

APPROVED UNITS FROM H-11-29			PARK MODEL CONVERSION
LAND USE	AREA	EXISTING	PROPOSED
MULTI-USE AREA/MAINTENANCE STORAGE	3.94	N/A	
PRIMITIVE CAMPING	28.00	149 SITES	149
RV SPACES	35.45	300 RV SPACES	165
PARK MODELS		50 PARK MODELS	50
BUFFERS & OPEN SPACE	25.30	N/A	N/A
RESORT RESIDENTIAL	17.78	49 LOTS	74
TOTAL DEVELOPMENT:	110.47	548 SPACES/LOTS	438

Note:

AN INCREASE IN THE PRESENT NUMBER OF PARK MODELS ALLOWED (50) MAY BE ACHIEVED ACCORDING TO THE FOLLOWING CONVERSION MATRIX UP TO A MAXIMUM NUMBER OF 275 PARK MODELS:

- O TWO (2) RESORT RESIDENTIAL LOTS = 3 PARK MODELS
- O TWO (2) RV SPACES = 1.1 PARK MODEL

Buffers:

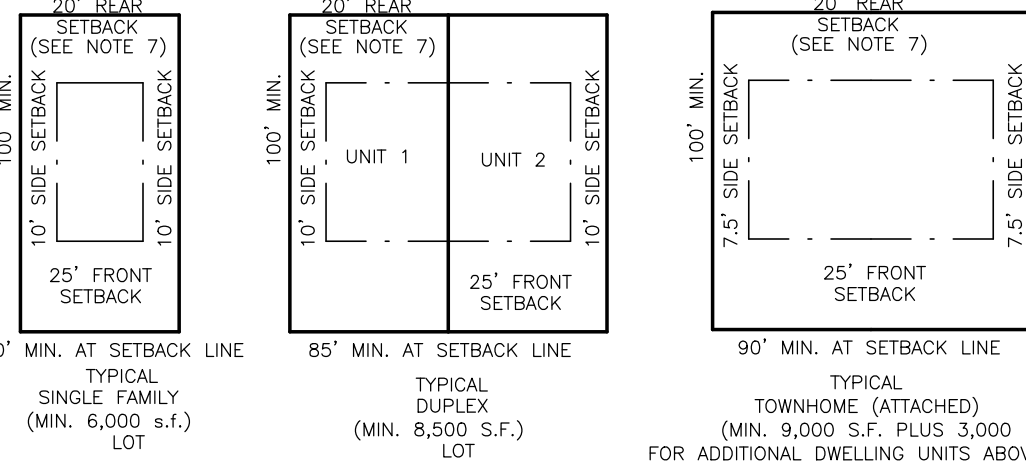
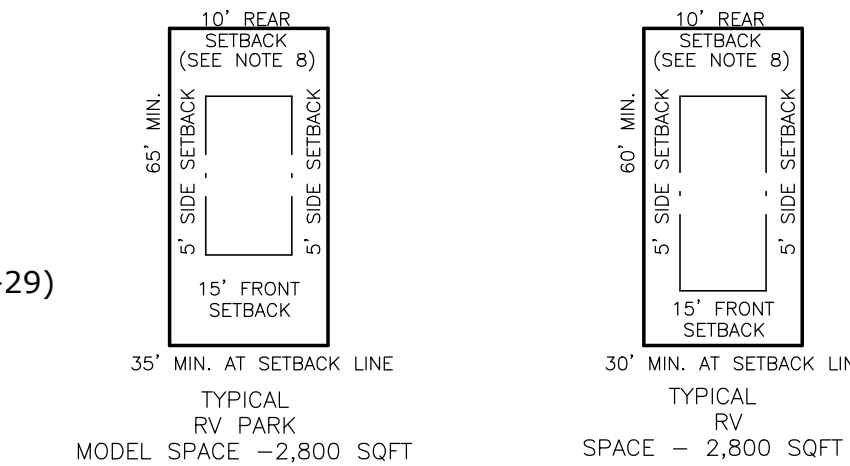
North- 50' Vegetative Buffer
South- 25' Vegetative Buffer / 25' Landscape Buffer where adjacent to Development
East- 25' Landscape Buffer Along Mondon Hill Rd.
West- 25' Vegetative Buffer

Site Data

Owner: Sunny Pines of Hernando LLC
Applicant: Sunny Pines of Hernando, LLC
Parcel Key Nos: 370360
Section 33 Township 22 Range 20
Current Zoning: PDP (R-C) PDP (R- R), PDP R-1-MH Uses (H-11-29)
Proposed Zoning: CPDP W/ PDP-MH & PDP-REC USES
Area= +/- 110.47 Ac.

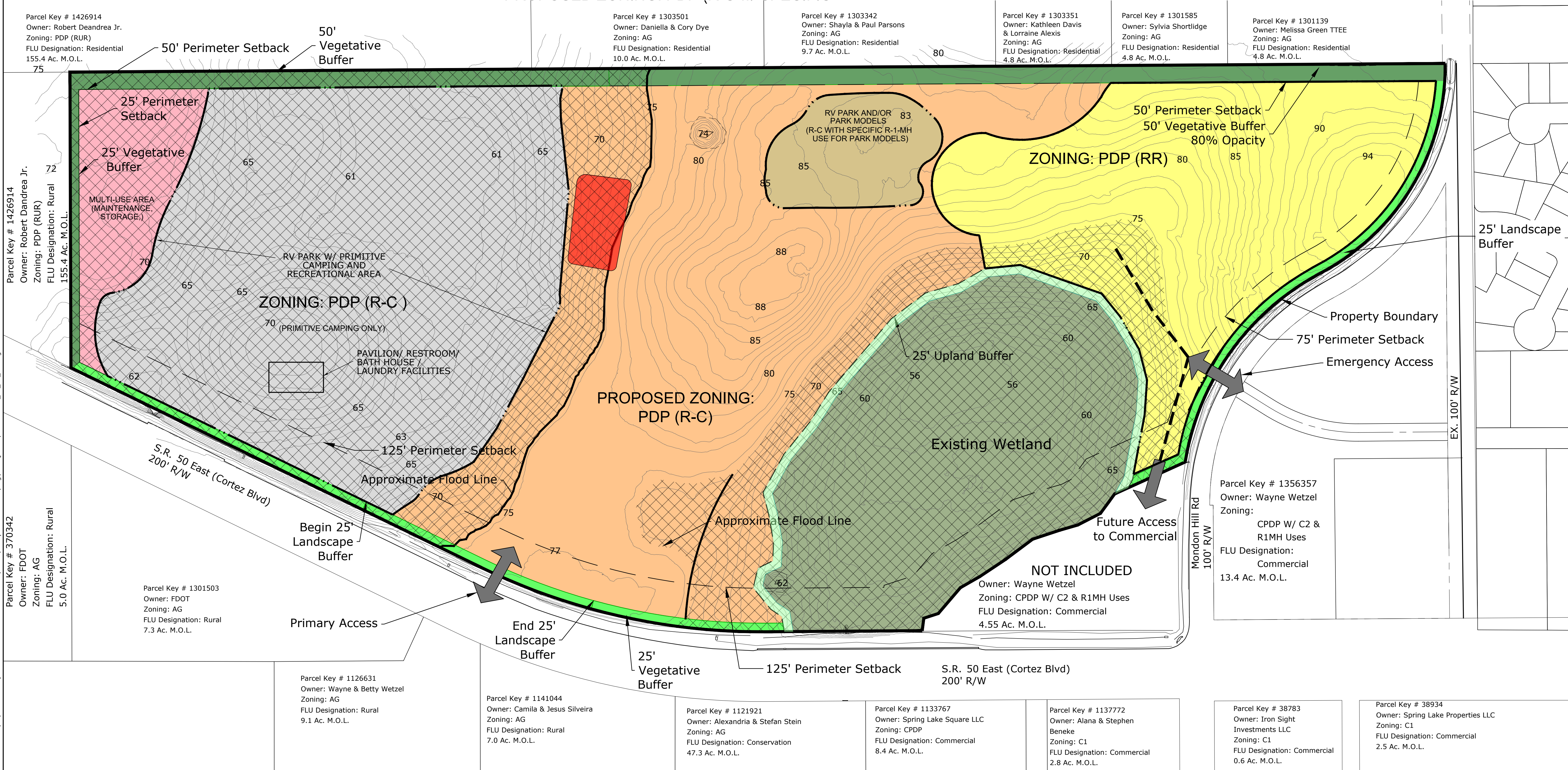
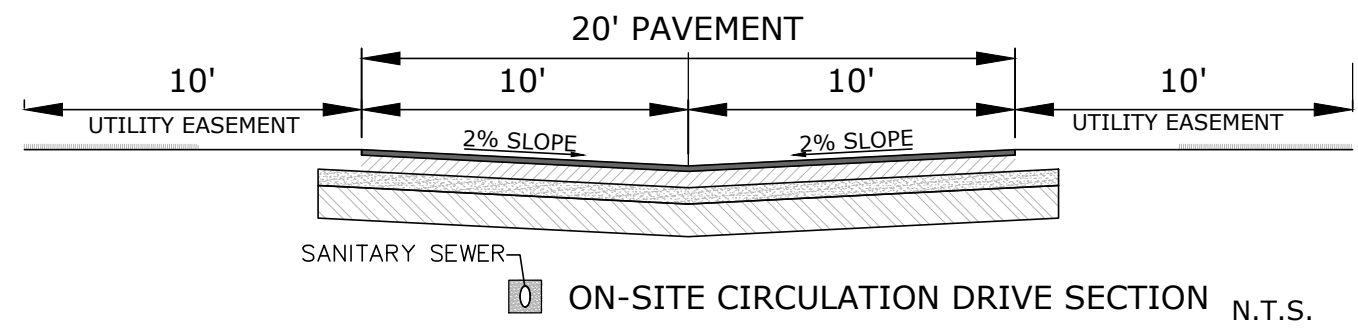
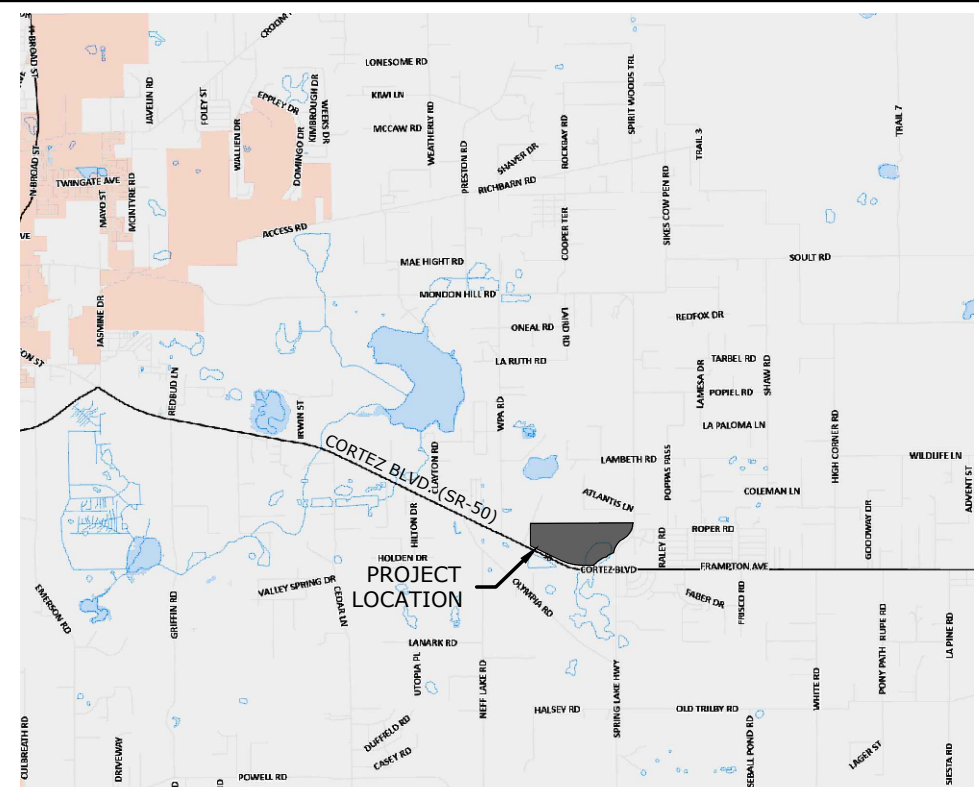
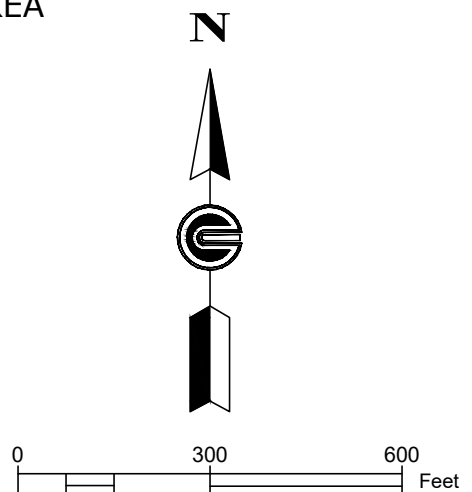
Perimeter Building Setbacks:

North: 50'
South: 125' (SR 50)
East: 75' (Mondon Hill Rd.)
West: 50'



LEGEND

- MAINTENANCE & STORAGE AREA
- PRIMITIVE CAMPING, PASSIVE RECREATION AREA & DRAINAGE AREA
- RECREATION AMENITY AREA
- RV PARK AND/OR PARK MODELS
- RESSORT RESIDENTIAL
- WETLANDS
- UPLAND BUFFER
- FEMA 100 YR. FLOODPLAIN
- LANDSCAPE BUFFERS
- VEGATATIVE BUFFERS



ZONING MASTER PLAN

SUNNY PINES MOBILE HOME PARK

Engineering
Surveying
Environmental
Transportation
Construction Management
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

REUSE OF DOCUMENT

THIS DOCUMENT COMPRISED OF THE FOLLOWING: 1. SITE PLAN, 2. ZONING MASTER PLAN, 3. ENVIRONMENTAL IMPACT STATEMENT, 4. TRANSPORTATION STUDY, 5. CONSTRUCTION MANAGEMENT PLAN, 6. FLOODPLAIN STUDY, 7. WETLANDS DELINEATION, 8. UPLAND BUFFER STUDY, 9. LANDSCAPE BUFFER STUDY, 10. VEGETATIVE BUFFER STUDY, 11. PERIMETER SETBACK STUDY, 12. 25' LANDSCAPE BUFFER STUDY, 13. 125' PERIMETER SETBACK STUDY, 14. 25' UPLAND BUFFER STUDY, 15. FUTURE ACCESS TO COMMERCIAL STUDY, 16. APPROXIMATE FLOOD LINE STUDY, 17. MULTI-USE AREA (MAINTENANCE STORAGE) STUDY, 18. RV PARK W/ PRIMITIVE CAMPING AND RECREATIONAL AREA STUDY, 19. PAVILION/ RESTROOM/ BATH HOUSE/ LAUNDRY FACILITIES STUDY, 20. EXISTING WETLAND STUDY, 21. NOT INCLUDED STUDY.

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV.	BY	REV.	NO.

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET

1

JOB No.: 19072-6