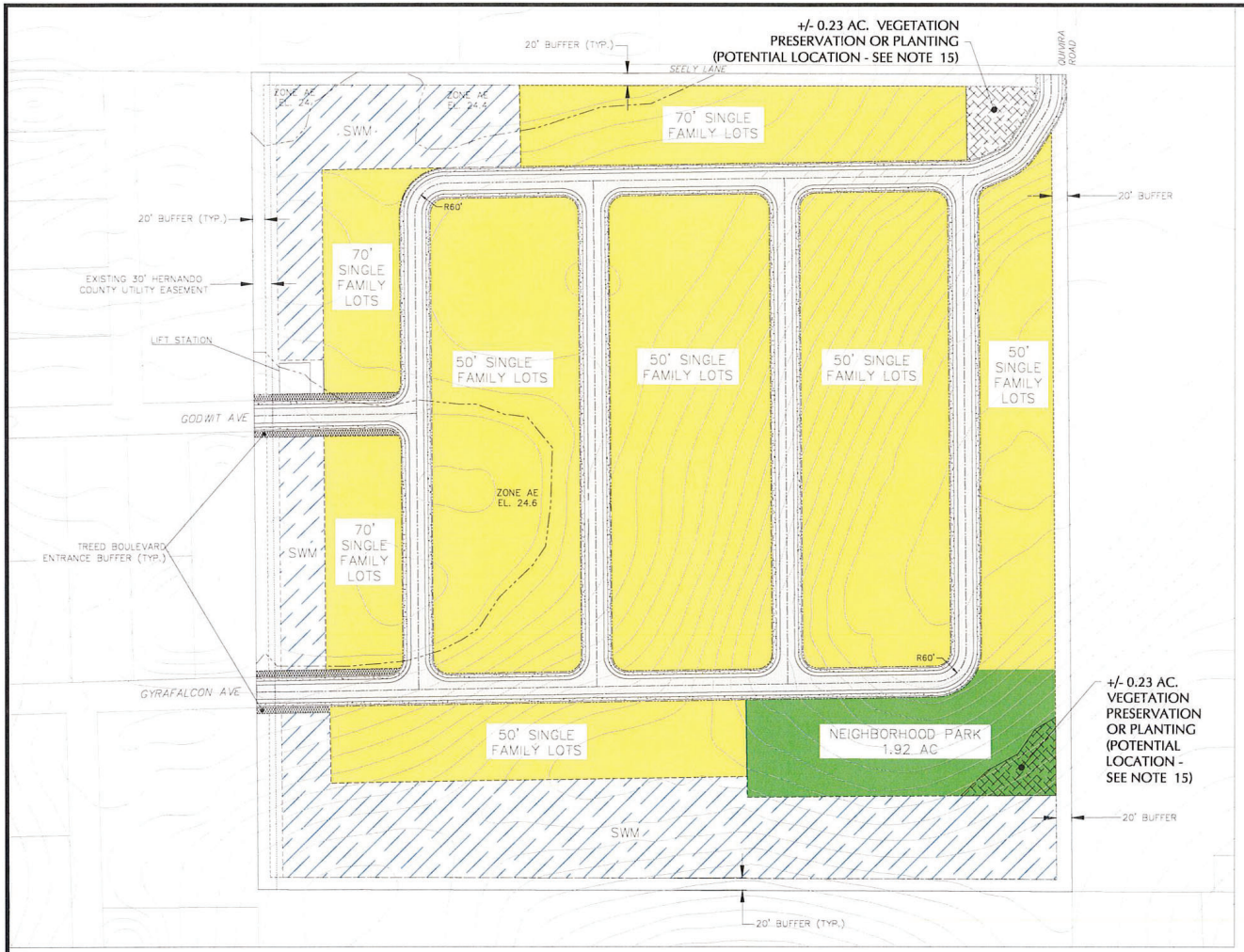
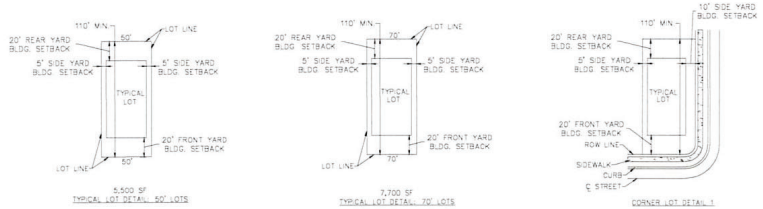




5,500 SF
TYPICAL LOT DETAIL, 50' LOTS

7,700 SF
TYPICAL LOT DETAIL, 70' LOTS

CORNER LOT DETAIL 1

NOTES:
1. PROPOSED LOT SIZES SHOWN ARE MINIMUM. DEVELOPER RESERVES THE RIGHT TO INCREASE LOT SIZES IF AND WHEN NECESSARY.
2. 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.

LEGEND

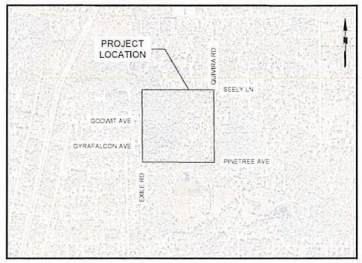
- SINGLE FAMILY LOT AREA
- ASPHALT ROADWAY
- NEIGHBORHOOD PARK AREA
- LANDSCAPE BUFFER (TO BE CLEARED, GRADED AND PLANTED WITH NATIVE VEGETATION) IF NOT EXISTING VEGETATION NOT PRESERVED
- CONCRETE SIDEWALK
- TREED BOULEVARD ENTRANCE BUFFER

SITE DATA:
1. PARCEL ID/KEY:
   R20-422-18-0000-0030-0000
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:
   142
10. PROPOSED LOT SIZES (SEE LOT DIAGRAM, NOTE 2):
    50 FT X 110 FT = 5,500 SF
    70 FT X 110 FT = 7,700 SF
11. PROPOSED DENSITY:
    142 LOTS / 40.40 ACRES
    3.51 LOTS / ACRE
12. PROPOSED YARD SETBACKS:
    SEE LOT DIAGRAMS
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)*(142-50 LOTS)
    TOTAL REQUIRED = 1.92 ACRES
    TOTAL PROVIDED = 1.92 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, OR OTHER OPEN SPACES DEPICTED HEREON (OR ELSEWHERE) WILL BE SHOWN ON CONSTRUCTION PLANS; LOCATION HEREON ARE NOT TO BE CONSIDERED BINDING. 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
MAR 31 2023
Planning Department
Hernando County Florida



VICINITY MAP
NTS

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.

ANDREW D. EILAND LICENSE No. 69810 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Andrew D Eiland, Jr, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
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LANGAN
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Tampa, FL 33602
T: 813.439.6100 F: 813.439.6101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project	Drawing Title	Project No.	Drawing No.
BRUGER PARCEL OAK DEVELOPMENT GROUP, LLC HIGH POINT HERNANDO COUNTY FLORIDA	MASTER PLAN	350069601 Date: 03-28-2023 Drawn By: DW Checked By: AE	CS101 1