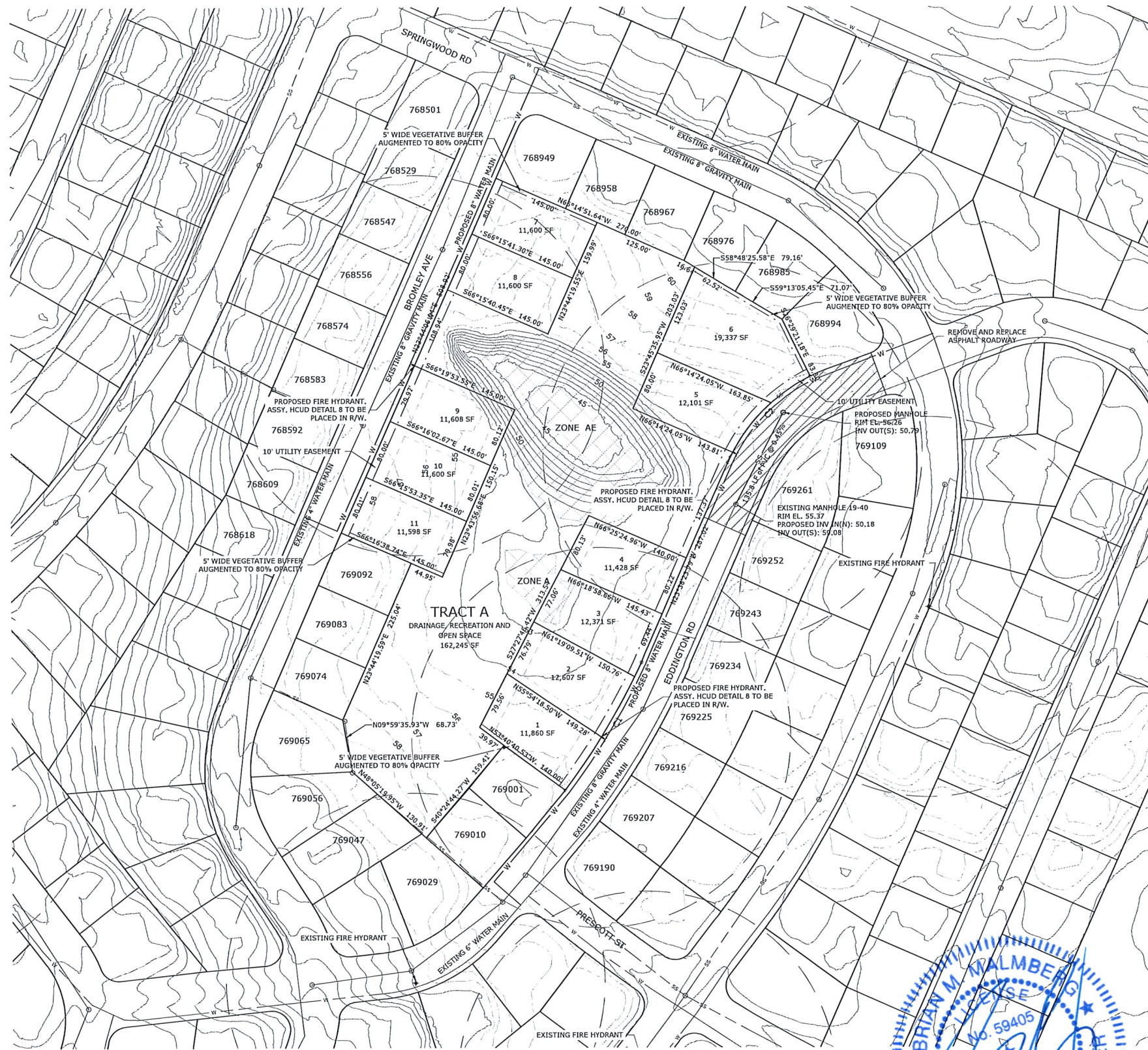
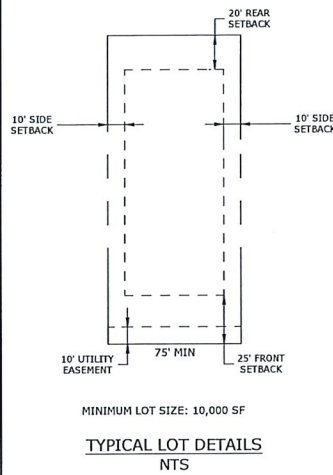


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SITE DATA
OWNER/APPLICANT:
PANTHER I, LLC
29 S. BROOKSVILLE AVENUE
BROOKSVILLE, FL 34601

PARCEL KEY NO.: 767307
SECTION 19/TOWNSHIP 23S/RANGE 18E
HERNANDO COUNTY, FL

CURRENT ZONING: PDP(SF)

PARCEL AREA = ±6.9 ACRES

NUMBER OF LOTS: 11 LOTS

BUILDING SETBACKS:
FRONT: 25' SIDE:10' REAR:20'

FLOODPLAIN: FEMA COMMUNITY PANEL 12053C 0169D EFFECTIVE 2/02/12
PRIMARYLY ZONE X WITH A SMALL ZONE A AND LARGE ZONE AE IN THE CENTER OF PROPERTY

NO WETLANDS AND/OR SURFACE WATER ARE PRESENT

FIRE PROTECTION:
FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 250' CURB LINE DISTANCE INTERVALS WHICH IS CONSISTENT WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES AS REQUIRED BY HERNANDO COUNTY.

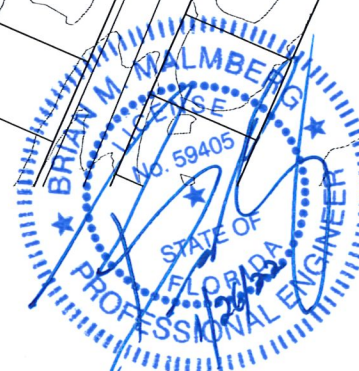
GENERAL NOTES:
1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.
2. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THE PROJECT.
3. A 5' NATURAL VEGETATIVE BUFFER IS PROPOSED WHERE ADJACENT TO EXISTING LOTS.

UTILITY NOTES:
1. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH THE FINAL ENGINEERING DESIGN.
2. INDIVIDUAL WATER SERVICES WILL BE INSTALLED AT TIME OF INDIVIDUAL BUILDING PERMITS ARE PULLED

LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY RESIDENTIAL	3.16	11	
DRA/OPEN SPACE	3.72		
TOTAL AREA	6.88		APPROX. 1.60 UNITS PER ACRE



LOCATION MAP
NTS



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	011°40'27.61"	961.92	196.00'	195.66'	S30°54'26.67"W
C2	039°49'19.36"	230.04	159.88'	156.68'	S43°46'45.95"W

BROMLEY AVE
PARCEL KEY 767307

Engineering
Planning
Surveying
Construction Management
Coastal
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9425 Fax (352) 799-6559
EB-0000142

REUSE OF DOCUMENT
THIS DOCUMENT COMPRISED OF THE INCORPORATED IDEAS AND DESIGN. THE PROFESSIONAL ENGINEER'S SERVICE IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REUSED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.
DRAWING REVISED UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL ENGINEER

DATE	REV. BY/REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"
SHEET
1
JOB NO.: 21021