

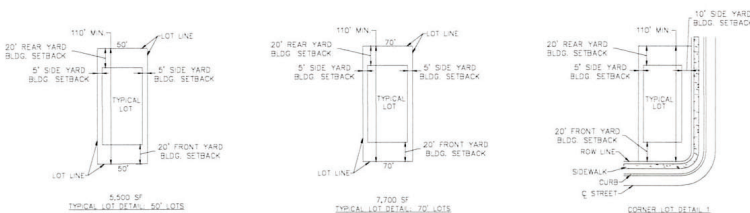
LEGEND

	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
	TREE BOULEVARD ENTRANCE BUFFER

SITE DATA:

- PARCEL ID/KEY: R20-422-18-0000-0030-0000
- AREA: 40.40 ACRES
- OWNER: BRUGER LESA TTEE
- CURRENT ZONING: AG
- PROPOSED ZONING: PDP (SINGLE FAMILY)
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- SURROUNDING ZONING: NORTH: AG, EAST: AG, SOUTH: AG, WEST: R1C, R1CDRA
- FLOOD ZONE: ZONE 'AE' PER 12053C0166D, EFFECTIVE: FEBRUARY 2, 2012
- PROPOSED LOTS: 142
- 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: 142 LOTS / 40.40 ACRES, 3.51 LOTS / ACRE
- PROPOSED YARD SETBACKS: SEE LOT DIAGRAMS
- MAX BUILDING HEIGHT: 35 FT / 2-STORIES
- NEIGHBORHOOD PARK REQUIREMENTS: PER HERNANDO COUNTY CODE OF ORDINANCES SEC. 26-75. ONE (1) ACRE FOR FIRST 50 UNITS PLUS 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
- 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



NOTE:

- THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLANS.
- 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.
- TOPOGRAPHIC INFORMATION IS APPROXIMATE AND REFERENCED FROM SOUTHWEST FLORIDA WATER MANAGEMENT MAPPING AND GIS DEPARTMENT.

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.
2023.03.29 10:40 06-0400

LANGAN
Langan Engineering and Environmental Services, Inc.
400 N. Ashley Drive, Suite 2115
Tampa, FL 33602
T: 813.439.6100 F: 813.439.6101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006681LB8172L8B1856

Project: **BRUGER PARCEL**
Drawing Title: **MASTER PLAN**
Client: **OAK DEVELOPMENT GROUP, LLC**
Location: **HIGH POINT HERNANDO COUNTY FLORIDA**

Project No. 350069601	Drawing No. CS101
Date 03-28-2023	
Drawn By DW	
Checked By AE	