

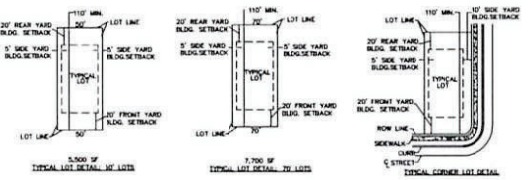
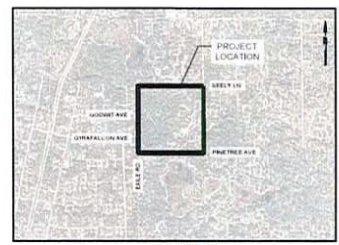
SITE DATA

- PARCEL ID/KEY: R2C-422-18-00000030-0000
- 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 RTG, RICDRA
- FLOOD ZONE: ZONE AE PER 12053C0166D EFFECTIVE FEBRUARY 2, 2012
- PROPOSED LOTS: 162
- PROPOSED LOT SIZES (SEE NOTE 3): 50 FT X 110 FT = 5,500 SF, 70 FT X 110 FT = 7,700 SF
- PROPOSED DENSITY: 162 LOTS / 40.40 ACRES = 4.01 LOTS / ACRE
- PROPOSED YARD SETBACKS: FRONT 20 FT, REAR 20 FT, SIDE 5 FT
- MAX BUILDING HEIGHT: 35 FT / 3 STORES
- 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.
- 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 AREAS PRESERVED NATURAL VEGETATION OR INSTALLED NATIVE VEGETATION.

TOTAL REQUIRED: 40.40 AC X 7% = 2.83 ACRES
 TOTAL PROVIDED: 2.83 ACRES

IF FINAL LOCATIONS WITHIN LANDSCAPE BUFFERS, NEIGHBORHOOD PARK, CELL TOWER SITE, OR OTHER OPEN SPACES DEPICTED HEREON WILL BE SHOWN ON CONSTRUCTION PLANS 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
 OCT 06 2022
 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 PLAN.
- TOPOGRAPHIC INFORMATION IS APPROXIMATE AND REFERENCED FROM SOUTHWEST FLORIDA WATER MANAGEMENT MAPPING AND GIS DEPARTMENT.

1. PROPOSED LOT SIZES SHOWN ARE MINIMUM DEVELOPER RECEIVES THE RIGHT TO INCREASE LOT SIZES IF AND WHEN NECESSARY.
 2. PROPOSED LOTS ALONG THE PERIMETER ARE MINIMUM IN SIZE EXCEPT WHERE SHOWN OTHERWISE.
 3. LOT SQUARE FOOTAGES SHOWN ARE NOT WITHHELD AS RESOLUTE UNIFORM BASIS OF OTHER IRREGULAR LOTS MAY DEVIATE FROM THESE LOT SQUARE FOOTAGES SO LONG AS THEY FIT THE TYPICAL HOUSING PRODUCT WITH THE REQUIRED SETBACKS SHOWN.

LANGAN Langan Engineering and Environmental Services, Inc. 430 N Ashley Drive, Suite 2175 Tampa, FL 33602 T: 813.439.6100 F: 813.439.6101 www.langan.com PLS CERTIFICATE OF AUTHORIZATION NO. 0009601180172048198	Project	Drawing Title	Project No.	Drawing No.
	BRUGER PARCEL	SITE PLAN	350069601	CS101
OAK DEVELOPMENT GROUP, LLC HIGH POINT HERNANDO COUNTY FLORIDA			Date: 10-04-2022	Drawn By: LL
			Checked By: MK	