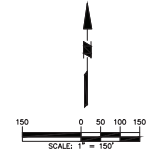


RECEIVED
By Robin Reinhart at 12:01 pm, Sep 06, 2024

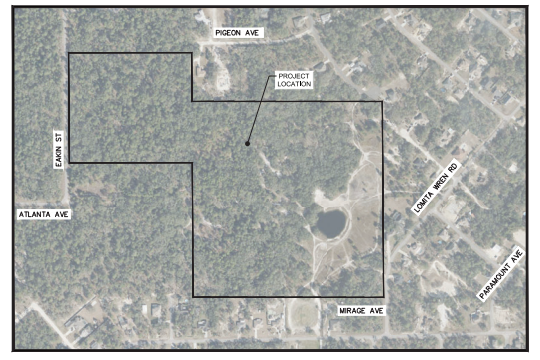


LEGEND

	PERIMETER BUFFER
	WETLANDS BUFFER
	NEIGHBORHOOD PARK AREA
	WETLAND
	STORMWATER MANAGEMENT AREA
	ASPHALT ROADWAY
	CONCRETE SIDEWALK
	R-1C STANDARDS SINGLE FAMILY LOT
	PROPERTY LINE
	FEMA FIRM PANEL FLOOD ZONES
	ESTIMATED WETLANDS LIMITS

- SITE DATA:**
- PARCEL ID/KEY: R06-222-18-2570-0000-0100
R06-422-18-0000-0000-0000
 - AREA: 353.28 ACRES
 - OWNER: PANTHER I LLC
 - CURRENT ZONING: AR, AG
 - PROPOSED ZONING: R1C (SINGLE FAMILY); USING R1C DEVELOPMENT STANDARDS
 - PROPOSED USES: SINGLE FAMILY RESIDENTIAL
 - SURROUNDING ZONING: NORTHAR, R1C, EAST, R1C, SOUTH, R1C, CRA, WESTAR, ARCCF
 - FLOOD ZONE: ZONE AE PER 1205300155E EFFECTIVE JANUARY 15, 2021
 - PROPOSED LOTS: 123
 - PROPOSED LOT SIZES (R1C ZONING STANDARDS): 2,31 DU / ACRE
 - PROPOSED DENSITY: 123 LOTS / 353.28 ACRES
 - PROPOSED YARD SETBACKS: PER R-1C ZONING STANDARDS
 - MAX BUILDING HEIGHT: 31 FT / 2-STORIES
 - 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.
1 AC (FIRST 50 LOTS) + (01 AC)/(123-50 LOTS)
TOTAL REQUIRED = 1.73 ACRES
TOTAL PROVIDED = 1.73 ACRES
 - NATIVE VEGETATION PRESERVATION OR PLANTING REQUIREMENTS: PER HERNANDO COUNTY CODE OF ORDINANCES SEC. 16-29 (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: 53.38 AC X 7% = 3.73 ACRES
TOTAL PROVIDED: 3.73 ACRES
FINAL LOCATIONS WITHIN PERIMETER BUFFERS, NEIGHBORHOOD PARK, OR OTHER OPEN SPACES WILL BE SHOWN ON CONSTRUCTION PLANS.

- GENERAL NOTES:**
- 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.



VICINITY MAP
NTS

Date	Description	No.	Signature	Date
Revisions				

ANDREW D. ELAND
REGISTERED PROFESSIONAL ENGINEER
No. 00010
STATE OF FLORIDA
2024-09-06 16:26:16-0400

Andrew D Eland
This form has been digitally signed and sealed by Andrew D Eland, Jr., PE on the date indicated for the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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FL CERTIFICATE OF AUTHORIZATION NO. 00069601488172486108

Project
LAKE MIRAGE
BROOKSVILLE
FLORIDA

Drawing Title
SITE PLAN

Project No.
300064201

Date
AUGUST 2024

Drawn By
LV

Checked By
AE

Drawing No.
CP-02C