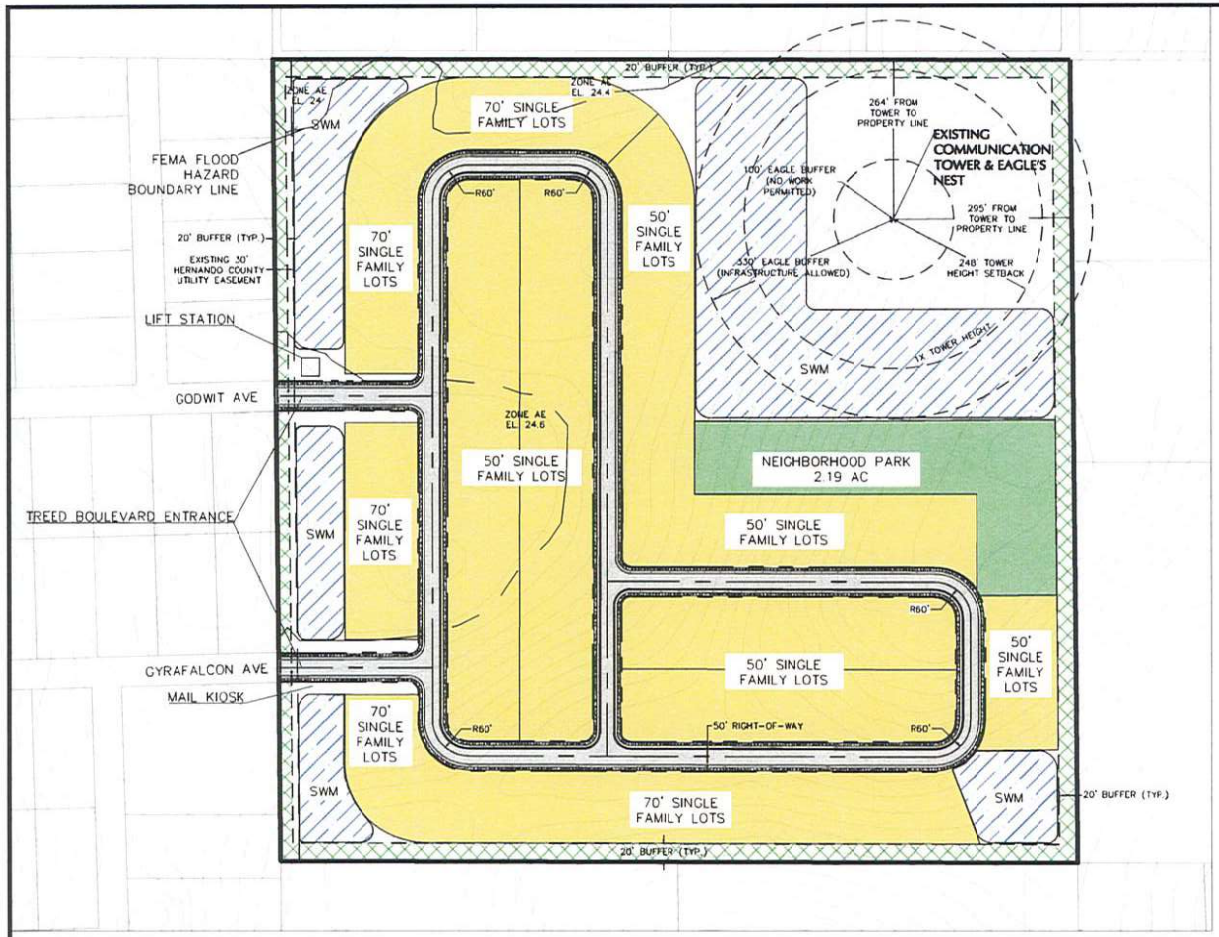
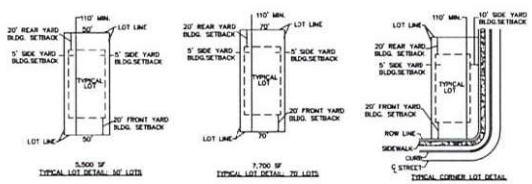




NOTE:
1. PROPOSED LOT SIZES SHOWN ARE MINIMUM. DEVELOPER RESERVES THE RIGHT TO INCREASE LOT SIZES IF AND WHEN NECESSARY.
2. PROPOSED LOTS ALONG THE PERIMETER ARE MINIMUM 70' WIDE EXCEPT WHERE SHOWN OTHERWISE.
3. LOT SQUARE FOOTAGES SHOWN ARE NOT INTENDED AS ABSOLUTE MINIMUMS. RADIAL OR OTHER IRREGULAR LOTS MAY DEVIATE FROM THESE LOT SQUARE FOOTAGES SO LONG AS THEY FIT THE TYPICAL HOUSING PRODUCT WITH THE REQUIRED SETBACKS SHOWN.

NOTE:
1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLANS.
2. STORMWATER MANAGEMENT AND FINAL UTILITY CONFIGURATIONS, FUNCTION, EASEMENTS, SIZE, OR LOCATIONS TO BE DETERMINED WITH THE FINAL APPROVED ENGINEERED SET OF CONSTRUCTION PLANS AND FINAL PLAT.
3. TOPOGRAPHIC INFORMATION IS APPROXIMATE AND REFERENCED FROM SOUTHWEST FLORIDA WATER MANAGEMENT MAPPING AND GIS DEPARTMENT.

0 100 200
SCALE: 1" = 200'

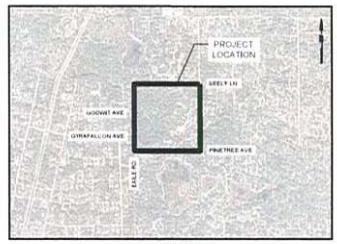
LEGEND
- SINGLE FAMILY LOT AREA
- ASPHALT ROADWAY
- NEIGHBORHOOD PARK AREA
- LANDSCAPE BUFFER (TO BE CLEARED, GRADED AND PLANTED)
- CONCRETE SIDEWALK

SITE DATA:
1. PARCEL ID/KEY:
   R2C-422-18-0000-0030-0000
2. AREA:
   40.40 ACRES
3. OWNER:
   BRUGER LESA TTEE
4. CURRENT ZONING:
   AG
5. PROPOSED ZONING:
   PDP (SINGLE FAMILY)
6. PROPOSED USE:
   SINGLE FAMILY RESIDENTIAL
7. SURROUNDING ZONING:
   NORTH: AG
   EAST: AG
   SOUTH: AG
   WEST: R1C, R1CDRA
8. FLOOD ZONE:
   ZONE 'AE' PER 12053C0166D
   EFFECTIVE: FEBRUARY 2, 2012
9. PROPOSED LOTS:
   162
10. PROPOSED LOT SIZES (SEE NOTE 3):
   50 FT X 110 FT = 5,500 SF
   70 FT X 110 FT = 7,700 SF
11. PROPOSED DENSITY:
   162 LOTS / 40.40 ACRES
   4.01 LOTS / ACRE
12. PROPOSED YARD SETBACKS:
   FRONT: 20 FT
   REAR: 20 FT
   SIDE: 5 FT
13. MAX BUILDING HEIGHT:
   35 FT / 2+ STORIES
14. NEIGHBORHOOD PARK REQUIREMENTS:
   PER HERNANDO COUNTY CODE OF ORDINANCES SEC. 26-75: 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)*(162-50 LOTS)
   TOTAL REQUIRED = 2.12 ACRES
   TOTAL PROVIDED = 2.19 ACRES
15. 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: 40.40 AC X 7% = 2.83 ACRES
   TOTAL PROVIDED: 2.83 ACRES
   (FINAL LOCATIONS WITHIN LANDSCAPE BUFFERS, NEIGHBORHOOD PARK, CELL TOWER SITE, OR OTHER OPEN SPACES DEPICTED HEREON WILL BE SHOWN ON CONSTRUCTION PLANS. NOTHING ON THIS MASTER PLAN OR ASSOCIATED APPROVAL SHALL BE CONSTRUED AS A COMMITMENT TO PRESERVE EXISTING NATURAL BUFFER VEGETATION OR PROHIBIT THE USE OF THE LANDSCAPE BUFFER AREAS AS DRAINAGE SWALES THAT MAY HOUSE UNDERGROUND DRAINAGE STRUCTURES.)

Received
OCT 06 2022
Planning Department
Hernando County, Florida



VICINITY MAP
NTS

LANGAN
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FL CERTIFICATE OF AUTHORIZATION NO. 0000661 LB8172/LB8198

Project	Drawing Title	Project No.	Drawing No.
BRUGER PARCEL OAK DEVELOPMENT GROUP, LLC HIGH POINT HERNANDO COUNTY FLORIDA	SITE PLAN	350069601 Date: 10-04-2022 Drawn By: LL Checked By: MK	CS101