: 20'
10. PERIMETER PROJECT'S SETBACKS = 20'
11. ROADWAYS EXISTING AROUND PROJECT
12. OPEN SPACE/NATURAL SPACE REQUIRED
    5.34 X 0.07 = 0.03 AC

    0.8775 ACRES PROVIDED. (12.88%)
13. ALL LOTS SHALL BE ON SEPTIC SYSTEM
14. ALL LOTS SHALL BE ON PUBLIC WATER (EXISTING OFF COURTLAND, SHEFFIELD, & NORVELL)
15. TYP. LOT SIZE: 80' X 135'
16. SPEED LIMIT WITHIN THE PROJECT IS 25 MPH
17. ALL STREET LIGHTING MUST NOT CONFLICT WITH ANY PROPOSED UTILITIES ON-SITE.

PROPOSED DENSITY THIS PLAN
TOTAL UNITS = 12
DENSITY = UNITS / ACREAGE
12/5.34 = 2.24 D.U./AC.

PARKLAND CALCULATION
12 LOTS ARE LESS THAN 50 DWELLINGS, THEREFORE PARK LAND IS NOT REQUIRED. HOWEVER WE ARE PROVIDING SUFFICIENT OPEN SPACE FOR COMBINED RETENTION AND OTHER OPEN SPACE ACTIVITIES.

REV.	DESCRIPTION	BY	DATE
	REVISION HISTORY		

SHEFFIELD SUBDIVISION
HERNANDO COUNTY, FLORIDA
MASTER PLAN

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET, BROOKSVILLE, FL 34601 PHONE: (352) 383-4255
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE
LARRY D. BOONE, PE, STATE OF FLORIDA, PROFESSIONAL ENGINEER NO. 48412.
THIS ITEM HAS BEEN DIGITALLY SEALED AND SEALED BY LARRY D. BOONE, ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SEALED AND MUST BE SIGNED AND SEALED TO VERIFY ON ANY ELECTRONIC COPIES.

LARRY D. BOONE
P.E. NO. 48412
EXAMINED AND APPROVED
DATE:

PREPARED BY: FAD
SCALE: SEE PLAN
DATE: 8/29/25
SEC: 5
TWP: 23S
RANGE: 19E
JOB NUMBER: 25043

SHEET NO.
1 OF 1

User Name: fdica Plot Date: Dec 01, 2025 - 1:42pm Drawing Name: W:\PROCIVIL\2025 Projects\PRO25043 - Sheffield Subdivision\25043site.dwg