

PROJECT NOTES:

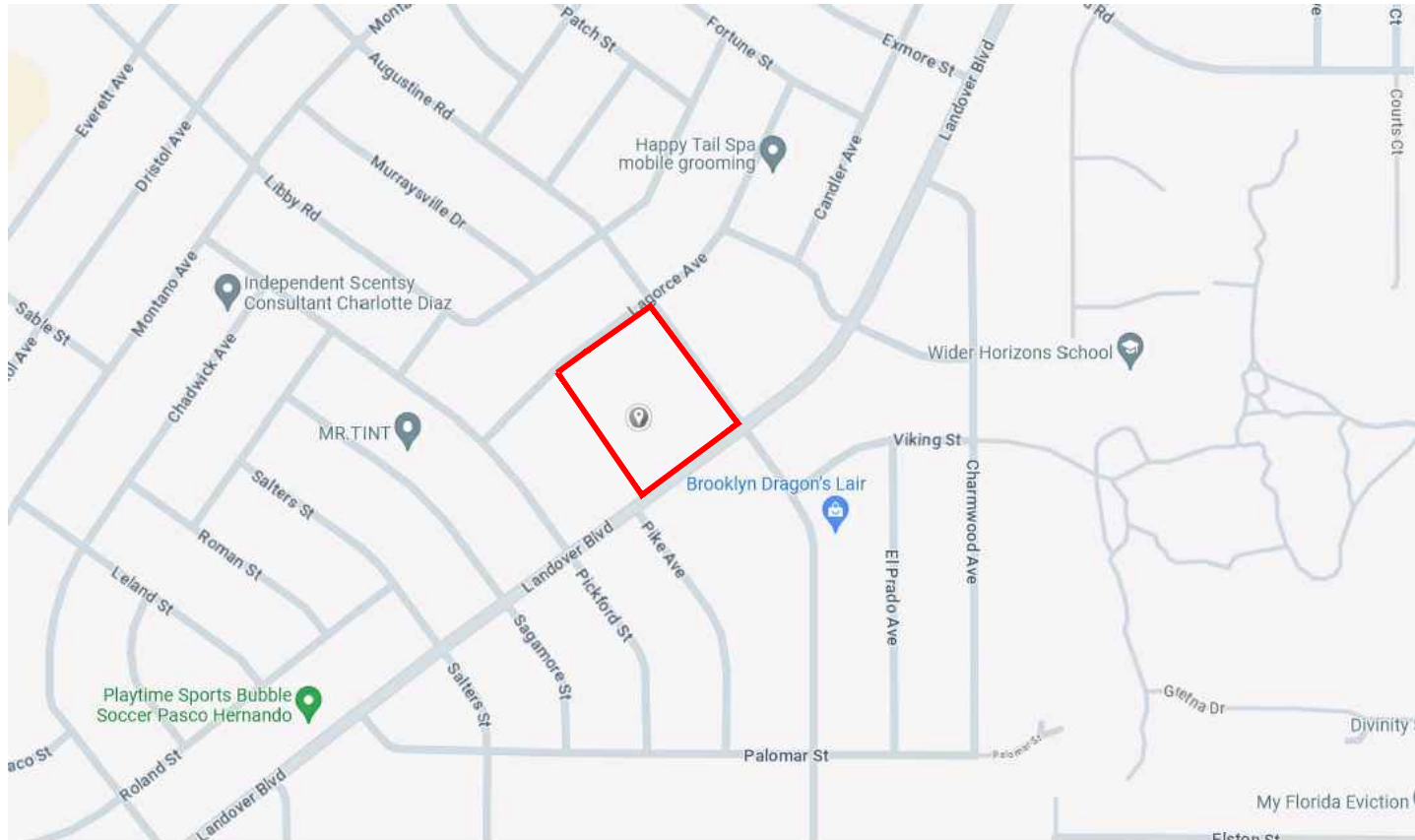
1. ALL LOTS SHALL BE ON SEPTIC SYSTEM BY BUILDER
2. ALL LOTS SHALL BE ON PUBLIC WATER
3. TYPICAL LOT SIZE: 90' x 220'
4. LOTS MUST MEET THE MINIMUM REQUIREMENTS OF FLORIDA FRIENDLY LANDSCAPING™ PUBLICATIONS AND THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM.
5. THE NEW PROPERTY OWNERS WILL BE PROVIDED WITH A COPY OF THE "FLORIDA-FRIENDLY LANDSCAPING™" PROGRAM MATERIALS AND ENCOURAGE THE USE OF THE PRINCIPLES, TECHNIQUES, AND LANDSCAPING RECOMMENDATIONS. INFORMATION ON THE COUNTY'S FERTILIZER ORDINANCE AND FERTILIZER USE IS TO BE INCLUDED."

SITE BREAKDOWN:
352140 S.F. / 8.08 ACRES
SEPTIC TANK ON EVERY 21,500 SF
352,140 S.F. / 21,500 SF
= 16.38 SEPTIC TANKS
16 SEPTIC TANKS/LOTS ALLOWED
13 SEPTIC TANKS/LOTS PROPOSED

NOTES:

1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.
2. DRA FINAL CONFIGURATION AND FUNCTION SHALL BE DETERMINED WITH FINAL DESIGN PERMITTING; IT SHALL BE SHOWN ON FINAL PLAT AS A TRACT TO BE OWNED AND MAINTAINED BY HOA.
3. ANY AND ALL EASEMENTS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON FINAL PLAT.
4. SIDEWALKS WILL BE CONSTRUCTED WITH HOMES.
5. STREET LIGHTING IF PROVIDED SHALL WITHIN COUNTY R/W.

PARK LAND CALCULATION
13 LOTS ARE LESS THAN 50 DWELLINGS, THEREFORE PARK LAND IS NOT REQUIRED.



VICINITY MAP
NO SCALE

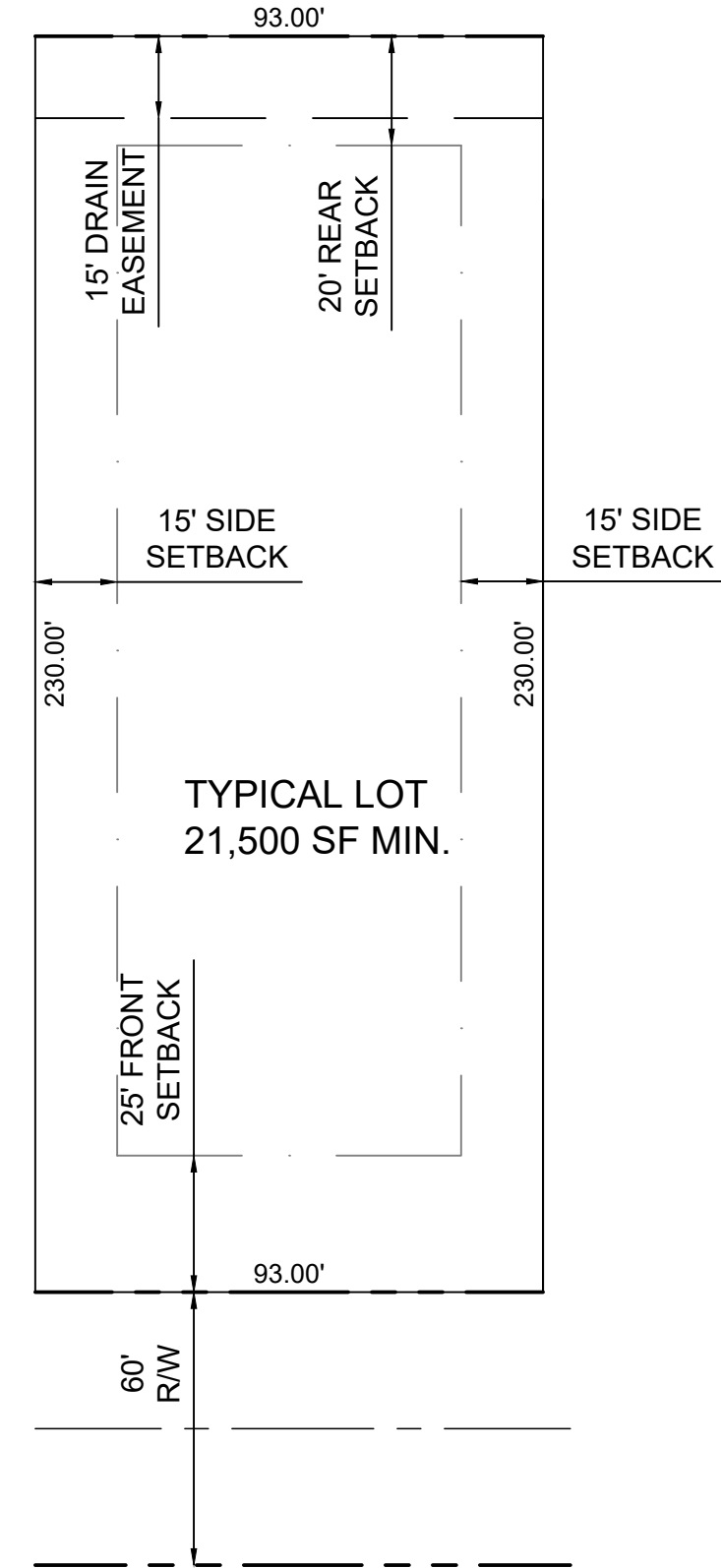
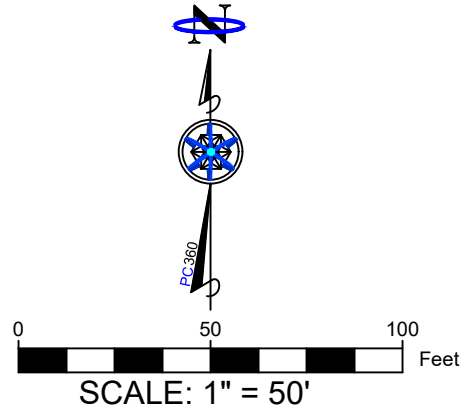


SITE DATA:

1. APPLICANT:
O&S CAPITAL ENTERPRISES,
6501 COUNTY LINE ROAD
SPRING HILL, FLORIDA 34606
2. PARCEL SIZE: 8.08 ACRES
3. PARCEL KEY NO. 00417490
4. LOCATED IN SECTION 17, TOWNSHIP 23, RANGE 18,
HERNANDO COUNTY, FLORIDA
5. CURRENT ZONING: PDP (SF) H-21-26 (09-14-21)
6. LAND USE: RESIDENTIAL
7. FLOOD INSURANCE RATE MAP (FIRM):
COMMUNITY PANEL: 12053C0306D
EFFECTIVE DATE: 02/02/2012, ZONE "X" (MAJORITY OF SITE), ZONE "AE" (BASE FLOOD ELEV: 50.26')
8. MINIMUM LOT SIZE IS A 0.49 AC
9. THE MINIMUM INTERNAL SETBACKS ARE AS FOLLOWS:
FRONT: 25'
SIDE: 15'
REAR: 20'

SITE AREA TABLE

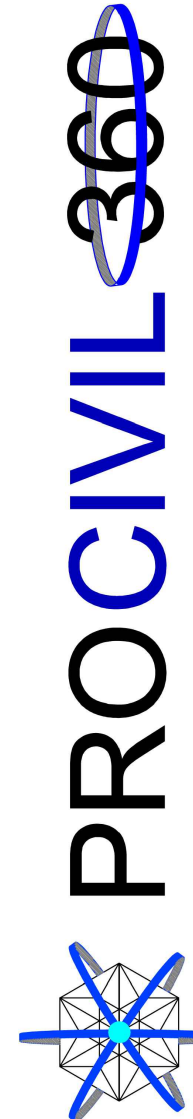
TRACT "A" 0.88 Ac. DRA (H.C./H.O.A.)
TRACT "B" 0.40 Ac. RECREATION (H.O.A.)
LOTS 6.80 ACRES 13 LOTS (SEE LOT DIAGRAM)
PROPOSED DENSITY THIS PLAN
TOTAL UNITS = 13
DENSITY = UNITS / ACREAGE
13/ 8.08 = 1.61 D.U./AC.



TYPICAL LOT LAYOUT

AUGUSTINE PARK SUBDIVISION
HERNANDO COUNTY, FLORIDA

CONDITIONAL PLAT



CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET, BROOKSVILLE, FL 34601 PHONE - (352) 593-4255
WWW.PROCIVIL360.COM

DIGITALELECTRONIC SIGNATURE NOTE:
LARRY G. BOONE, PE, STATE OF FLORIDA, PROFESSIONAL ENGINEER NO. 48470
THIS ITEM HAS BEEN INITIALLY SIGNED AND SEALED BY LARRY G. BOONE, ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE:	DATE:
EXAMINED AND APPROVED	EXAMINED AND APPROVED
LARRY G. BOONE FL PE 48470	LARRY G. BOONE FL PE 48470
JOB NUMBER: 23099	JOB NUMBER: 23099
TWP: 23	TWP: 23
SEC: 18	SEC: 18
DATE: 2024	DATE: 2024
SCALE: SEE PLAN	SCALE: SEE PLAN
PDRAWN BY: PAD	PDRAWN BY: PAD

SHEET NO.

1 OF 1