

TYPICAL LOT N.T.S.

- SITE DATA:**
1. APPLICANT: PASTORE CUSTOM BUILDERS, 5167 MARINER BLVD, SPRING HILL, FLORIDA 34609
  2. PARCEL SIZE: 365,904 S.F./8.4 ACRES
  3. PARCEL KEY NO. 417383
  4. LOCATED IN SECTION 21, TOWNSHIP 23, RANGE 18, HERNANDO COUNTY, FLORIDA
  5. CURRENT ZONING: PDP (SF)
  6. PROPOSED ZONING: PDP (SF)
  7. LAND USE: RESIDENTIAL
  8. FLOOD INSURANCE RATE MAP (FIRM): COMMUNITY PANEL: 12053C0307D, EFFECTIVE DATE: 02/02/2012, ZONE "X"
  9. MINIMUM LOT SIZE IS A 0.30 AC
  10. THE MINIMUM INTERNAL SETBACKS ARE AS FOLLOWS: FRONT: 25' SIDE: 10' REAR: 20'
9. PERIMETER PROJECTS SETBACKS = 20'

**LEGEND**

D.U.E.	DRAINAGE/UTILITY EASEMENT
○	CONCRETE WHEEL STOP
①	# OF PARKING SPACES
■	TYPE "C" INLET
▨	CONCRETE SURFACE
▩	ASPHALT SURFACE

**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. CONSTRUCT SIDEWALK IN FRONT OF THE 30' D.R.O.W., AND AS EACH LOT IS DEVELOPED A SIDEWALK WILL BE CONSTRUCTED ALONG LINDEN DR.
5. STREET LIGHTING MUST NOT CONFLICT WITH ANY PROPOSED UTILITIES ON-SITE.

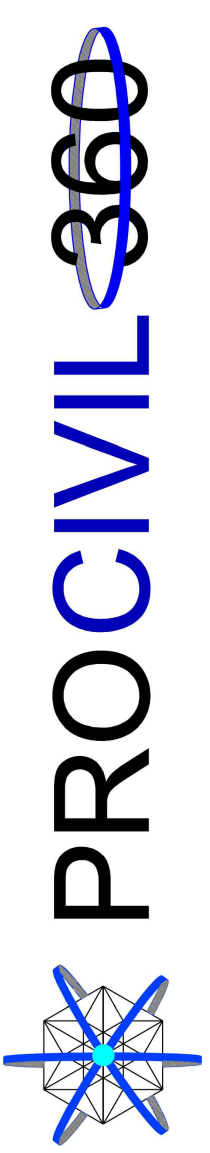
**SITE BREAKDOWN:**  
 365,904 S.F./8.4 ACRES  
 SEPTIC TANK ON EVERY 21500 SF  
 365,904 S.F./8.4 ACRES / 21,500 SF  
 = 17.02 SEPTIC TANKS  
 17 SEPTIC TANKS/LOTS ALLOWED  
 15 SEPTIC TANKS/LOTS PROPOSED

**PARK LAND CALCULATION**  
 15 LOTS ARE LESS THAN 50 DWELLINGS, THEREFORE PARK LAND IS NOT REQUIRED. HOWEVER WE ARE PROVIDING SUFFICIENT OPEN SPACE FOR COMBINED RETENTION AND OTHER OPEN SPACE ACTIVITIES.

**PROPOSED DENSITY THIS PLAN**  
 TOTAL UNITS = 15  
 DENSITY = UNITS / ACREAGE  
 15 / 8.4 = 1.79 D.U./AC.

**PROJECT NOTES:**

1. ALL LOTS SHALL BE ON SEPTIC SYSTEM
2. ALL LOTS SHALL BE ON PUBLIC WATER
3. TYP LOT SIZE: 87.29' x 197'
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. 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."



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. 64815  
 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 64815  
 EXAMINED AND APPROVED  
 DATE:

SCALE: SEE PLAN	DATE: 3/10/23	SEC: 21	TWP: 23S	RANGE: 18E	JOB NUMBER: 21061
SHEET NO. 1 OF 1					

LITTLE FARMS SUBDIVISION  
 CONDITIONAL PLAT