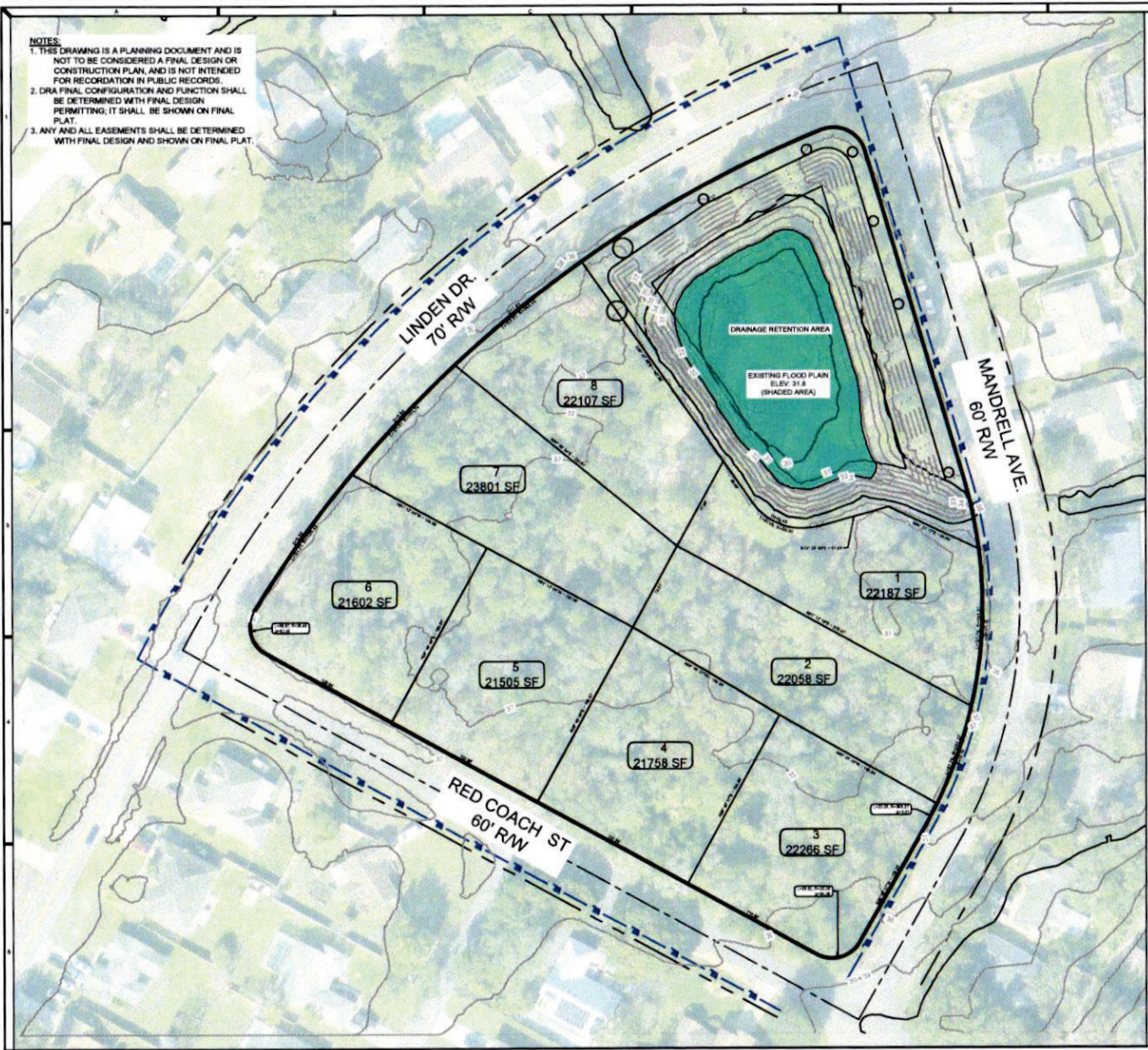




- NOTES:
1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.
 2. DRA FINAL CONFIGURATION AND FUNCTION SHALL BE DETERMINED WITH FINAL DESIGN PERMITTING, IT SHALL BE SHOWN ON FINAL PLAT.
 3. ANY AND ALL EASEMENTS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON FINAL PLAT.



TYPICAL LOT
N.T.S.

- SITE DATA**
1. APPLICANT: FLORIDA REAL ESTATE ASSOCIATES, MARC HAMBURG, 100 E. MLK BLVD, TAMPA, FL 33603
 2. PARCEL SIZE: 238014 S.F. / 5.41 ACRES
 3. PARCEL KEY NO: 418134
 4. LOCATED IN SECTION 16, TOWNSHIP 23, RANGE 16, HERNANDO COUNTY, FLORIDA
 5. CURRENT FUTURE LAND USE: RS
 6. CURRENT ZONING: POP (REC)
 7. PROPOSED ZONING: POP (SP)
 8. FLOOD INSURANCE RATE MAP (FIRM): COMMUNITY PANEL: 130503000D, EFFECTIVE DATE: 03/05/2012, ZONE "X" (W) AT ELEV. 31.8
 9. MINIMUM LOT SIZE IS A 21,500 S.F. / 0.49 AC
 10. THE MINIMUM INTERNAL SETBACKS ARE AS FOLLOWS:
FRONT: 25'
SIDE: 10'
REAR: 20'
- SEPTIC TANKS**
- 8 SEPTIC TANKS (LOTS 1-8) SETBACKS = 20'
5.48 AC.
ONE SEPTIC TANK PER 21,500 SF
5.48 AC. / 21,500 SF = 11.07 SEPTIC TANKS
11 SEPTIC TANKS/LOTS ALLOWED
8 SEPTIC TANKS/LOTS PROPOSED

PARK LAND CALCULATION

8 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.

PROPOSED DENSITY THIS PLAN

TOTAL UNITS = 8
DENSITY = UNITS / ACREAGE
8 / 5.48 = 1.46 D.U./AC.

- PROJECT NOTES:**
1. ALL LOTS SHALL BE ON SEPTIC SYSTEM
 2. ALL LOTS SHALL BE ON PUBLIC WATER
 3. TYP LOT SIZE: 70' x 117'

FLORIDA REAL ESTATE ASSOCIATES SUBDIVISION	
MASTER PLAN	
PRO-CIVIL 360 CIVIL ENGINEERING, RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT, PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES 12 SOUTH MAIN STREET, SUITE 100, TAMPA, FL 33603 PHONE: (813) 284-1008 WWW.PROCIVIL360.COM	
SHEET NO. 1	