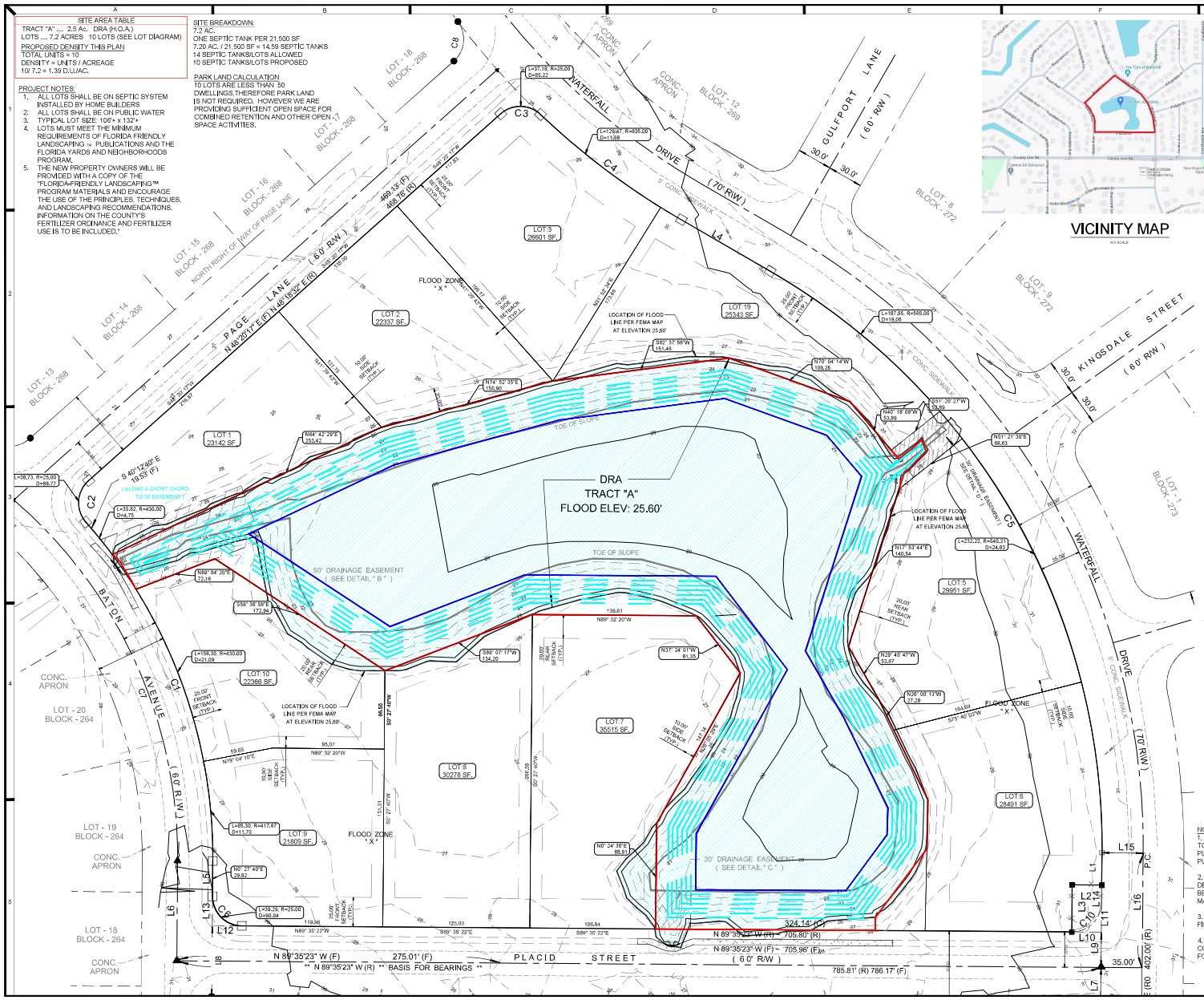
SITE AREA TABLE
TRACT "A" .... 2.5 Ac. DRA (H.O.A.)
LOTS .... 7.2 ACRES 10 LOTS (SEE LOT DIAGRAM)
PROPOSED DENSITY THIS PLAN
TOTAL UNITS = 10
DENSITY = UNITS / ACREAGE
10/ 7.2 = 1.39 D.U./AC.

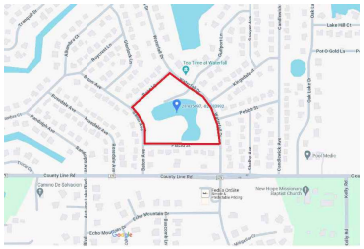
PROJECT NOTES:

1. ALL LOTS SHALL BE ON SEPTIC SYSTEM INSTALLED BY HOME BUILDERS
2. ALL LOTS SHALL BE ON PUBLIC WATER
3. TYPICAL LOT SIZE: 106'+ x 132'+
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:
7.2 AC.
ONE SEPTIC TANK PER 21,500 SF
7.20 AC. / 21,500 SF = 14.59 SEPTIC TANKS
14 SEPTIC TANKS/LOTS ALLOWED
10 SEPTIC TANKS/LOTS PROPOSED

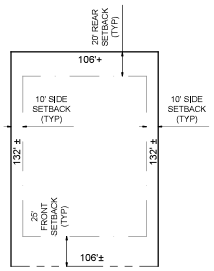
PARK LAND CALCULATION
10 LOTS ARE LESS THAN 50 DWELLINGS,THEREFORE PARK LAND IS NOT REQUIRED. HOWEVER WE ARE PROVIDING SUFFICIENT OPEN SPACE FOR COMBINED RETENTION AND OTHER OPEN SPACE ACTIVITIES.





VICINITY MAP
NO SCALE

SCALE : 1:40'



ALL ROADWAYS EXIST.
R/W VARIES

TYPICAL LOT
N.T.S.

SITE DATA:

1. APPLICANT:
   SOUTHERN VALLEY HOMES
   13358 SPRING HILL DRIVE
   SPRING HILL, FLORIDA 34609
2. PARCEL SIZE: 313,632 S.F./7.20 ACRES
3. PARCEL KEY NO. 412360
4. LOCATED IN SECTION 35, TOWNSHIP 23S, RANGE 17E.
   HERNANDO COUNTY, FLORIDA
5. CURRENT ZONING: PDP (SF)
6. FLOOD INSURANCE RATE MAP (FIRM):
   COMMUNITY PANEL: 12053C0312D
   EFFECTIVE DATE: 02/02/2012, ZONE "X" W/ AE ELEV. 25.60'.
7. MINIMUM LOT SIZE IS A 21,816 SF/0.50 AC
8. THE MINIMUM INTERNAL SETBACKS ARE AS FOLLOWS:
   FRONT: 25'
   SIDE: 10'
   REAR: 20'
9. PERIMETER PROJECTS SETBACKS = 20'
10. OPEN SPACE PROVIDED IS TRACT "A" = 2.50 ACRES

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. THERE SHALL BE AN EASEMENT FOR STORMWATER CONVEYED ON PLAT TO HERNANDO COUNTY AND PUBLIC FOR TRACT "A" AS DESIGNATED ON THIS COND. PLAT.

REV.	BY	DATE
????	????	????
????	????	????
????	????	????

DESCRIPTION
REVISION BLOCK

WATERFALL PARK
HERNANDO COUNTY, FL

CONDITIONAL PLAT

PROCIVIL 360
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

DIGITAL/ELECTRONIC SIGNATURE NOTE:
LARRY G. BOOKE, PE, STATE OF FLORIDA, PROFESSIONAL ENGINEER NO. 49811
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LARRY G. BOOKE, PE ON THE DATE ADJACENT TO THE SEAL. COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LARRY G. BOOKE
PROJECT ENGINEER
EXAMINED AND APPROVED
DATE:

PREPARAIN BY: AMD
SCALE: 1:40'
DATE: 5/28/25
SEC: 35
TWP: 23S
RANGE: 17E
JOB NUMBER: 24067

SHEET NO.
1 OF 1

Plot Date: Jul 03, 2025 - 10:23am Drawing Name: W:\PROCIVIL\2024 Projects\PRO24067 - Waterfall Park\24067Ste.dwg
User Name: adica