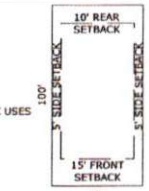
LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
RESIDENTIAL AREAS	55	300	N/A
PASSIVE REC, POTENTIAL DRAINAGE, PRIMITIVE CAMPING	25	N/A	N/A
PASSIVE RECREATION & POTENTIAL DRAINAGE	10	N/A	N/A
ACTIVE RECREATION AREA	3.5	N/A	N/A
BUFFERS & OPEN SPACE	16.97	N/A	N/A
TOTAL:	+/- 110.47	300	APPROX. 2.73 UNITS/ AC.

Site Data
Owner: Sunny Pines of Hernando LLC
Applicant: Sunny Pines of Hernando, LLC
Parcel Key Nos: 370360, 1356357, 1065466
Section 33 Township 22 Range 20
Current Zoning: CPDP W/ C2 & R1MH Uses
Proposed Zoning: CPDP W/ PDP-MH & PDP-REC USES
Area= +/- 110.47 Ac.
Proposed No. of Mobile Home Spaces: 300

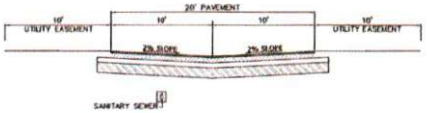
Perimeter Building Setbacks:
North: 50'
South: 125' (SR 50)
East: 75' (Mondon Hill Rd.)
West: 50'

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

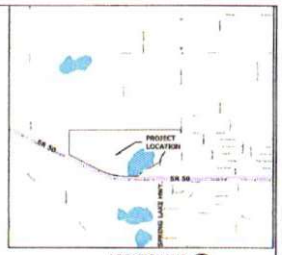


TYPICAL MOBILE HOME SPACE - 5,000 SQFT
N.T.S.

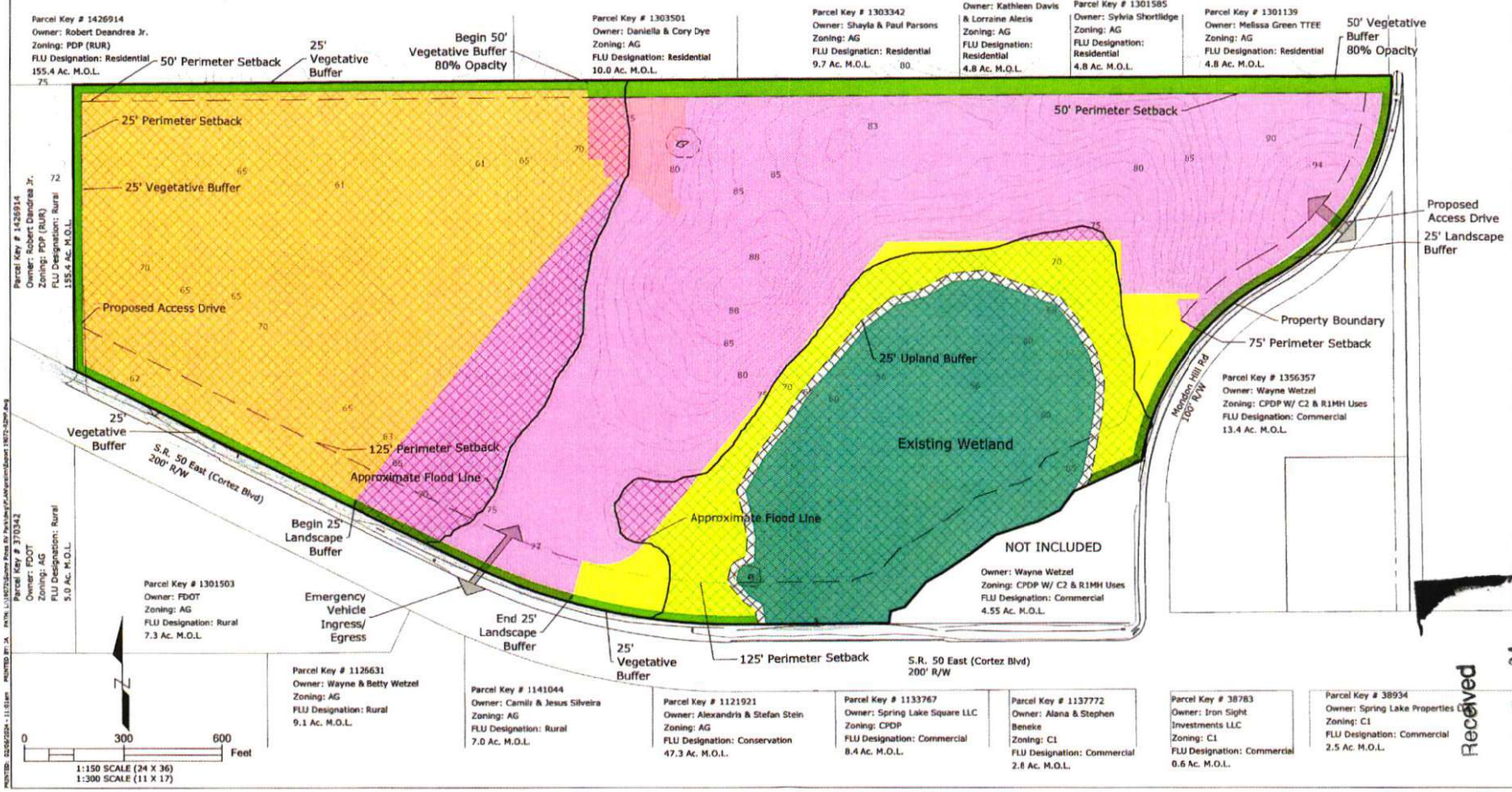
LEGEND
- RESIDENTIAL, CIRCULATION, AND DRAINAGE AREA
- PASSIVE REC, PRIMITIVE CAMPING AND POTENTIAL DRAINAGE AREA
- PASSIVE REC AND POTENTIAL DRAINAGE AREA
- ACTIVE RECREATION AREA
- WETLANDS
- FEMA 100 YR. FLOODPLAIN
- VEGETATIVE BUFFERS
- LANDSCAPE BUFFERS



ON-SITE CIRCULATION DRIVE SECTION
N.T.S.



LOCATION MAP
N.T.S.



ZONING MASTER PLAN

SUNNY PINES MOBILE HOME PARK

Coastal
Engineering
Surveying
Transportation
Construction Management
engineering consultants, inc.
1660 Cardinal Boulevard • Brooksville • Florida 34601
(352) 796-8433 • Fax (352) 796-8259
EB-0005012

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INDICATED DRAWINGS AND TEXT, IS AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF COASTAL ENGINEERING CONSULTANTS, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE THAN THE ORIGINAL PURPOSE OF COASTAL ENGINEERING ASSOCIATES, INC.
DRAWING WHICH UNDER SEAL IS A SEALED BY REGISTERED PROFESSIONAL

REVISION			
DATE	DESCRIPTION	BY	CHK
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

SHEET 1

Job No. 19072-2

Received
Planning Department
Hernando County - Florida