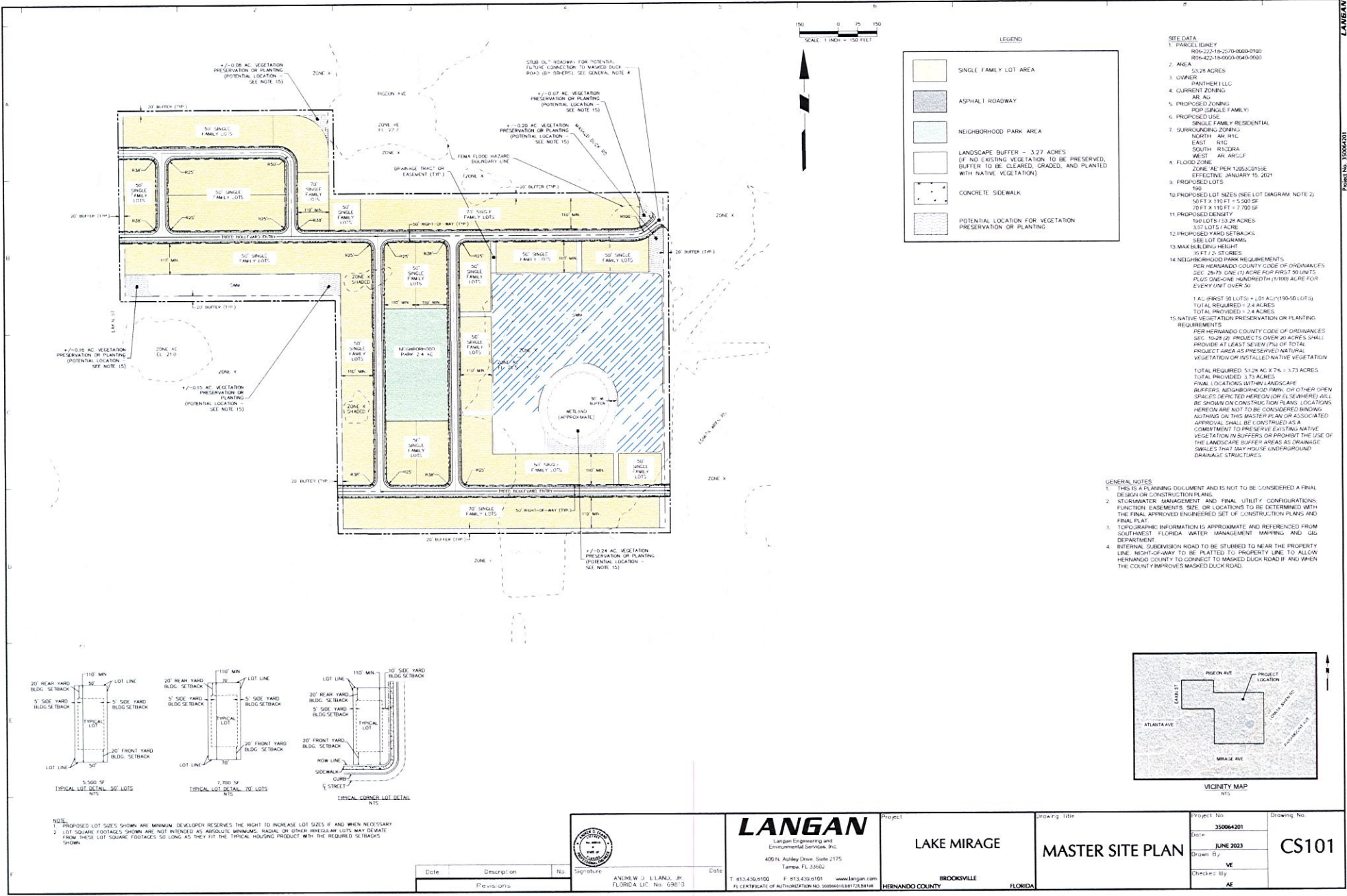


LANGAN PROJECT NO. 330064301



**LEGEND**

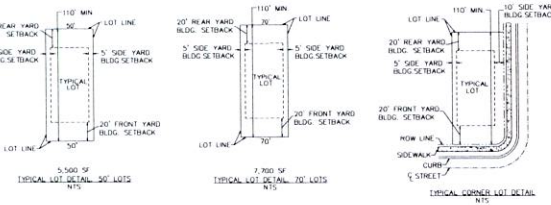
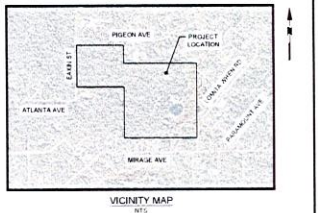
- SINGLE FAMILY LOT AREA
- ASPHALT ROADWAY
- NEIGHBORHOOD PARK AREA
- LANDSCAPE BUFFER - 3.27 ACRES (IF NO EXISTING VEGETATION TO BE PRESERVED, BUFFER TO BE CLEARED, GRADED, AND PLANTED WITH NATIVE VEGETATION)
- CONCRETE SIDEWALK
- POTENTIAL LOCATION FOR VEGETATION PRESERVATION OR PLANTING

**SEE DATA**

- PARCEL IDENTITY: RP-22-16-270-0000-0100, RP-22-16-270-0000-0200
- AREA: 53.29 ACRES
- OWNER: DANTHEN LLC
- CURRENT ZONING: AR, A-3
- PROPOSED ZONING: POP (SINGLE FAMILY)
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- SURROUNDING ZONINGS: NORTH: AR, R1C, EAST: R1C, SOUTH: R1C/DRA, WEST: AR, A-3, F
- FLOOD ZONE: ZONE AE PER 12053.C0155E, EFFECTIVE JANUARY 15, 2021
- PROPOSED LOTS: 190
- PROPOSED LOT SIZES (SEE LOT DIAGRAM NOTE 2): 50 FT X 110 FT = 5,500 SF, 70 FT X 110 FT = 7,700 SF
- PROPOSED DENSITY: 190 LOTS / 53.29 ACRES = 3.57 LOTS / ACRE
- PROPOSED YARD SETBACKS: SEE LOT DIAGRAMS
- MAX BUILDING HEIGHT: 35 FT / 3 STORES
- NEIGHBORHOOD PARK REQUIREMENTS: PER HERNANDO COUNTY CODE OF ORDINANCES SEC. 16-75 ONE (1) ACRE FOR FIRST 50 UNITS PLUS ONE-ONE HUNDREDTH (1/100) ACRE FOR EVERY UNIT OVER 50. TOTAL REQUIRED = 2.4 ACRES, TOTAL PROVIDED = 3.3 ACRES
- NATIVE VEGETATION PRESERVATION OR PLANTING REQUIREMENTS: PER HERNANDO COUNTY CODE OF ORDINANCES SEC. 16-29 (2) PROJECTS OVER 20 ACRES SHALL PROVIDE AT LEAST SEVEN (7) ACRES TOTAL PROJECT AREA AS PRESERVED NATURAL VEGETATION OR INSTALLED NATIVE VEGETATION. TOTAL PROVIDED: 3.73 ACRES. FINAL LOCATIONS WITHIN LANDSCAPE BUFFERS, NEIGHBORHOOD PARK, OR OTHER OPEN SPACES IDENTIFIED HEREON (OR ELSEWHERE) WILL BE SHOWN ON CONSTRUCTION PLANS. LOCATIONS HEREON ARE NOT TO BE CONSIDERED BINDING. NOTHING ON THIS MASTER PLAN OR ASSOCIATED APPROVAL SHALL BE CONSTRUED AS A COMMITMENT TO PRESERVE EXISTING NATIVE VEGETATION IN BUFFERS OR PROHIBIT THE USE OF THE LANDSCAPE BUFFER AREAS AS DRAINAGE SWALES THAT MAY HOUSE UNDERGROUND DRAINAGE STRUCTURES.

**GENERAL NOTES**

- THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN.
- STORMWATER MANAGEMENT AND FINAL UTILITY CONFIGURATIONS, FUNCTION, LOCATIONS, SIZE, OR LOCATIONS TO BE DETERMINED WITH THE FINAL APPROVED ENGINEERED SET OF CONSTRUCTION PLANS AND FINAL PLAN.
- TOPOGRAPHIC INFORMATION IS APPROXIMATE AND REFERENCED FROM SOUTHWEST FLORIDA WATER MANAGEMENT MAPPING AND GIS DEPARTMENT.
- INTERNAL SUBDIVISION ROAD TO BE STURBED TO NEAR THE PROPERTY LINE, HEIGHT-OF-WAY TO BE PLATTED TO PROPERTY LINE TO ALLOW HERNANDO COUNTY TO CONNECT TO MASKED DUCK ROAD II AND WHEN THE COUNTY IMPROVES MASKED DUCK ROAD.



**NOTE**

- PROPOSED LOT SIZES SHOWN ARE MINIMUM. DEVELOPER RESERVES THE RIGHT TO INCREASE LOT SIZES IF AND WHEN NECESSARY.
- 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.

		<p><b>LANGAN</b> Langan Engineering and Environmental Services, Inc. 405 N. Ashley Dr., Suite 2175 Tampa, FL 33602 T: 813.436.9100 F: 813.436.6101 www.langan.com FL CERTIFICATE OF AUTHORIZATION NO. 309660-03817238194</p>	Project	Project No.	Drawing title	Project No.	Drawing No.
Date	Description		No.	Signature	ANDREW J. LLANDU, JR. FLORIDA LIC. NO. 69670	Date	330064301
<p>LAKE MIRAGE</p>		<p>BROOKSVILLE</p>		<p>FLORIDA</p>		Date	JUNE 2023
<p>MASTER SITE PLAN</p>		<p>Checked By: VE</p>		<p>Drawn By: VE</p>		<p>Checked By: AE</p>	