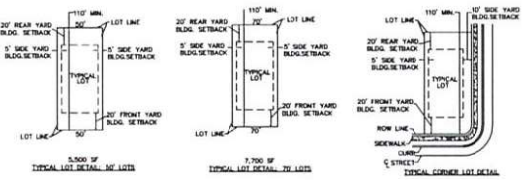
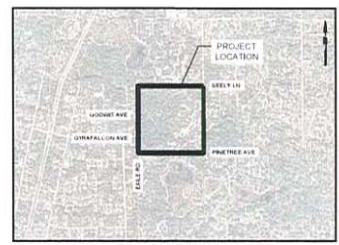


**SITE DATA**

1. PARCEL ID/KEY: R2C-422-18-0000-0030-0000
2. AREA: 40.40 ACRES
3. OWNER: BRUGER LESA TTEE
4. CURRENT ZONING: AG
5. PROPOSED ZONING: PDP (SINGLE FAMILY)
6. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
7. SURROUNDING ZONING: NORTH AG, EAST AG, SOUTH AG, WEST RT1C, R1CDRA
8. FLOOD ZONE: ZONE AE PER 12053C0166D EFFECTIVE FEBRUARY 2, 2012
9. PROPOSED LOTS: 162
10. PROPOSED LOT SIZES (SEE NOTE 3): 50 FT X 110 FT = 5,500 SF, 70 FT X 110 FT = 7,700 SF
11. PROPOSED DENSITY: 162 LOTS / 40.40 ACRES, 4.01 LOTS / ACRE
12. PROPOSED YARD SETBACKS: FRONT 20 FT, REAR 20 FT, SIDE 5 FT
13. MAX BUILDING HEIGHT: 35 FT (2+ STORIES)
14. 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 ACRE (FIRST 50 LOTS) + (.01 ACRE)/(162-50 LOTS) TOTAL REQUIRED = 2.12 ACRES  
TOTAL PROVIDED = 2.19 ACRES
15. 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 AREA AS PRESERVED NATURAL VEGETATION OR INSTALLED NATIVE VEGETATION  
TOTAL REQUIRED: 40.40 AC X 7% = 2.83 ACRES  
TOTAL PROVIDED: 2.83 ACRES

*(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:**

1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLANS.
2. 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.
3. TOPOGRAPHIC INFORMATION IS APPROXIMATE AND REFERENCED FROM SOUTHWEST FLORIDA WATER MANAGEMENT MAPPING AND GIS DEPARTMENT.

**NOTES:**

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 75' WIDE EXCEPT WHERE SHOWN OTHERWISE.
3. LOT SQUARE FOOTAGES SHOWN ARE NOT INTENDED AS ABSOLUTE MINIMUM. 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.

<b>LANGAN</b> 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 PL CERTIFICATE OF AUTHORIZATION NO. 0009601 LB017208198	Project <b>BRUGER PARCEL</b> OAK DEVELOPMENT GROUP, LLC HIGH POINT HERNANDO COUNTY FLORIDA	Drawing Title <b>SITE PLAN</b>	Project No. <b>350069601</b> Date <b>10-04-2022</b> Drawn By <b>LL</b> Checked By <b>MK</b>	Drawing No. <b>CS101</b>
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