SITE AREA TABLE

TRACT "A" ... 2.884 Ac. DRA 100 (H.O.A.)
TRACT "B" ... 2.394 Ac. RECREATION AREA / BUFFER
NO AMENITIES BY DEVELOPER - BY HOA
TRACT "C" ... 0.258 Ac. MAIL BANK (H.O.A.)
STREET R/W... 5.540 Ac. (H.O.A.)
LOTS ... 17.784 ACRES 42 LOTS (SEE LOT DIAGRAM)

SITE DATA:

1. APPLICANT: PALMWOOD HOLDINGS, LLC 8245 RIVER COUNTRY DRIVE SPRING HILL, FLORIDA 34607
2. PARCEL SIZE: 28.96 ACRES
3. PARCEL KEY NO. 346195 & 346227
4. LOCATED IN SECTION 28, TOWNSHIP 22, RANGE 18, HERNANDO COUNTY, FLORIDA
5. CURRENT ZONING: PDF (SF) H-23-86
6. LAND USE: RESIDENTIAL
7. FLOOD INSURANCE RATE MAP (FIRM): COMMUNITY PANEL: 12053C0196D EFFECTIVE DATE: 02/02/2012. ZONE "X"
8. MINIMUM LOT SIZE IS A 8.4 AC OR 17,475 SF
9. THE MINIMUM INTERNAL SETBACKS ARE AS FOLLOWS: FRONT: 25' SIDE: 10' REAR: 20'
10. PERIMETER PROJECTS SETBACKS = 20'
11. ROADWAYS TO BE OPEN DRAINAGE WITH 85' RIGHT OF WAYS PER A MODIFIED H.C.F.D.G. IV-85
12. OPEN SPACE/NATURAL SPACE REQUIRED 28.96 X 0.07 = 2.03 AC

2.394 ACRES PROVIDED. (8.27%)

13. ALL LOTS SHALL BE ON SEPTIC SYSTEM
14. ALL LOTS SHALL BE ON PUBLIC WATER (EXISTING OFF JERNIGAN ST.)
15. TYP LOT SIZE: 116.5' x 150'
16. SPEED LIMIT WITHIN THE PROJECT IS 25 MPH
17. ALL STREET LIGHTING MUST NOT CONFLICT WITH ANY PROPOSED UTILITIES ON-SITE.

PROPOSED LOT DENSITY:
TOTAL UNITS = 42
DENSITY = UNITS / ACREAGE
42 / 28.96 = 1.45 D.U./AC.

SITE/SEPTIC BREAKDOWN:
28.96 AC.
SEPTIC TANK ON EVERY 21500 SF
28.96 AC. / 0.4939 AC. (21,500 SF) = 58.67 SEPTIC TANKS
58 SEPTIC TANKS ALLOWED = MAX LOTS ALLOWED
42 SEPTIC TANKS PROPOSED = LOTS PROPOSED

MAGNOLIA RIDGE ESTATES SUBDIVISION

REV. MASTER PLAN

PROCIVIL 360
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 D. BOONE, PE. STATE OF FLORIDA, PROFESSIONAL ENGINEER, LIC. NO. 44475
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 AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LARRY D. BOONE PE, PE 44475
EXAMINED AND APPROVED
DATE

REV.	DATE	DESCRIPTION	BY
		REVISIONS HERE	

PREPARED BY: LDB
SCALE: SEE PLAN
DATE: 12/11/23
SEC: 24
TWP: 22S
RANGE: 18E
JOB NUMBER: 23047
SHEET NO. 1 OF 1

User Name: adica Plot Date: Dec 02, 2025 - 4:08pm Drawing Name: W:\PROCIVIL\2025 Projects\PRO25050 - Magnolia Ridge Estates South (Diamond Estates)\25050STE.dwg