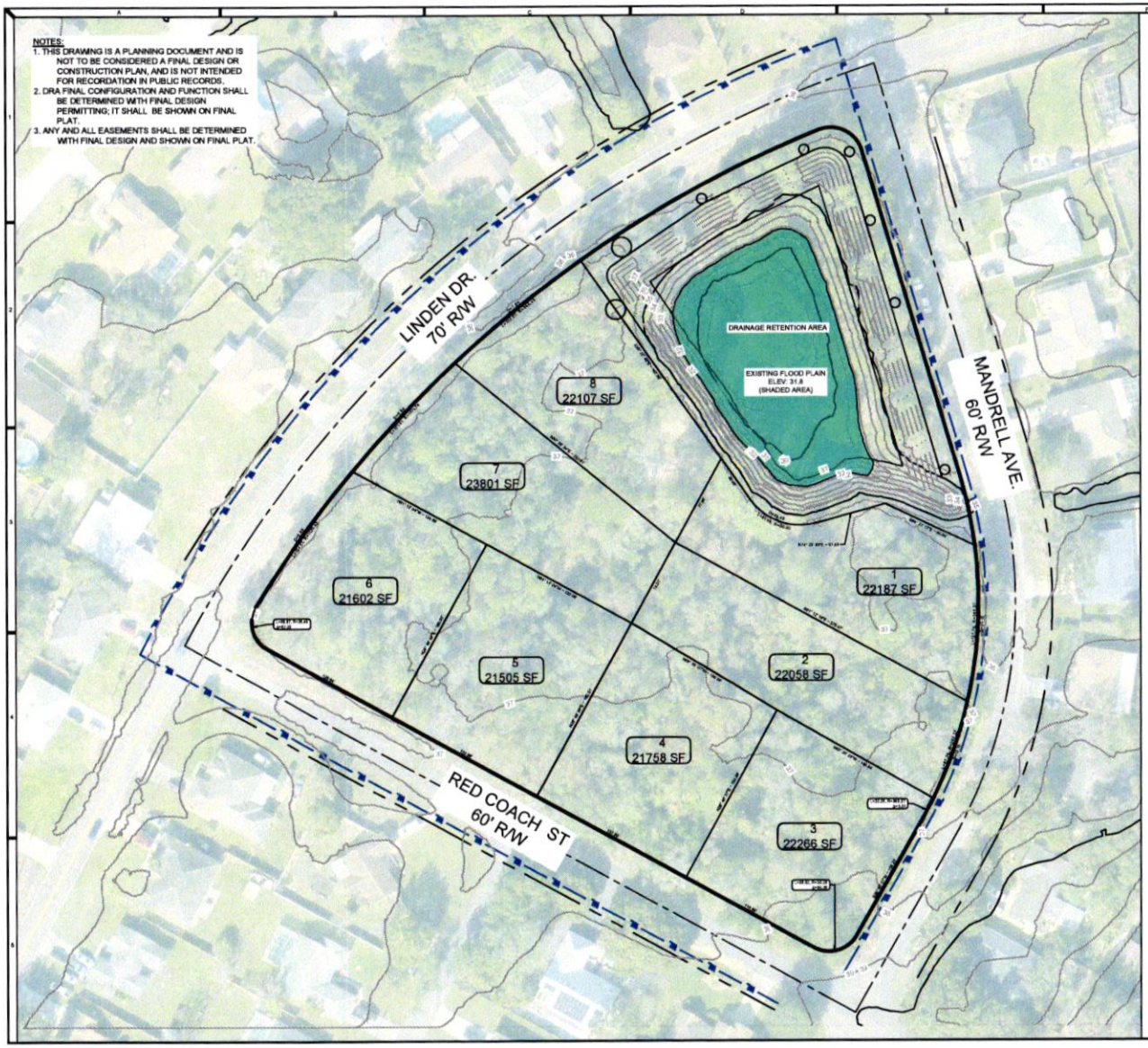
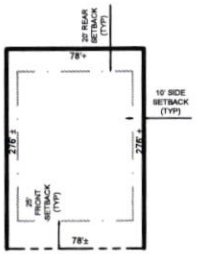
NOTES:
1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.
2. DRA FINAL CONFIGURATION AND FUNCTION SHALL BE DETERMINED WITH FINAL DESIGN PERMITTING; IT SHALL BE SHOWN ON FINAL PLAT.
3. ANY AND ALL EASEMENTS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON FINAL PLAT.



SCALE: 1" = 40'



ALL ROADWAYS EXIST.
R/W VARIES

TYPICAL LOT
N.T.S.

SITE DATA:
1. APPLICANT:
   FLORIDA REAL ESTATE ASSOCIATES
   MARC HAMBURG
   102 E. MLK BLVD.
   TAMPA, FLORIDA 33603
2. PARCEL SIZE: 238214 S.F./5.46 ACRES
3. PARCEL KEY NO. 415134
4. LOCATED IN SECTION 19, TOWNSHIP 23, RANGE 18, HERNANDO COUNTY, FLORIDA
5. CURRENT FUTURE LAND USE IS:
6. CURRENT ZONING: PDP (REC)
7. PROPOSED ZONING: PDP (SF)
8. FLOOD INSURANCE RATE MAP (FIRM):
   COMMUNITY PANEL: 12053C0336D
   EFFECTIVE DATE: 02/02/2012, ZONE "X" W/ AE ELEV: 31.8
9. MINIMUM LOT SIZE IS A 21,500 SF/0.49 AC
10. THE MINIMUM INTERNAL SETBACKS ARE AS FOLLOWS:
    FRONT: 25'
    SIDE: 10'
    REAR: 20'
11. PERIMETER PROJECTS SETBACKS = 20'

SITE BREAKDOWN:
5.46 AC.
ONE SEPTIC TANK PER 21,500 SF
5.46 AC. / 21,500 SF = 11.07 SEPTIC TANKS
11 SEPTIC TANKS/LOTS ALLOWED
8 SEPTIC TANKS/LOTS PROPOSED

PARK LAND CALCULATION
8 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 = 8
DENSITY = UNITS / ACREAGE
8/ 5.46 = 1.46 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: 70'+ x 197'+

1	1/12/23	REVISED PER COUNTY COMMENTS
2	1/17/23	REVISED PER COUNTY COMMENTS

FLOIRDA REAL ESTATE ASSOCIATES
SUBDIVISION

MASTER PLAN

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET BROOKSVILLE, FL. 34601 PHONE: (352) 583-4356
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE:
LARRY D. BOONE, PE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NUMBER 41402
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LARRY D. BOONE, ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

LARRY D. BOONE
FL PE 41402
SIGNED AND APPROVED
DATE:

PROGRAM BY: FAD
REV BY: BEP, BLW
DATE: 7/11/23
SEC: 19
TWP: 22
RANGE: 18
JOB NUMBER: 24054
SHEET NO.: 1 OF 1

User Name: alang Plot Date: Sep 03, 2024 - 3:46pm Drawing Name: W:\PROCIVIL\2024 Projects\PRO24054 - Hamburg Subdivision\24054 akg Rezoning.dwg