SCALE: 1" = 40' (24" X 36")
SCALE: 1" = 80' (11" X 17")

PROJECT NOTES:
1. ALL LOTS SHALL BE ON SEPTIC SYSTEM
2. ALL LOTS SHALL BE ON PUBLIC WATER
3. TYPICAL LOT SIZE: 90' x 220'
4. SPEED LIMIT WITHIN THE PROJECT IS 25 MPH
5. SITE MUST MEET THE MINIMUM REQUIREMENTS OF FLORIDA FRIENDLY LANDSCAPING ™ PUBLICATIONS AND THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM.
6. 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."

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. SIDEWALKS WILL NOT BE CONSTRUCTED AND THE DEVELOPER WILL PAY INTO THE SIDEWALK FUND.

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

PARK LAND CALCULATION
10 LOTS ARE LESS THAN 50 DWELLINGS,THEREFORE PARK LAND IS NOT REQUIRED.

SITE DATA:
1. APPLICANT:
   ARTISTIC HOMES ENTERPRISES, INC.
   4530 COMMERCIAL WAY
   SPRING HILL, FLORIDA 34606
2. PARCEL SIZE: 218341.31 S.F./5.01 ACRES
3. PARCEL KEY NO. 00325963
4. LOCATED IN SECTION 11, TOWNSHIP 23, RANGE 17, HERNANDO COUNTY, FLORIDA
5. CURRENT ZONING: PDP (SF) SEE ZONING CASE NUMBER H-21-84
6. LAND USE: RESIDENTIAL
7. FLOOD INSURANCE RATE MAP (FIRM):
   COMMUNITY PANEL: 12053C0302D
   EFFECTIVE DATE: 02/02/2012, ZONE "X"
8. MINIMUM LOT SIZE IS 21,500 S.F./0.49 AC
9. THE MINIMUM INTERNAL SETBACKS ARE AS FOLLOWS:
   FRONT: 25'
   SIDE: 10'
   REAR: 25'

SITE BREAKDOWN:
218,341 S.F./5.01 ACRES
SEPTIC TANK ON EVERY 21,500 SF
218,341 S.F./5.01 ACRES / 21,500 SF
= 10.15 SEPTIC TANKS
10 SEPTIC TANKS/LOTS ALLOWED
10 SEPTIC TANKS/LOTS PROPOSED

PROPOSED DENSITY THIS PLAN
TOTAL UNITS = 10
DENSITY = UNITS / ACREAGE
10/ 5.01 = 1.99 D.U./AC.

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

REVISION HISTORY

EATON FAMILY RESIDENTIAL SUBDIVISION

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. BOONE, PE, STATE OF FLORIDA, PROFESSIONAL ENGINEER NO. 49470.
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LARRY G. BOONE, ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LARRY G. BOONE
FL PE 49470

EXAMINED AND APPROVED

DATE:

PM/DRAWN BY: FAD
SCALE: SEE PLAN
DATE: 08/02/23
SEC: 11
TWP: 23S
RANGE: 17E
JOB NUMBER: 21062

SHEET NO.
10D OF 10