

PARCEL ID# R32-323-17-5060-00F0-0000
KEY# 412388

PLOT PLAN

DESCRIPTION: (AS FURNISHED)

TRACT "F" SPRING HILL UNIT 6,

ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 6, PAGE(S) 1 THROUGH 10, OF THE
PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

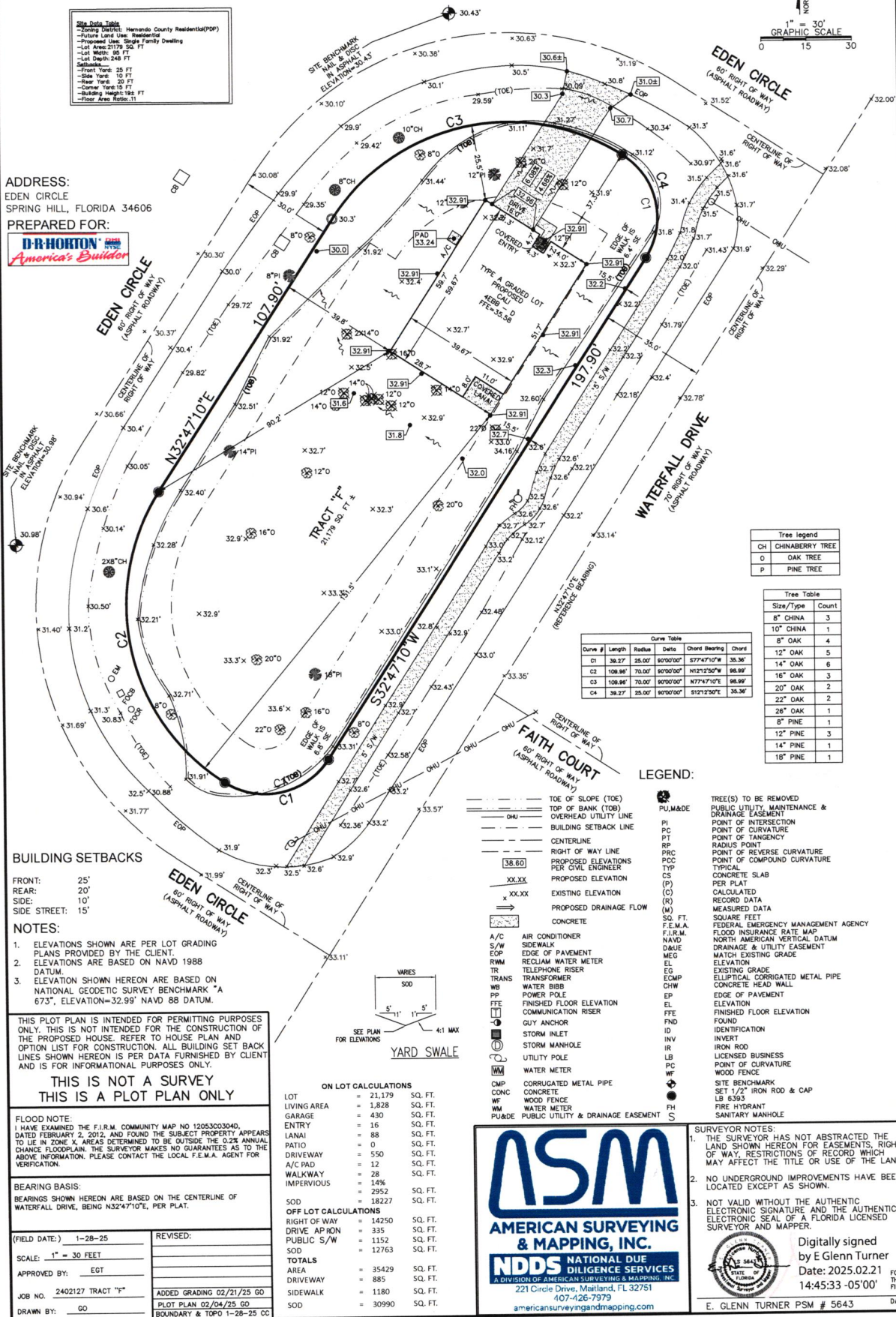
SEPTIC SYSTEM UNDER SEPERATE PERMIT

Site Data Table

• Zoning District: Hernando County Residential (RDP)
• Future Land Use: Residential
• Proposed Use: Single Family Dwelling
• Lot Area: 2179 SQ. FT.
• Lot Width: 95 FT.
• Lot Depth: 244 FT.
• Setbacks:
• Front Yard: 25 FT.
• Side Yard: 10 FT.
• Rear Yard: 20 FT.
• Corner Yard: 15 FT.
• Building Height: 10 FT.
• Floor Area Ratio: .11

ADDRESS:
EDEN CIRCLE
SPRING HILL, FLORIDA 34606

PREPARED FOR:



Tree Legend

CH	CHINABERRY TREE
O	OAK TREE
P	PINE TREE

Tree Table

Size/Type	Count
8" CHINA	3
10" CHINA	1
8" OAK	4
12" OAK	5
14" OAK	6
16" OAK	3
20" OAK	2
22" OAK	2
26" OAK	1
8" PINE	1
12" PINE	3
14" PINE	1
18" PINE	1

Curve Table

Curve #	Length	Radius	Chord	Bearing	Chord
C1	38.37'	25.00'	90°00'00"	S77°47'10"W	35.36'
C2	106.98'	70.00'	90°00'00"	N12°13'30"E	96.99'
C3	106.98'	70.00'	90°00'00"	N77°47'10"E	96.99'
C4	38.37'	25.00'	90°00'00"	S12°13'30"E	35.36'

LEGEND:

TOE OF SLOPE (TOE)	PI, M, & DE	TREE(S) TO BE REMOVED
TOP OF BANK (TOB)	PI	PUBLIC UTILITY, MAINTENANCE & DRAINAGE EASEMENT
COVERED UTILITY LINE	PC	POINT OF INTERSECTION
BUILDING SETBACK LINE	PT	POINT OF CURVATURE
CENTERLINE	PR	POINT OF TANGENCY
RIGHT OF WAY LINE	PRC	RADIUS POINT
PROPOSED ELEVATIONS PER CIVIL ENGINEER	PCC	POINT OF COMPOUND CURVATURE
PROPOSED ELEVATION	TYP	TYPICAL
EXISTING ELEVATION	CS	CONCRETE SLAB
PROPOSED DRAINAGE FLOW	(P)	PER PLAT
CONCRETE	(C)	CALCULATED
	(R)	RECORD DATA
	(M)	MEASURED DATA
	SQ. FT.	SQUARE FEET
	F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
	F.I.R.M.	FLOOD INSURANCE RATE MAP
	NAVD	NORTH AMERICAN VERTICAL DATUM
	DAUE	DRAINAGE & UTILITY EASEMENT
	MEG	MATCH EXISTING GRADE
	EL	ELEVATION
	ECMP	EXISTING CORRUGATED METAL PIPE
	CHW	CONCRETE HEAD WALL
	EP	EDGE OF PAVEMENT
	EL	ELEVATION
	FFE	FINISHED FLOOR ELEVATION
	FND	FOUND
	ID	IDENTIFICATION
	INV	INVERT
	IR	IRON ROD
	LB	LICENSED BUSINESS
	PC	POINT OF CURVATURE
	WF	WOOD FENCE
	WM	WATER METER
	CMC	CORRUGATED METAL PIPE
	CONC	CONCRETE
	WF	WOOD FENCE
	WM	WATER METER
	PUBDE	PUBLIC UTILITY & DRAINAGE EASEMENT
	FS	FIRE HYDRANT
	SH	SANITARY MANHOLE

BUILDING SETBACKS

FRONT: 25'
REAR: 20'
SIDE: 10'
SIDE STREET: 15'

NOTES:

- ELEVATIONS SHOWN ARE PER LOT GRADING PLANS PROVIDED BY THE CLIENT.
- ELEVATIONS ARE BASED ON NAVD 1988 DATUM.
- ELEVATION SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "A 673", ELEVATION=32.99' NAVD 88 DATUM.

THIS PLOT PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY. THIS IS NOT INTENDED FOR THE CONSTRUCTION OF THE PROPOSED HOUSE. REFER TO HOUSE PLAN AND OPTION LIST FOR CONSTRUCTION. ALL BUILDING SET BACK LINES SHOWN HEREON IS PER DATA FURNISHED BY CLIENT AND IS FOR INFORMATIONAL PURPOSES ONLY.

THIS IS NOT A SURVEY
THIS IS A PLOT PLAN ONLY

FLOOD NOTE:
I HAVE EXAMINED THE F.I.R.M. COMMUNITY MAP NO 1205303040, DATED FEBRUARY 2, 2012, AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

BEARING BASIS:
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF WATERFALL DRIVE, BEING N32°47'10"E, PER PLAT.

(FIELD DATE): 1-28-25

REVISED:

SCALE: 1" = 30 FEET

APPROVED BY: EGT

JOB NO. 2402127 TRACT "F"

DRAWN BY: GO

ADDED GRADING 02/21/25 GO

PLOT PLAN 02/04/25 GO

BOUNDARY & TOPO 1-28-25 CC

ON LOT CALCULATIONS

LOT	= 21,179	SQ. FT.
LIVING AREA	= 1,828	SQ. FT.
GARAGE	= 430	SQ. FT.
ENTRY	= 16	SQ. FT.
LANAI	= 88	SQ. FT.
PATIO	= 0	SQ. FT.
DRIVEWAY	= 550	SQ. FT.
A/C PAD	= 12	SQ. FT.
WALKWAY	= 28	SQ. FT.
IMPERVIOUS	= 14%	
SOD	= 2952	SQ. FT.
	= 18227	SQ. FT.
OFF LOT CALCULATIONS		
RIGHT OF WAY	= 14250	SQ. FT.
DRIVE APRON	= 335	SQ. FT.
PUBLIC S/W	= 1152	SQ. FT.
SOD	= 12763	SQ. FT.
TOTALS		
AREA	= 35429	SQ. FT.
DRIVEWAY	= 885	SQ. FT.
SIDEWALK	= 1180	SQ. FT.
SOD	= 30990	SQ. FT.

ASM
AMERICAN SURVEYING
& MAPPING, INC.
NDDS NATIONAL DUE
DILIGENCE SERVICES
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221 Circle Drive, Maitland, FL 32751
407-426-7979
americansurveyingandmapping.com

SURVEYOR NOTES:

- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Digitally signed
by E Glenn Turner
Date: 2025.02.21
14:45:33 -05'00'

E. GLENN TURNER PSM # 5643