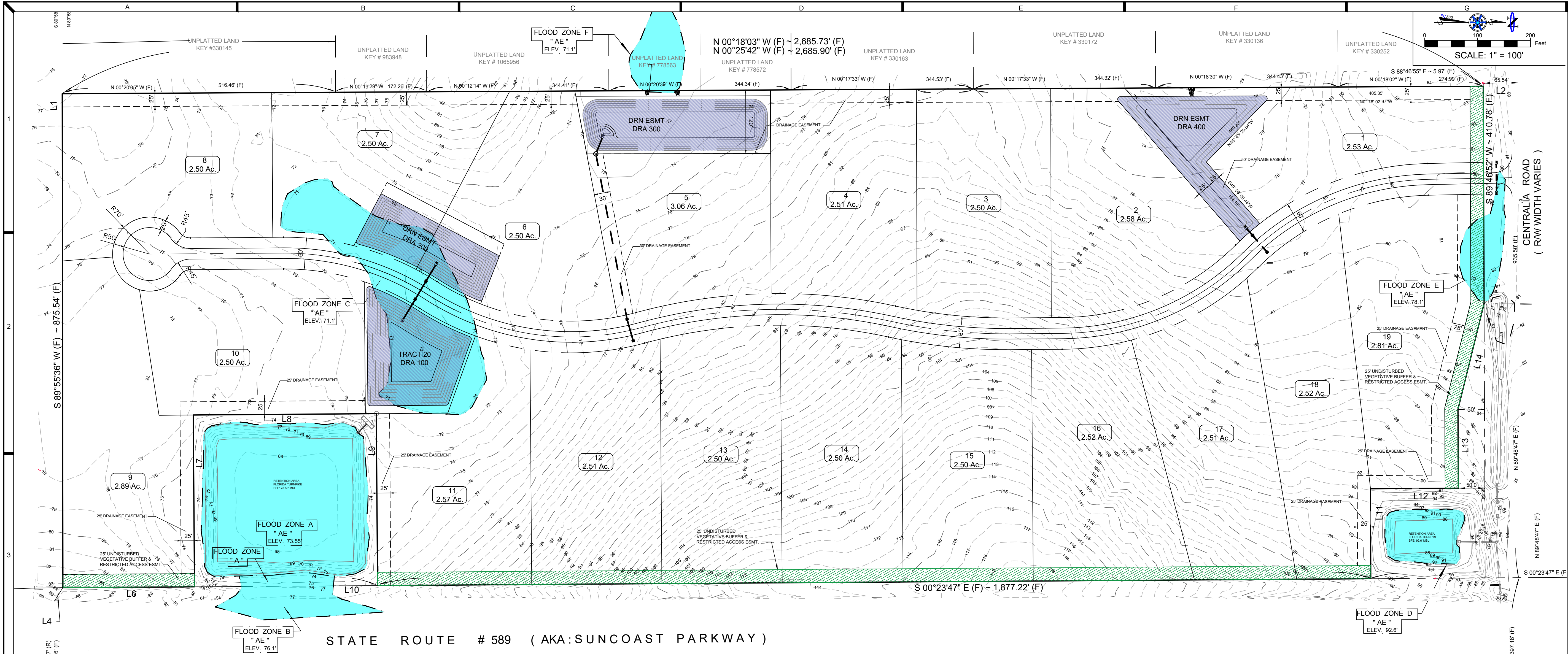
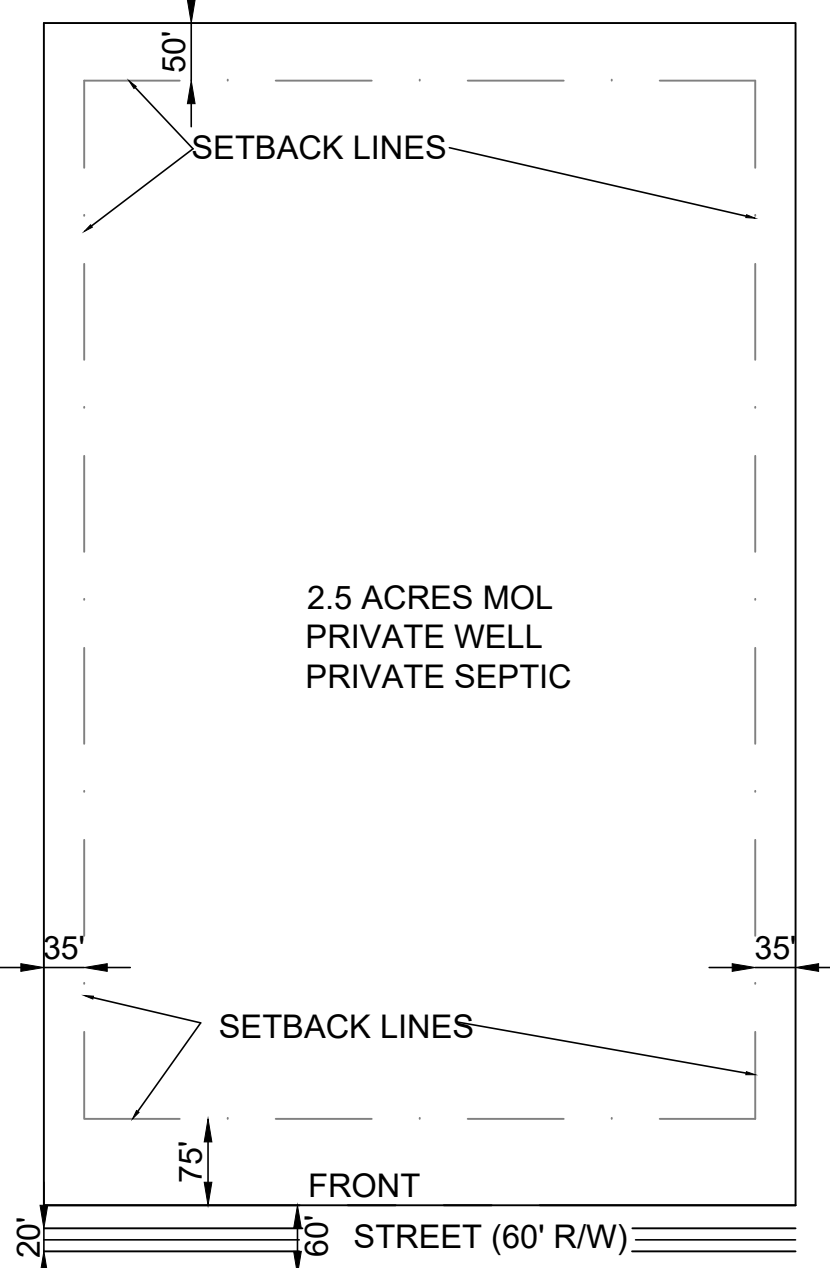




BOUNDARY AND TOPOGRAPHICAL SURVEY
PERFORMED BY COFFIN MCLEAN ASSOC.

FIELD MEASURED			RECORD MEASUREMENT			FIELD MEASURED		
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S89°52'41"W	58.31'	L6	S00°23'47"E	248.21'	L6	S00°21'55"E	248.70'
L2	S00°24'55"E	65.54'	L7	N89°36'13"E	325.00'	L7	S89°36'33"E	324.87'
L3	NA	NA	L8	S00°23'47"E	346.00'	L8	S00°25'05"E	345.97'
L4	N57°34'27"W	30.27'	L9	S89°36'13"W	325.00'	L9	S89°36'13"W	325.00'
L5	S89°57'21"W	64.83'	L10	S00°23'47"E	346.00'	L10	S00°23'47"E	346.00'
			L11	N89°49'23"E	170.00'	L11	N89°49'23"E	170.00'
			L12	S00°23'47"E	166.00'	L12	S00°23'46"E	166.00'
			L13	N89°43'22"E	148.72'	L13	N89°43'22"E	148.83'
			L14	S76°08'20"E	206.16'	L14	S76°08'20"E	206.25'
			L15	S00°23'47"E	346.00'	L15	S00°23'47"E	346.00'

- SITE DATA:**
1. APPLICANT: PANTHER I, LLC P.O. BOX 1104 BROOKSVILLE, FLORIDA 34605
 2. PARCEL SIZE: 2,347,884 S.F./53.9 ACRES
 3. PARCEL KEY NO. 330056
 4. LOCATED IN SECTION 34, TOWNSHIP 21S, RANGE 18E, HERNANDO COUNTY, FLORIDA
 5. CURRENT ZONING: AG
 6. PROPOSED ZONING: AG
 7. LAND USE: RURAL
 8. FLOOD INSURANCE RATE MAP (FIRM): COMMUNITY PANEL: 12053C-0176D EFFECTIVE DATE: 02/02/2012, ZONE "AE & X"
 9. MINIMUM LOT SIZE IS A 2.50 AC
 10. THE MINIMUM INTERNAL SETBACKS ARE AS FOLLOWS:
FRONT: 75'
SIDE: 35'
REAR: 50'
 11. PERIMETER PROJECTS SETBACKS = 20'



TYPICAL LOT
N.T.S.

- LEGEND**
- FLOOD ZONE
 - PROPOSED DRA
 - D.U.E. DRAINAGE/UTILITY EASEMENT
 - CONCRETE WHEEL STOP
 - # OF PARKING SPACES
 - TYPE "C" INLET
 - CONCRETE SURFACE
 - ASPHALT SURFACE

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.
4. STREET LIGHTING MUST NOT CONFLICT WITH ANY PROPOSED UTILITIES ON-SITE.

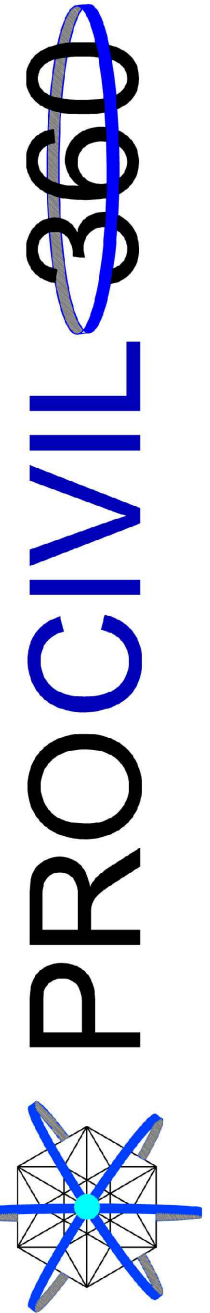
SITE BREAKDOWN:
2,347,884 S.F./53.9 ACRES
SEPTIC TANK ON EVERY 21500 SF
2,347,884 S.F./53.9 ACRES / 21,500 SF
= 109.2 SEPTIC TANKS
109 SEPTIC TANKS/LOTS ALLOWED
19 SEPTIC TANKS/LOTS PROPOSED

PROPOSED DENSITY THIS PLAN
TOTAL UNITS = 19
DENSITY = UNITS / ACREAGE
19/53.9 = 0.35 D.U./AC.

PARK LAND CALCULATION
19 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.

PROJECT NOTES:

1. ALL LOTS SHALL BE ON INDIVIDUAL SEPTIC SYSTEMS
2. ALL LOTS SHALL BE ON INDIVIDUAL WELL SYSTEMS
3. TYP LOT SIZE: 228.50' x 437.73'
4. SPEED LIMIT WITHIN THE PROJECT IS 30 MPH
5. SITE MUST MEET THE MINIMUM REQUIREMENTS OF FLORIDA FRIENDLY LANDSCAPING™ PUBLICATIONS AND THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM. 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.



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. BOONE, P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER NO. 12053C-0176D, HAS REVIEWED AND SEALED BY LARRY G. BOONE, P.E., STATE OF FLORIDA, PROFESSIONAL ENGINEER NO. 12053C-0176D, THE SIGNATURE AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

EXAMINED AND APPROVED
DATE: _____
LARRY G. BOONE, P.E.
P.E. #49470

SHEET NO.
1 OF 1

CENTRALIA TRAILS
HERNANDO COUNTY
CONDITIONAL PLAT