

CONDITIONAL PLAT for SUNRISE

1678 LOT SUBDIVISION

505.11 ACRES ±
HERNANDO COUNTY, FLORIDA

Project Number 21026

PREPARED FOR:

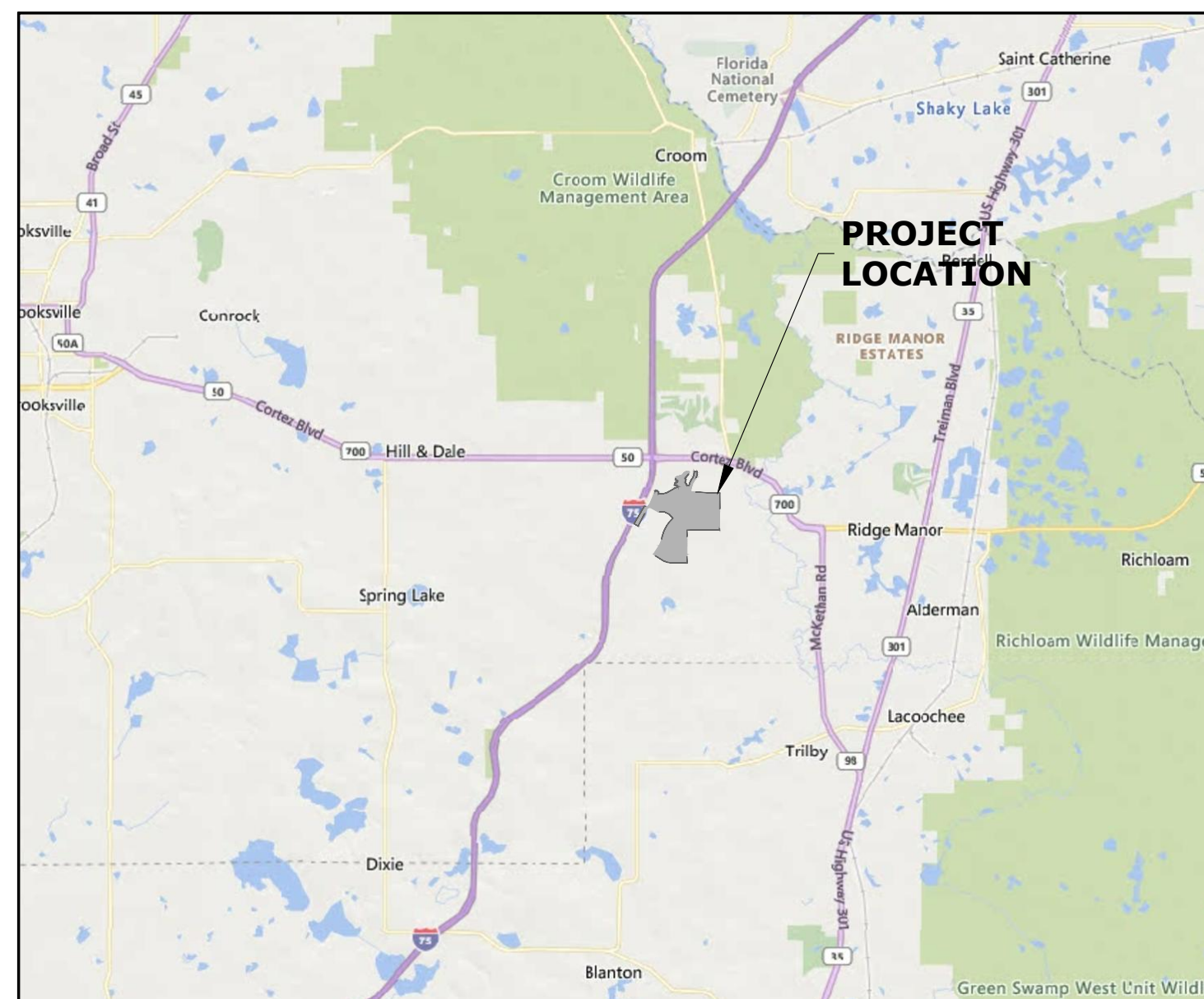
HAWK SUNRISE, LLC
2502 N. ROCKY POINT DRIVE, SUITE 1050
TAMPA, FL 33607

PREPARED BY:

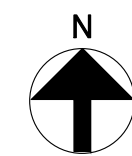
Coastal Engineering
Planning
Surveying
Environmental
Construction Management
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

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LOCATION MAP
N.T.S.
S/T/R
05/23S/21E, 08/23S/21S, & 6/23S/21E

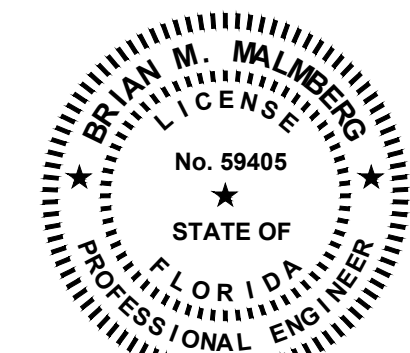


PLAN REVISIONS

DATE	REVISION NO.	REVISION	AGENCY	PERMIT TYPE	PERMIT NO.	EXP. DATE
6/17/2024	1	REVISED PER COUNTY COMMENTS				
8/23/2024	2	REVISED PER COUNTY COMMENTS				

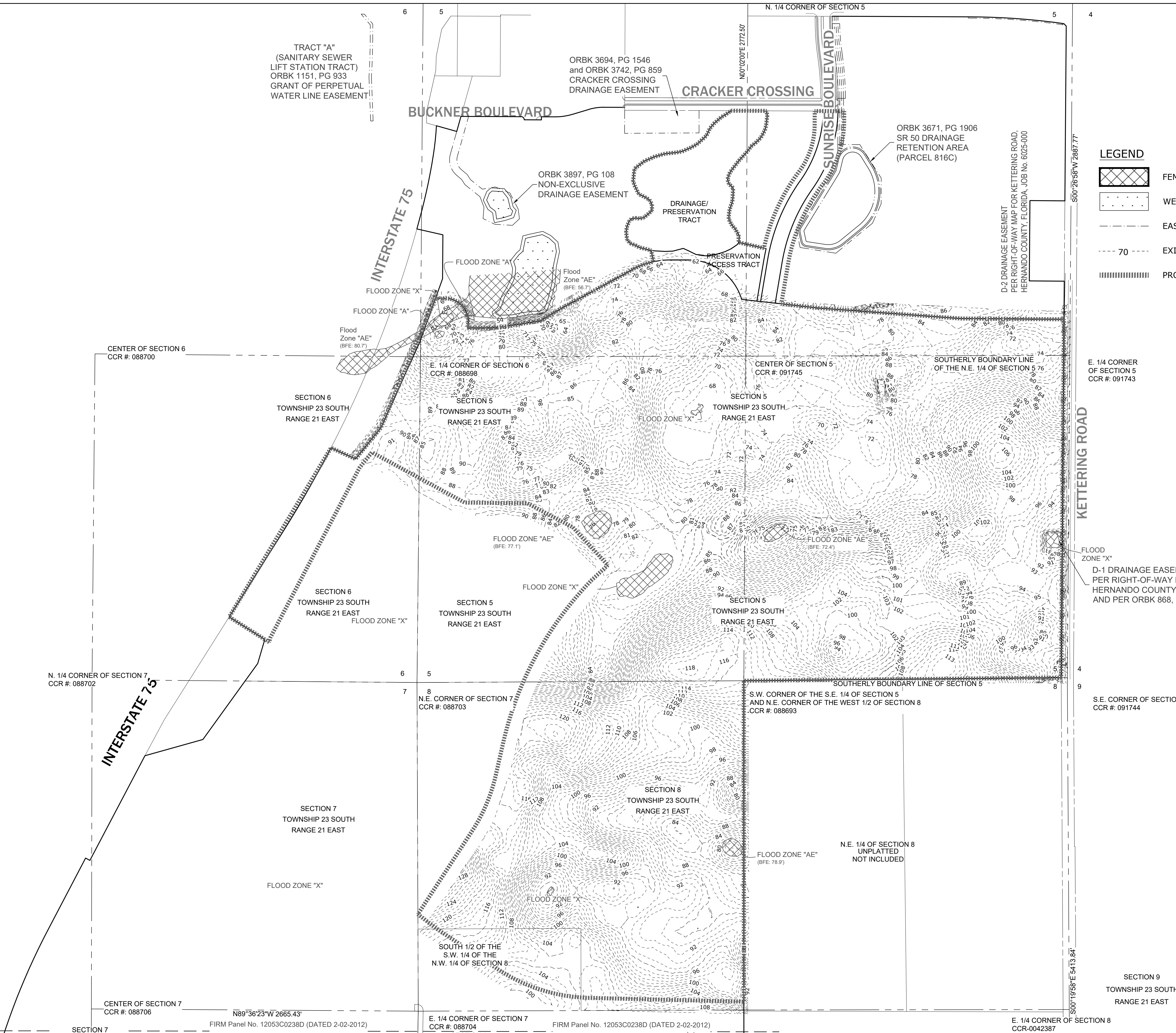
AGENCY APPROVALS

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DESIGN ENGINEER BRIAN M. MALMBERG, P.E., P.E., REGISTRATION NO. 59405

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TRACT "A"
(SANITARY SEWER
LIFT STATION TRACT)
ORBK 1151, PG 933
GRANT OF PERPETUAL
WATER LINE EASEMENT


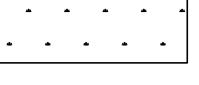
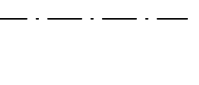
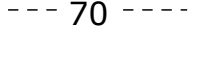

ORBK 3694, PG 1546
and ORBK 3742, PG 859
CRACKER CROSSING
DRAINAGE EASEMENT

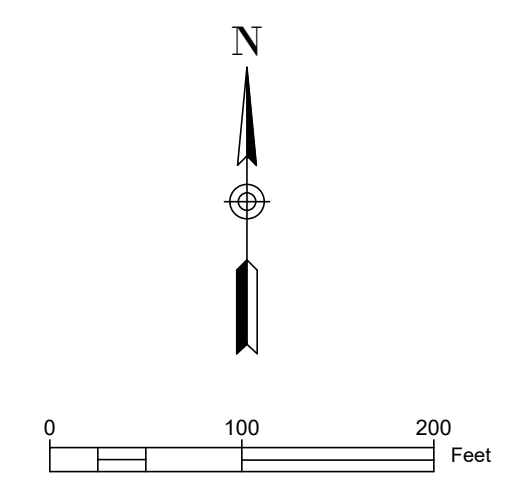
ORBK 3897, PG 108
NON-EXCLUSIVE
DRAINAGE EASEMENT

ORBK 3671, PG 1906
SR 50 DRAINAGE
RETENTION AREA
(PARCEL 816C)

D-2 DRAINAGE EASEMENT
PER RIGHT-OF-WAY MAP FOR KETTERING ROAD,
HERNANDO COUNTY, FLORIDA, JOB No. 6025-000

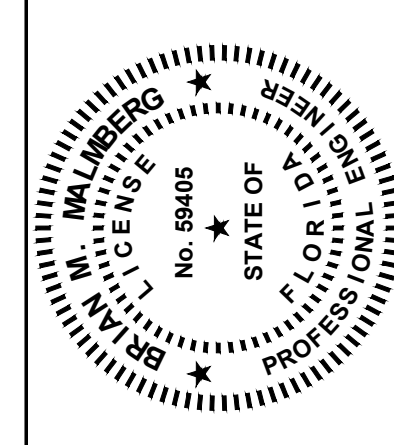
LEGEND

-  FEMA 100 YR. FLOODPLAIN
-  WETLANDS
-  EASEMENT LINE
-  EXISTING CONTOUR LINE
-  PROJECT BOUNDARY



EXISTING CONDITIONS

SUNRISE



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DATE	REV. BY/REV. NO.	REVISION
6/17/2024	JY 1	REVISED PER COUNTY COMMENTS
8/23/2024	JY 2	REVISED PER COUNTY COMMENTS

SHEET
CP-02

JOB No.: 21026

INTERSTATE 75

INTERSTATE 75

SUNRISE BOULEVARD

KETTERING ROAD

CENTER OF SECTION 7
CCR #: 088706

N89°36'23"W 2665.43'
FIRM Panel No. 12053C0238D (DATED 2-02-2012)

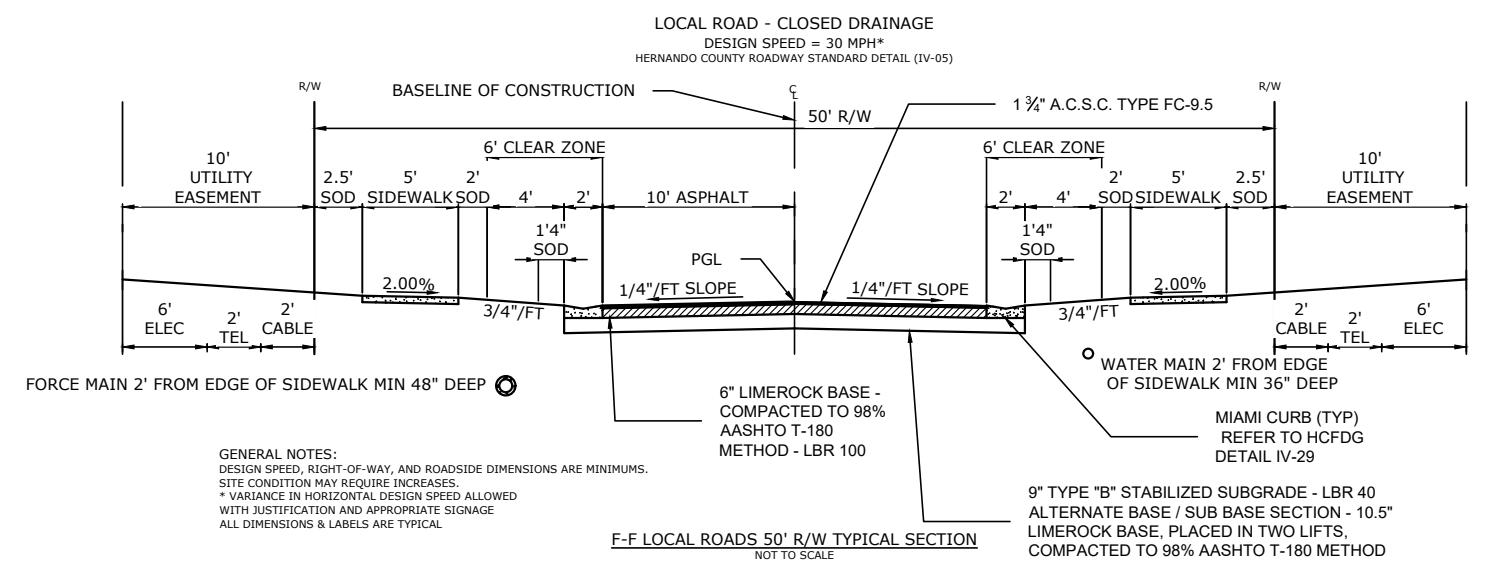
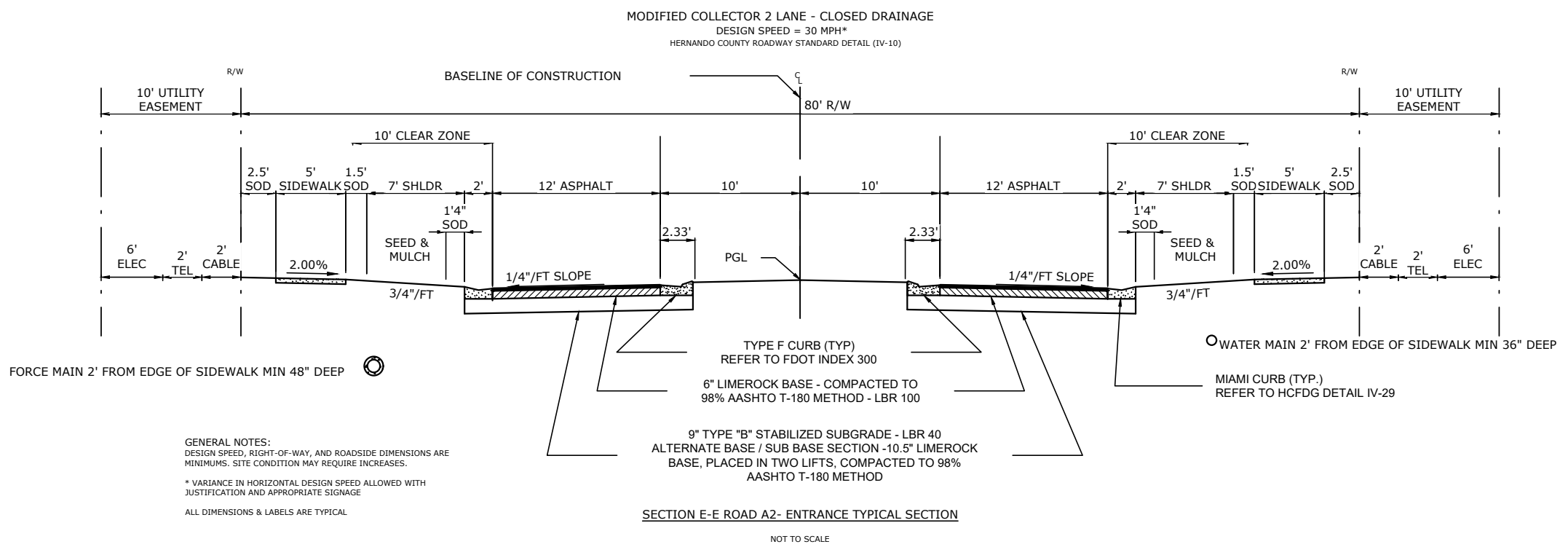
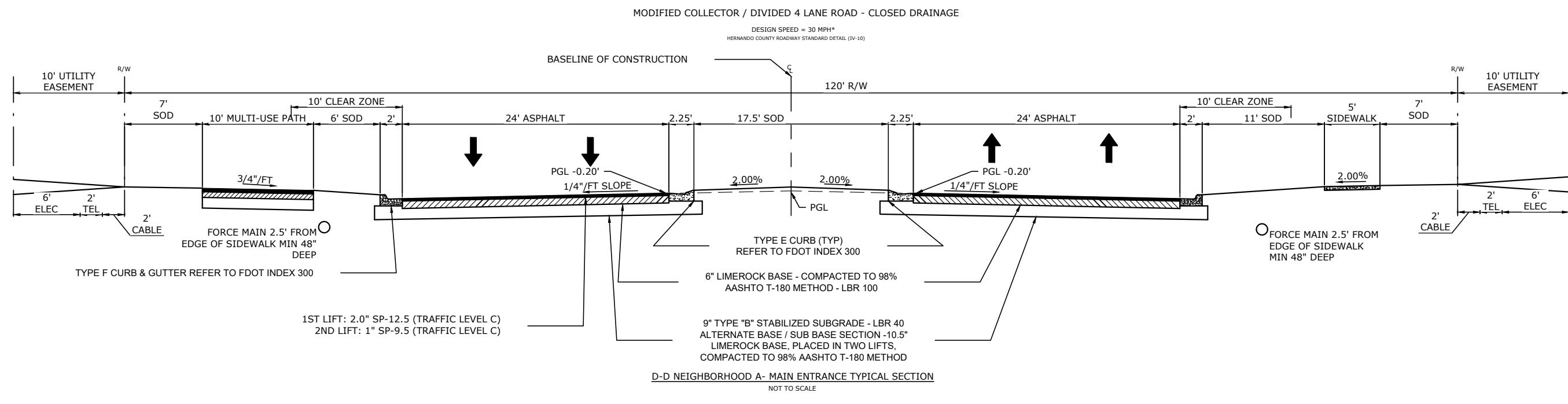
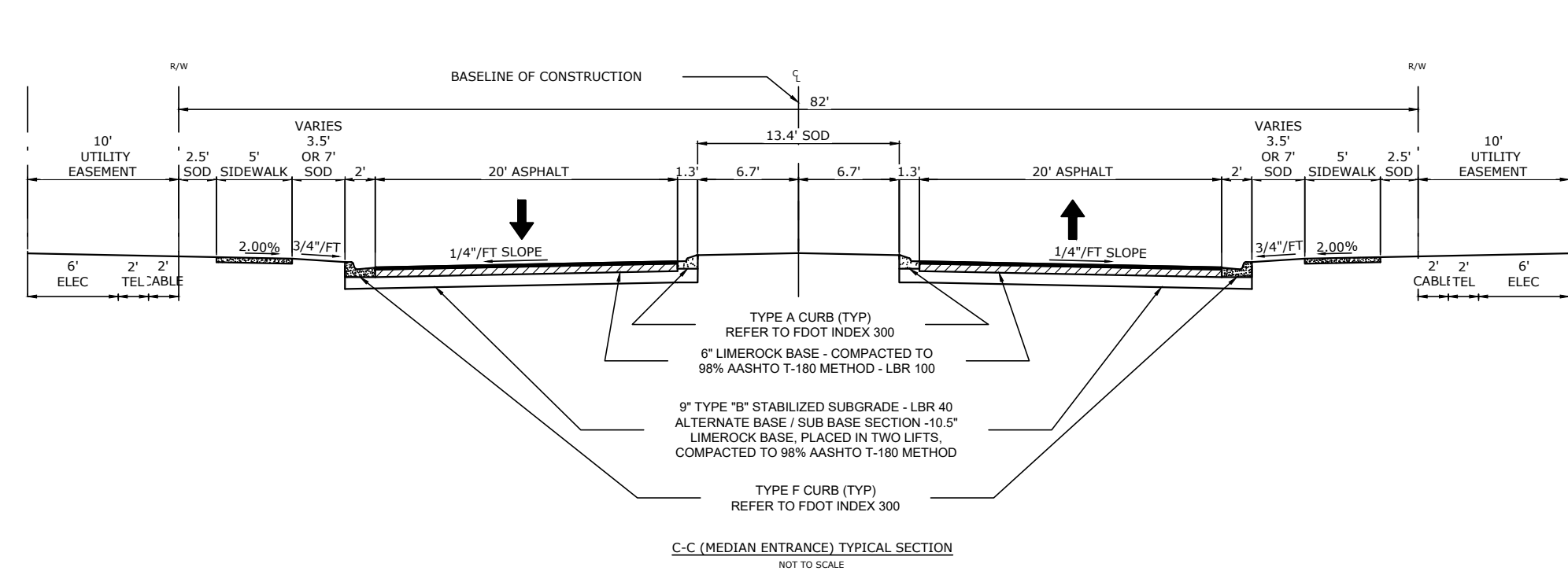
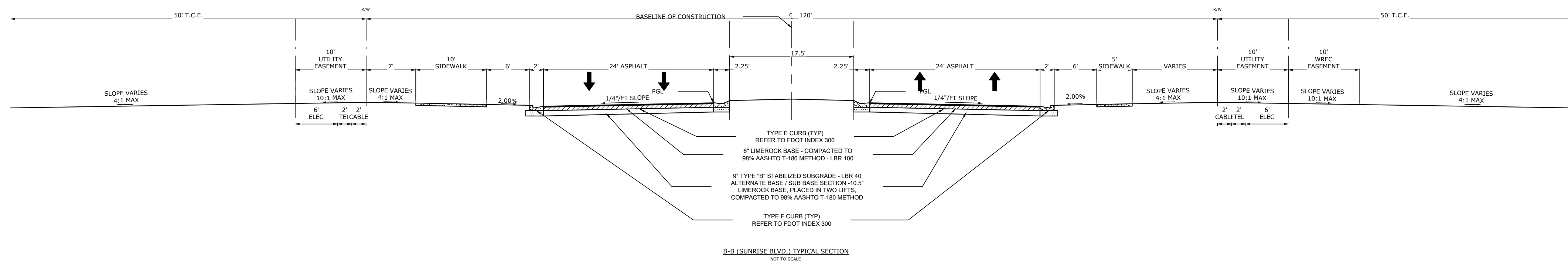
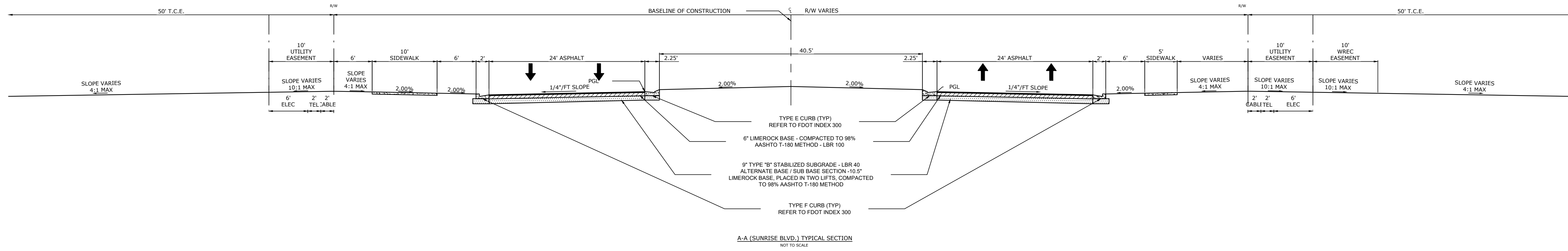
E. 1/4 CORNER OF SECTION 7
CCR #: 088704

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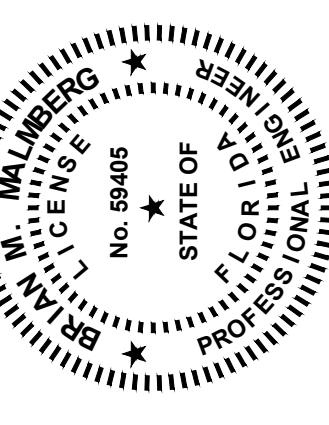
E. 1/4 CORNER OF SECTION 8
CCR-0042387

SECTION 9
TOWNSHIP 23 SOUTH
RANGE 21 EAST

21026



TYPICAL SECTIONS (1)



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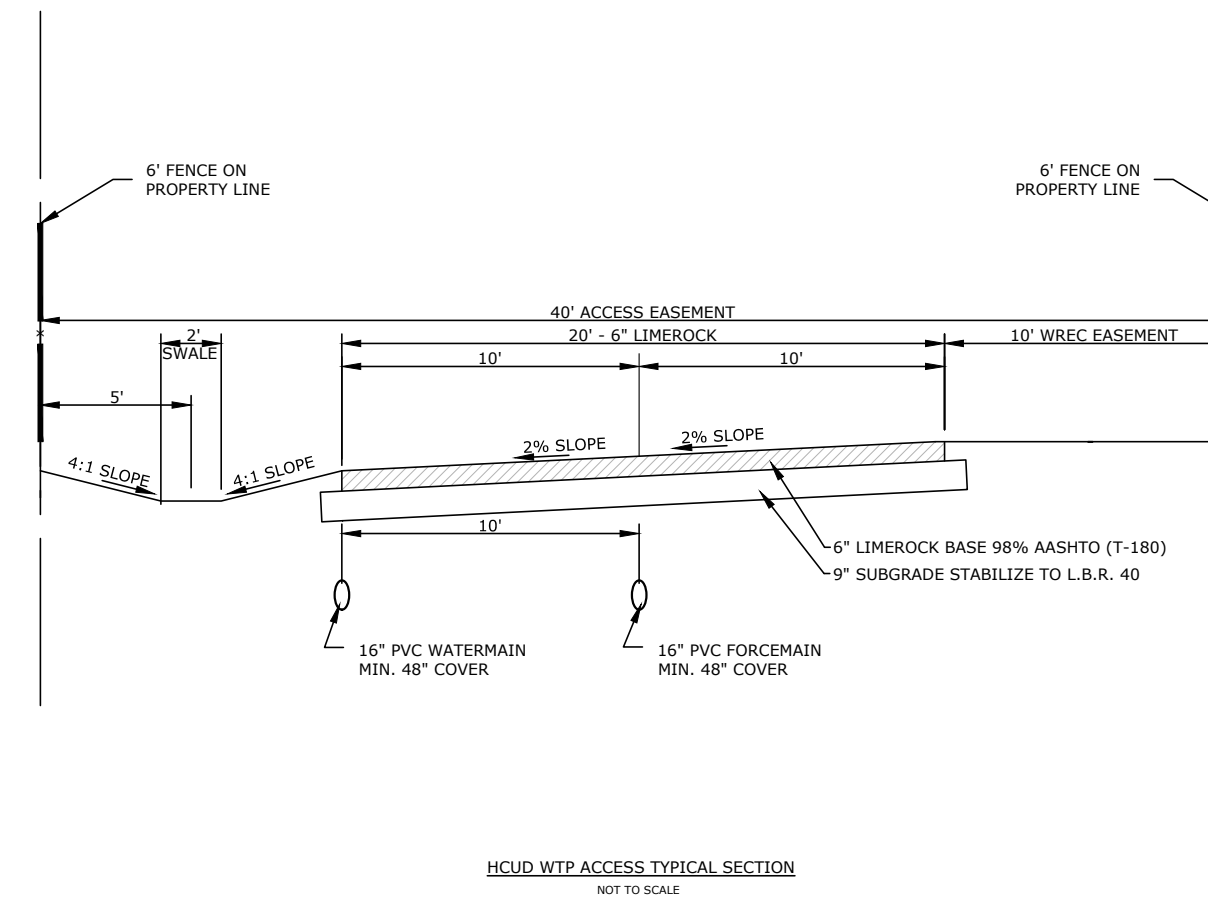
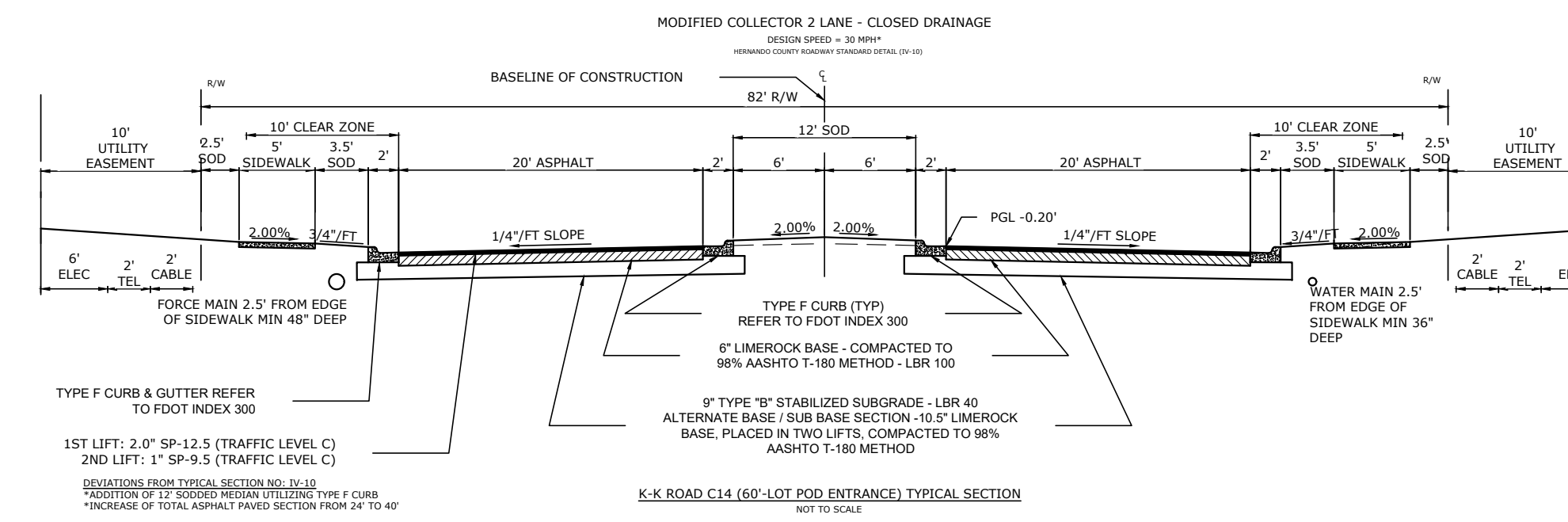
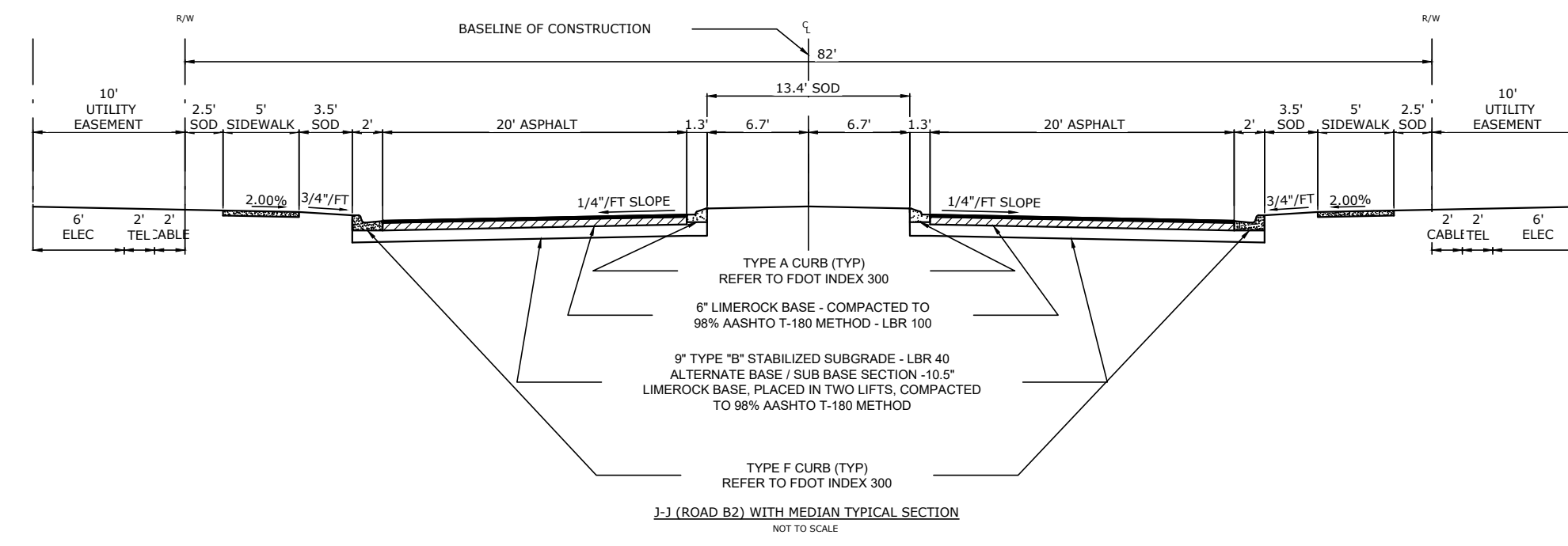
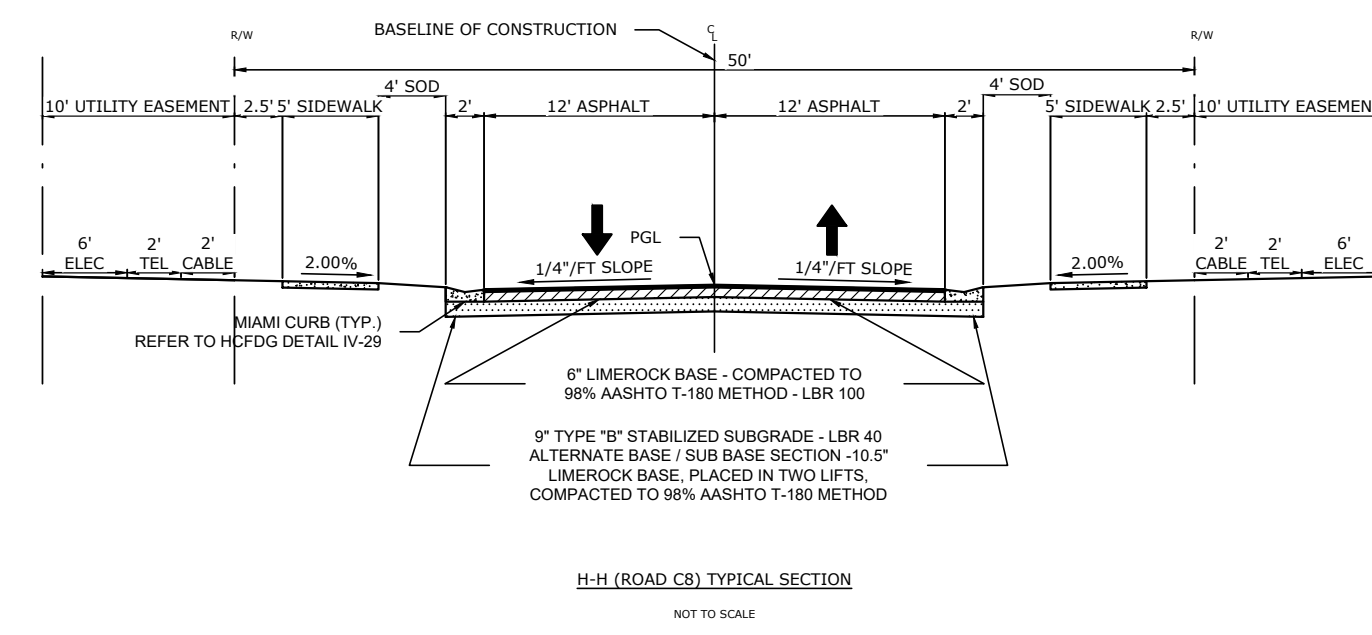
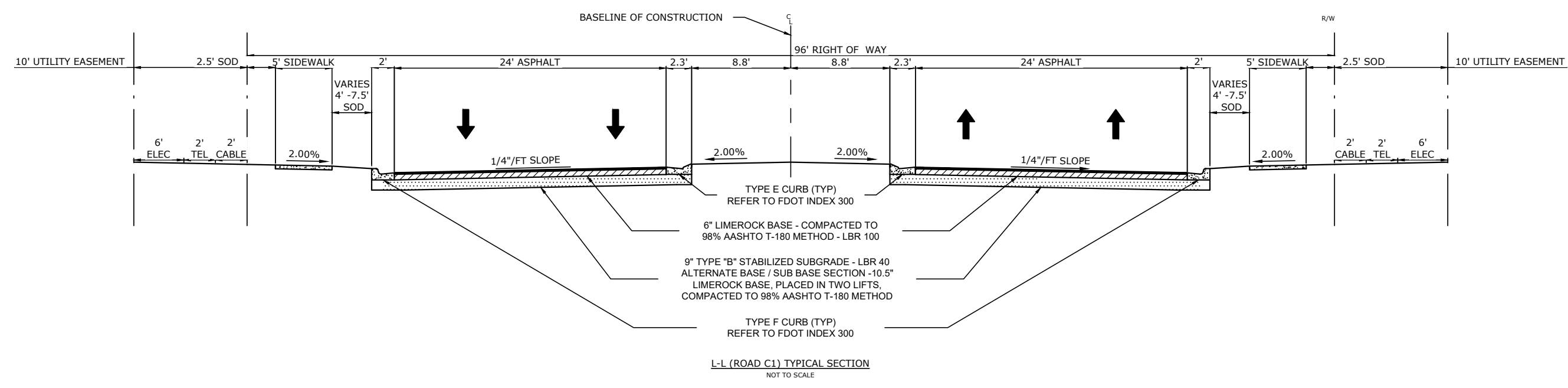
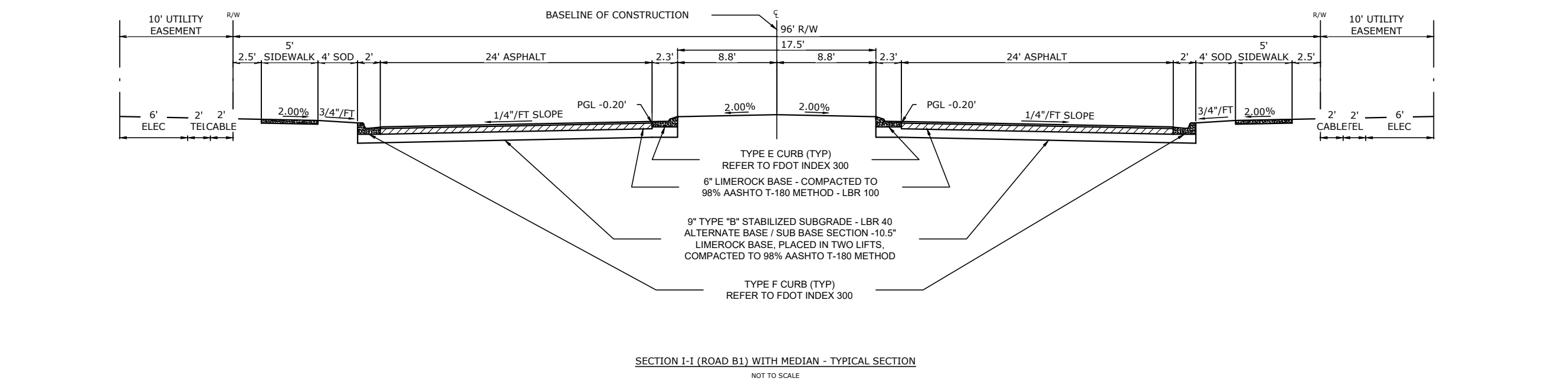
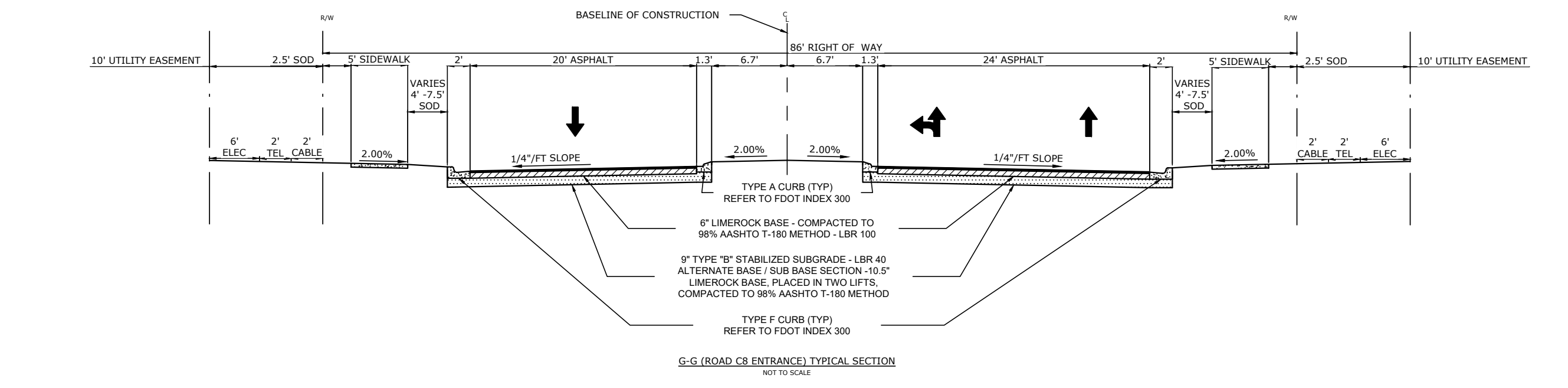
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8/23/2024	JY 2	REVISED PER COUNTY COMMENTS

SHEET
CP-03

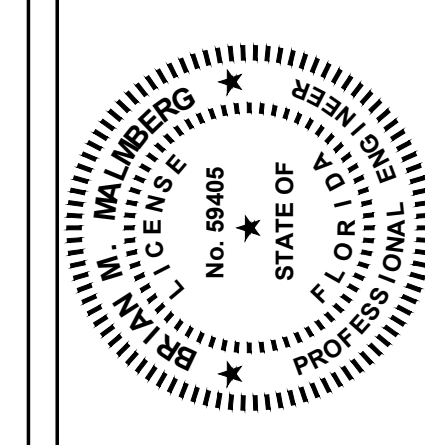
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WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"



TYPICAL SECTIONS (2)

SUNRISE

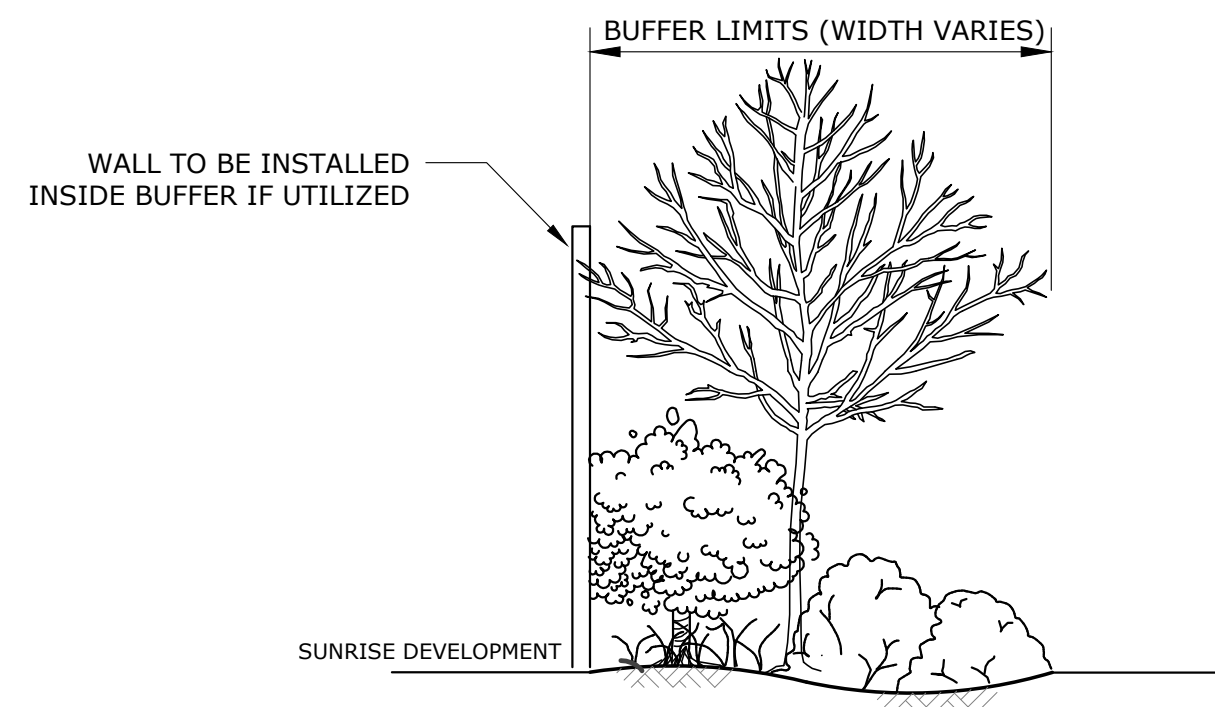


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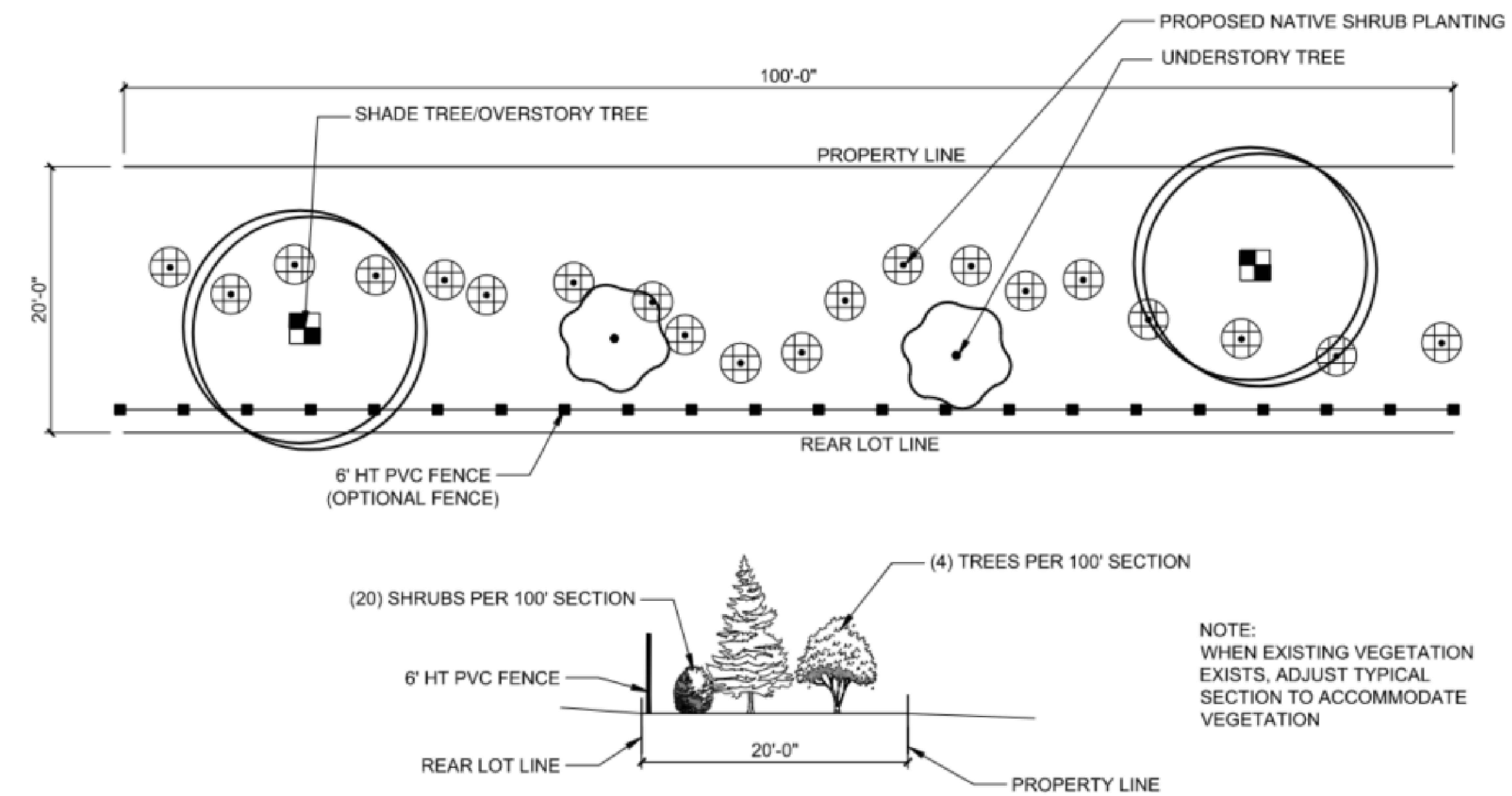
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SHEET
CP-04
JOB No.: 21026

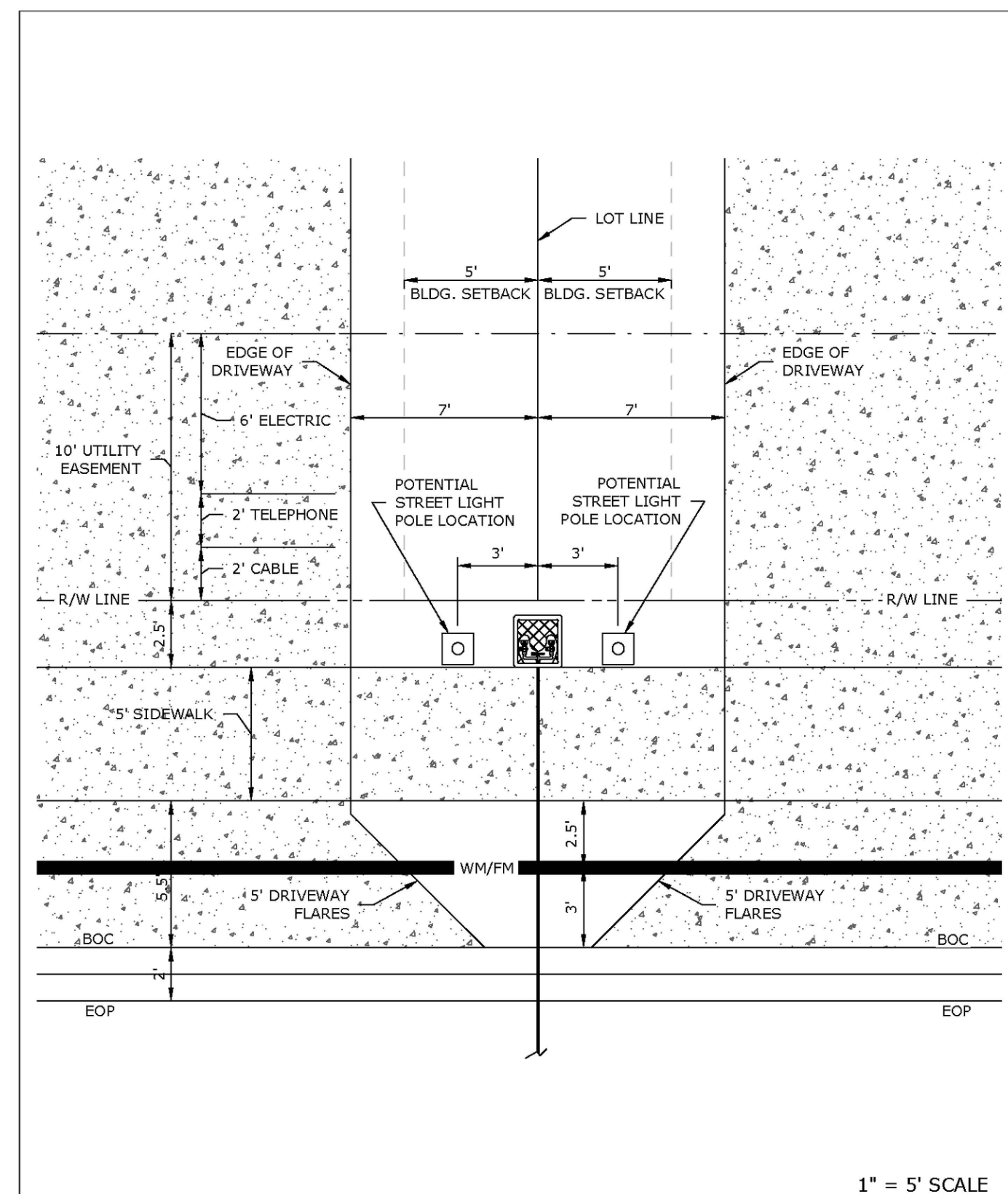


NATURAL/ENHANCED BUFFER DETAIL
NOT TO SCALE

NATURAL/ENHANCED BUFFER NOTE:
IN LOCATIONS WHERE THE NATURAL/ENHANCED BUFFER NOT HAVE 80% OPACITY, THE BUFFER SHALL BE ENHANCED SUCH THAT 80% OPACITY CAN BE ACHIEVED WITHIN THREE (3) YEARS AFTER PLANTING. IF THE DISTURBANCE OF A NATURAL AREA WITHIN A BUFFER IS REQUIRED FOR ADJACENT DEVELOPMENT PURPOSES, THEN RE-PLANTING SHALL BE REQUIRED SUCH THAT 80% OPACITY CAN BE ACHIEVED WITHIN THREE (3) YEARS. THE DEVELOPER SHALL HAVE THE OPTION, AT ITS ELECTION, TO INSTALL A PERIMETER WALL ON THE DEVELOPMENT SIDE OF THE BUFFER AREA, IN WHOLE OR IN PART, FOR ANY PORTION THEREOF. IN THE EVENT THE DEVELOPER ELECTS TO CONSTRUCT SUCH WALL, THE NATURAL BUFFER SHALL REMAIN ON THE OUTER SIDE OF THE WALL, BUT THE OBLIGATION TO ENHANCE THE NATURAL BUFFER TO ACHIEVE 80% OPACITY SHALL NOT APPLY TO SUCH SEGMENT OF THE BUFFER AREA WHERE A PERIMETER WALL IS CONSTRUCTED BY THE DEVELOPER.

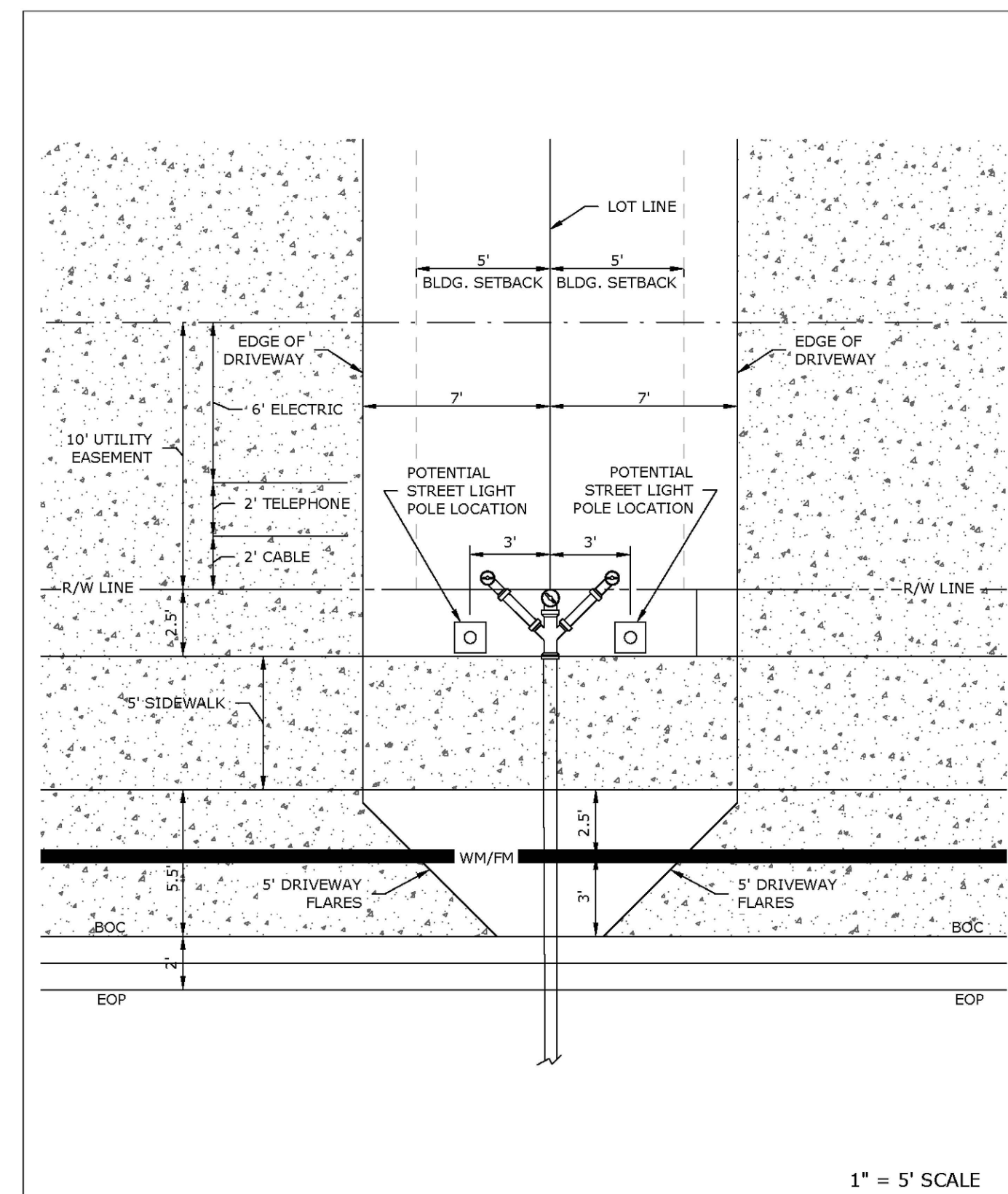


LANDSCAPE BUFFER DETAIL
NOT TO SCALE



1" = 5' SCALE

	STANDARD UTILITY LOCATION W/ 5' SETBACKS	DATE 06/21/21
	WATER SERVICE	1

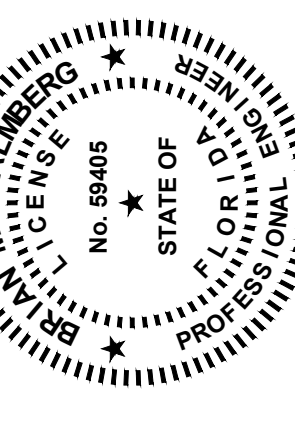


1" = 5' SCALE

	STANDARD UTILITY LOCATION W/ 5' SETBACKS	DATE 06/21/21
	SANITARY SEWER SERVICE	2

TYPICAL SECTIONS (3)

SUNRISE



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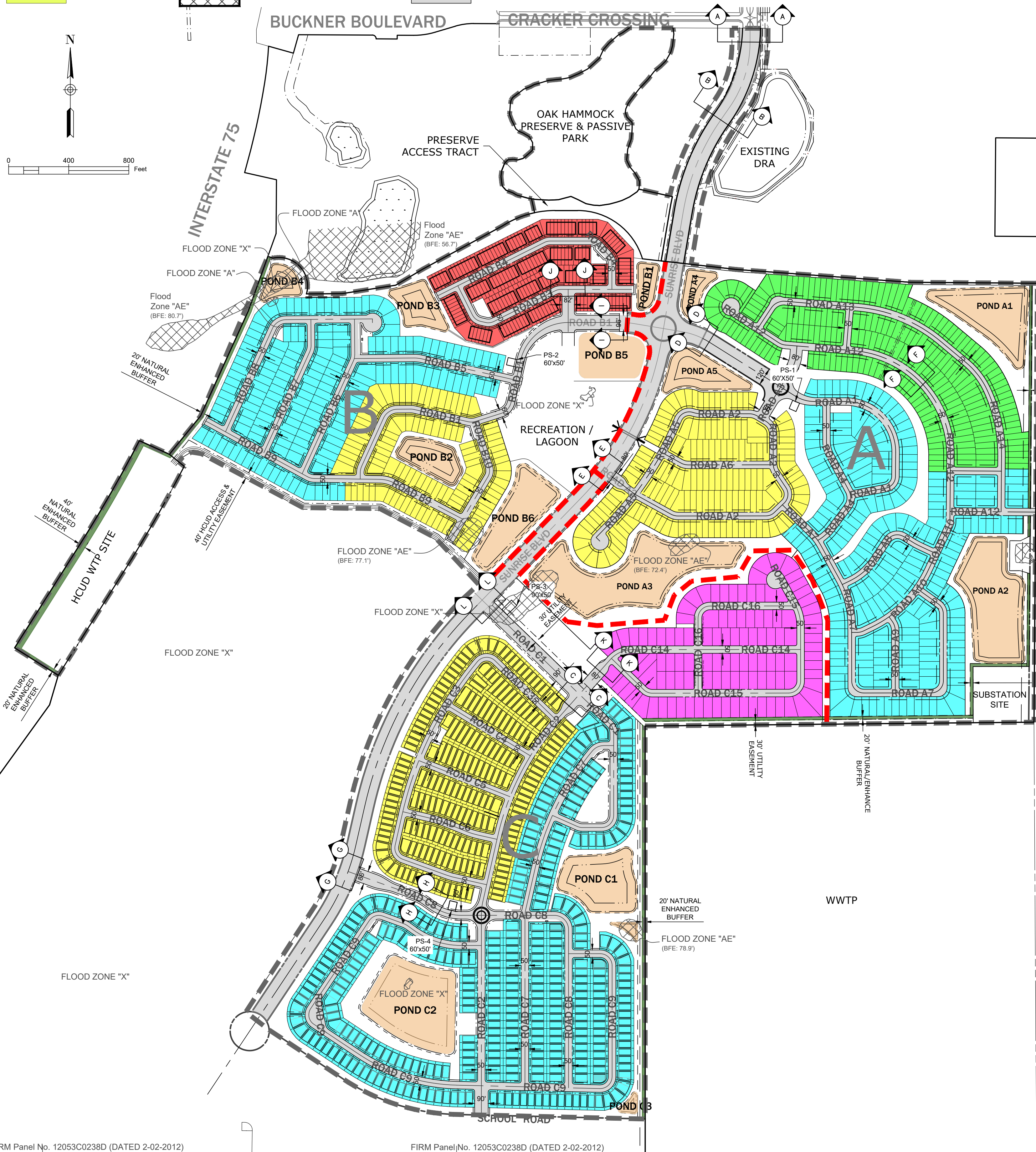
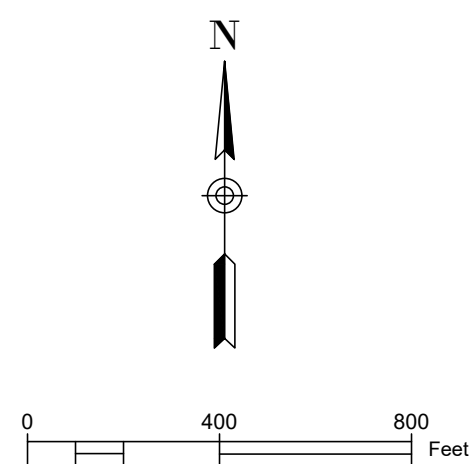
DATE	REV. BY/REV. NO.	REVISION
6/17/2024	JY 1	REVISED PER COUNTY COMMENTS
8/23/2024	JY 2	REVISED PER COUNTY COMMENTS

SHEET
CP-05

21026

LEGEND

- TOWNHOME
- 50' WIDE LOT
- WETLANDS
- DRAINAGE
- SETBACK LINE
- VILLA LOT
- 60' WIDE LOT
- BUFFERS
- PROJECT BOUNDARY
- EASEMENT LINE
- 40' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- ROADS
- PHASE LINE



SITE DATA

OWNER: MAK FAMILY PARTNERSHIP LTD ET AL.
APPLICANT: HAWK SUNRISE, LLC
PARCEL KEY NO: 394442, 838231, 394594
SECTION/TOWNSHIP/RANGE: 05/23S/21E, 08/23S/21E, & 6/23S/21E
ZONING: CPDP
PROJECT AREA= 505.11 Ac. +/-
PROPOSED NO. OF UNITS: 1678

MINIMUM PERIMETER BUILDING SETBACKS (INCLUSIVE OF BUFFER):
 FROM I-75 INTERSTATE R/W: 75' RES, 35' NON-RES
 FROM I-75 FDOT DRAS: 35'
 FROM KETTERING ROAD: 50' RES, 35' NON-RES
 FROM REMAINING EASTERN BNDY: 35'
 FROM CRACKER CROSSING BLVD: 35'

INTERNAL BUILDING SETBACKS:

SINGLE FAMILY DETACHED
FRONT SETBACK:
 10' - PRIMARY STRUCTURE
 20' - GARAGE DOOR
SIDE SETBACK: 5'
FRONT/SIDE SETBACK:
 15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS
REAR SETBACK:
 15' - PRIMARY STRUCTURE
 5' - ACCESSORY STRUCTURE
MINIMUM LOT SIZE: 4,000 SQ. FT.
MINIMUM LOT WIDTH: 40'
MAXIMUM LOT COVERAGE:
 75% - PRIMARY STRUCTURE
 15% SECONDARY STRUCTURE
MAXIMUM BUILDING HEIGHT: 35'

SINGLE FAMILY ATTACHED

FRONT SETBACK:
 10' - PRIMARY STRUCTURE
 20' - GARAGE DOOR
SIDE SETBACK:
 0' - PRIMARY STRUCTURE
 10' - BUILDING SEPARATION
FRONT/SIDE SETBACK:
 15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS
REAR SETBACK:
 15' - PRIMARY STRUCTURE
 5' - ACCESSORY STRUCTURE
MAXIMUM LOT COVERAGE:
 75% - PRIMARY STRUCTURE
 15% SECONDARY STRUCTURE
MAXIMUM BUILDING HEIGHT: 45'

TOWNHOMES

FRONT SETBACK:
 10' - PRIMARY STRUCTURE
 20' - GARAGE DOOR
SIDE SETBACK:
 0' - PRIMARY STRUCTURE INTERNAL
 5' - ACCESSORY STRUCTURE
 20' - BUILDING SEPARATION

PERIMETER BUFFERS:

NORTH SR-50: 20' LANDSCAPE BUFFER
 NORTH CRACKER CROSSING: NO BUFFER REQUIRED
 EAST KETTERING ROAD: 20' LANDSCAPE BUFFER
 EAST RIDGE MANOR WWTP: 20' NATURAL/ ENHANCED BUFFER
 EAST REMAINING BNDY: NO BUFFER REQUIRED
 WEST I-75 INTERSTATE ROW: 40' NATURAL/ ENHANCED BUFFER
 WEST DRAs (FDOT OR PROJECT): 20' NATURAL/ ENHANCED BUFFER

BUFFER NOTE:

IN LOCATIONS WHERE THE NATURAL/ENHANCED BUFFER NOT HAVE 80% OPACITY, THE BUFFER SHALL BE ENHANCED SUCH THAT 80% OPACITY CAN BE ACHIEVED WITHIN THREE (3) YEARS AFTER PLANTING. IF THE DISTURBANCE OF A NATURAL AREA WITHIN A BUFFER IS REQUIRED FOR ADJACENT DEVELOPMENT PURPOSES, THEN RE-PLANTING SHALL BE REQUIRED SUCH THAT 80% OPACITY CAN BE ACHIEVED WITHIN THREE (3) YEARS. THE DEVELOPER SHALL HAVE THE OPTION, AT ITS ELECTION, TO INSTALL A PERIMETER WALL ON THE DEVELOPMENT SIDE OF THE BUFFER AREA, IN WHOLE OR IN PART, FOR ANY PORTION THEREOF. IN THE EVENT THE DEVELOPER ELECTS TO CONSTRUCT SUCH WALL, THE NATURAL BUFFER SHALL REMAIN ON THE OUTER SIDE OF THE WALL, BUT THE OBLIGATION TO ENHANCE THE NATURAL BUFFER TO ACHIEVE 80% OPACITY SHALL NOT APPLY TO SUCH SEGMENT OF THE BUFFER AREA WHERE A PERIMETER WALL IS CONSTRUCTED BY THE DEVELOPER.

FLOODPLAIN:

THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0238D, EFFECTIVE DATE OF FEBRUARY 2, 2012. FLOOD PLAIN AREAS HAVE BEEN DEPICTED ON THIS CONDITIONAL PLAT.
 NO WETLANDS ARE PRESENT WITHIN THE PROJECT AREA.

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 WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM AT A MINIMUM OF 20 PSI FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES, AS REQUIRED BY HERNANDO COUNTY.

GENERAL NOTES:

- 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. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
- DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
RESIDENTIAL	230.31	1678	
RECREATION / LAGOON	21.31		
DRAINAGE	48.29		
BUFFERS	4.43		
PRESERVATION & ACCESS	21.08		
ROADS	66.23		
WREC SUBSTATION SITE	3.47		
HCUD WTP	12.48		
OPEN SPACE	105.88		
TOTAL:	505.11	1678	APPROX. 3.33 UNITS / ACRE

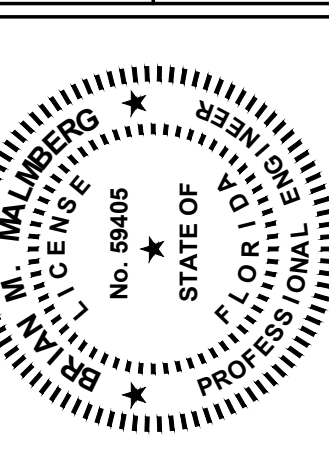
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CURVE NO.	RADIUS	CURVE NO.	RADIUS
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C2	250.00	C49	80.00
C3	335.00	C50	80.00
C4	80.00	C51	200.00
C5	100.00	C52	100.00
C6	80.00	C53	100.00
C7	80.00	C54	100.00
C8	100.00	C55	100.00
C9	100.00	C56	200.00
C10	100.00	C57	80.00
C11	200.00	C58	80.00
C12	200.00	C59	80.00
C13	200.00	C60	80.00
C14	100.00	C61	1792.00
C15	300.00	C62	372.00
C16	80.00	C63	80.00
C17	2255.00	C64	2445.00
C18	100.00	C65	80.00
C19	300.00	C66	500.00
C20	625.00	C67	500.00
C21	80.00	C68	500.00
C22	80.00	C69	100.00
C23	80.00	C70	1855.00
C24	600.00	C71	150.00
C25	600.00	C72	350.00
C26	80.00	C73	350.00
C27	400.00	C74	95.00
C28	100.00	C75	550.89
C29	100.00	C76	149.11
C30	800.00	C77	75.00
C31	80.00	C78	75.00
C32	700.00	C79	75.00
C33	100.00	C80	75.00
C34	1040.00	C81	1225.00
C35	525.00	C82	80.00
C36	990.00	C83	80.00
C37	100.00	C84	200.00
C38	600.00	C85	80.00
C39	325.00	C86	80.00
C40	100.00	C87	285.00
C41	100.00	C88	80.00
C42	100.00	C89	760.00
C43	100.00	C90	1500.00
C44	100.00	C91	2000.00
C45	80.00	C92	2700.00
C46	80.00	C93	1500.00
C47	80.00		

NOTE: SEE 100 SCALE CONDITIONAL PLAT SHEETS FOR CURVE LABELS.

LOT BREAKDOWN TABLE

	NEIGHBORHOOD A	NEIGHBORHOOD B	NEIGHBORHOOD C
24' TOWNHOMES	0	162	0
37.5' VILLA LOTS	204	0	0
40' WIDE LOTS	153	106	214
50' WIDE LOTS	224	169	336
60' WIDE LOTS	0	0	110
TOTAL:	581	437	660

OVERALL CONDITIONAL PLAT



Engineering
 Surveying
 Environmental
 Transportation
 Communication Management

Coastal
 engineering associates, inc.
 966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
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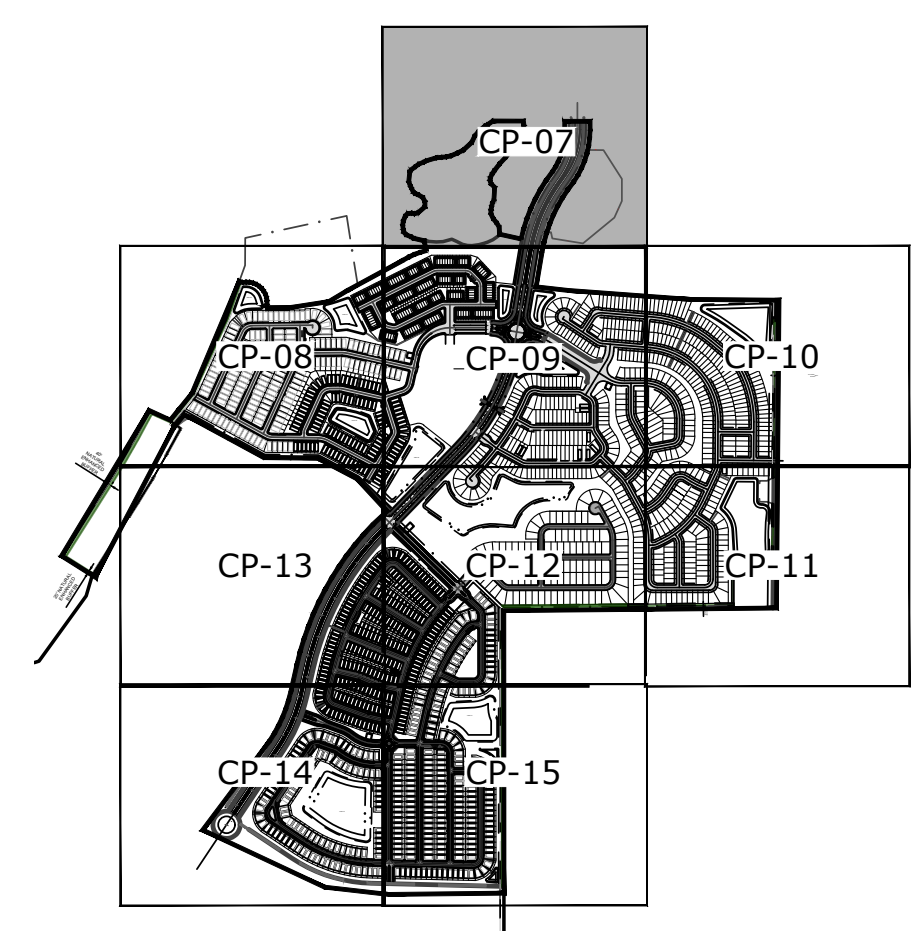
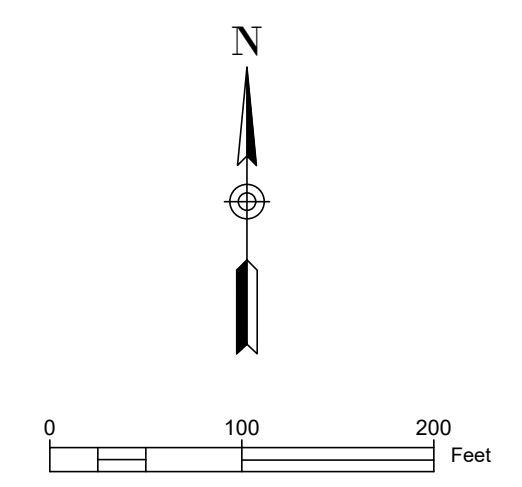
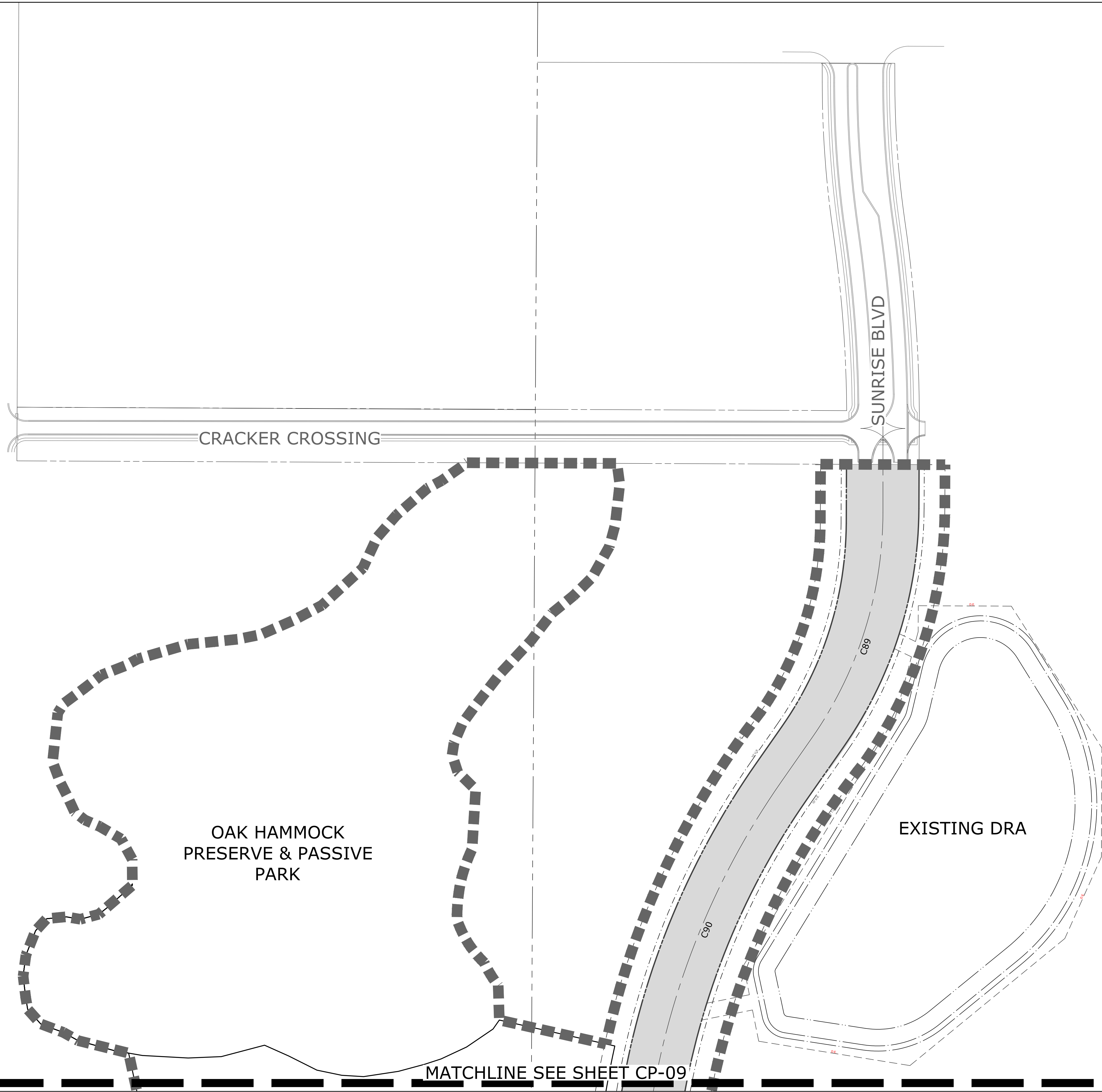
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SHEET
CP-06

21026

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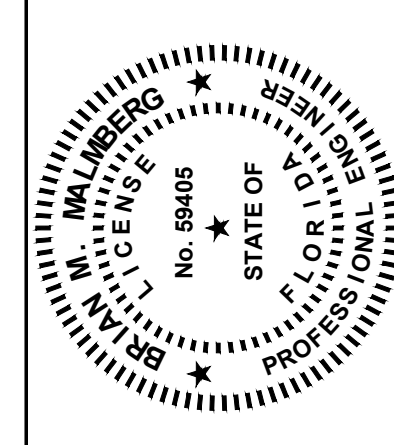


LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- SETBACK LINE
- EASEMENT LINE

CONDITIONAL PLAT (1)

SUNRISE



Coastal
Engineering
 Surveying
 Environmental
 Transportation
 Communication Management

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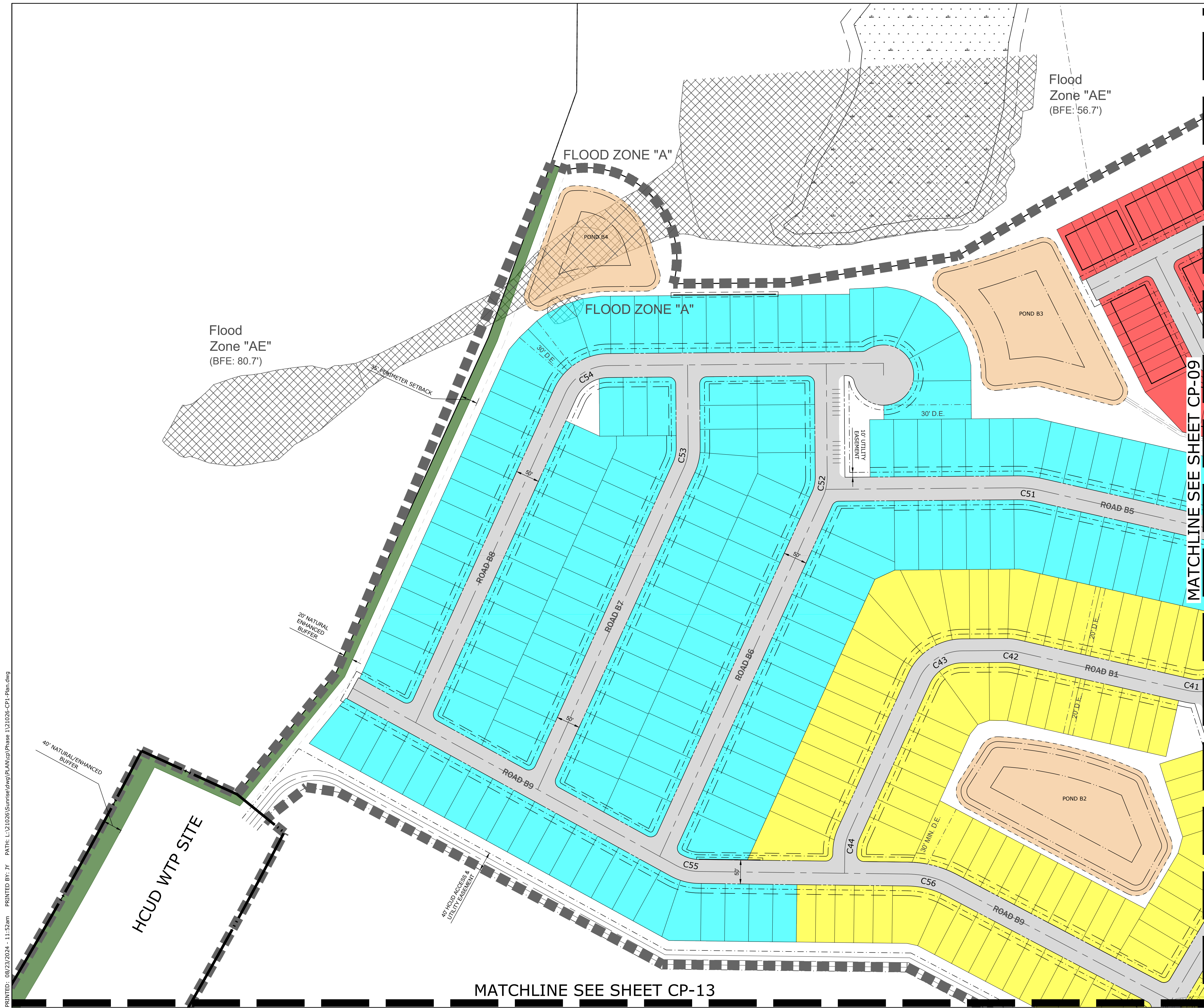
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CP-07

JOB No.: 21026

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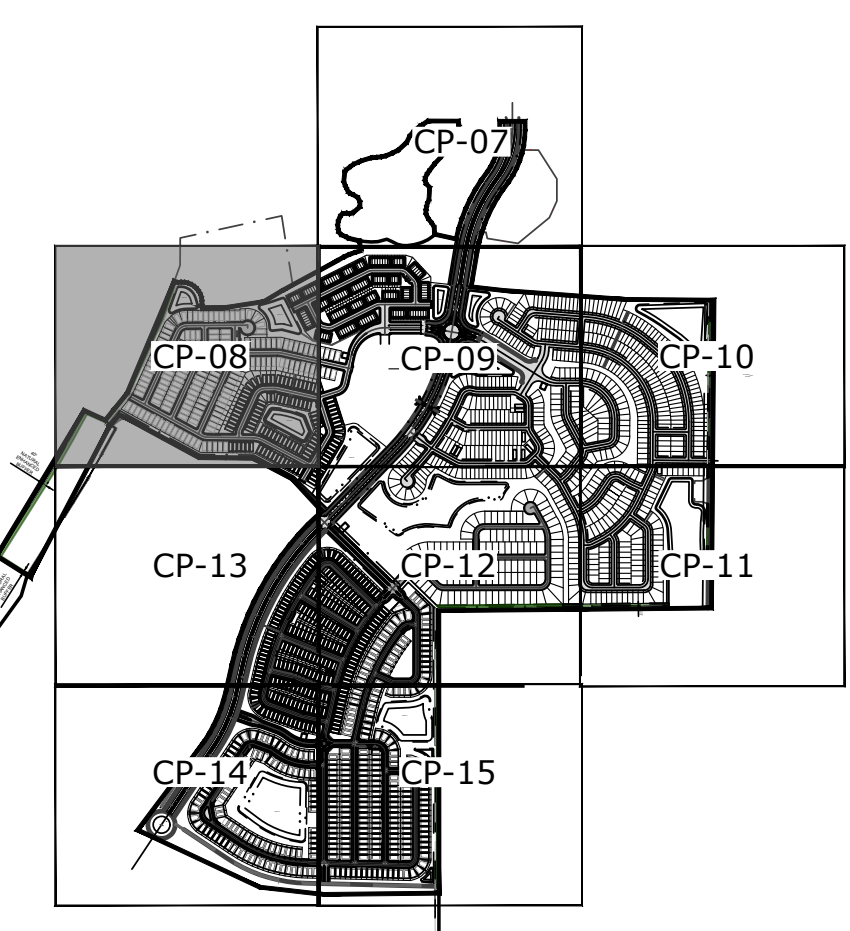
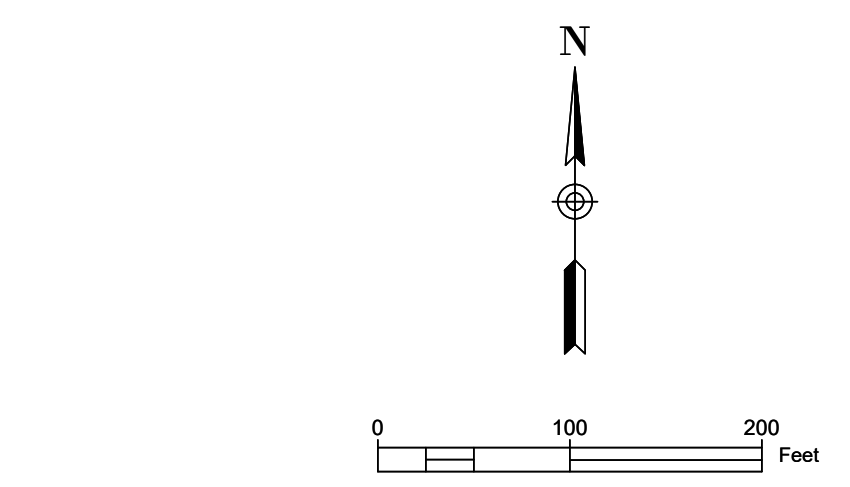


Flood Zone "AE" (BFE: 56.7')

Flood Zone "AE" (BFE: 80.7')

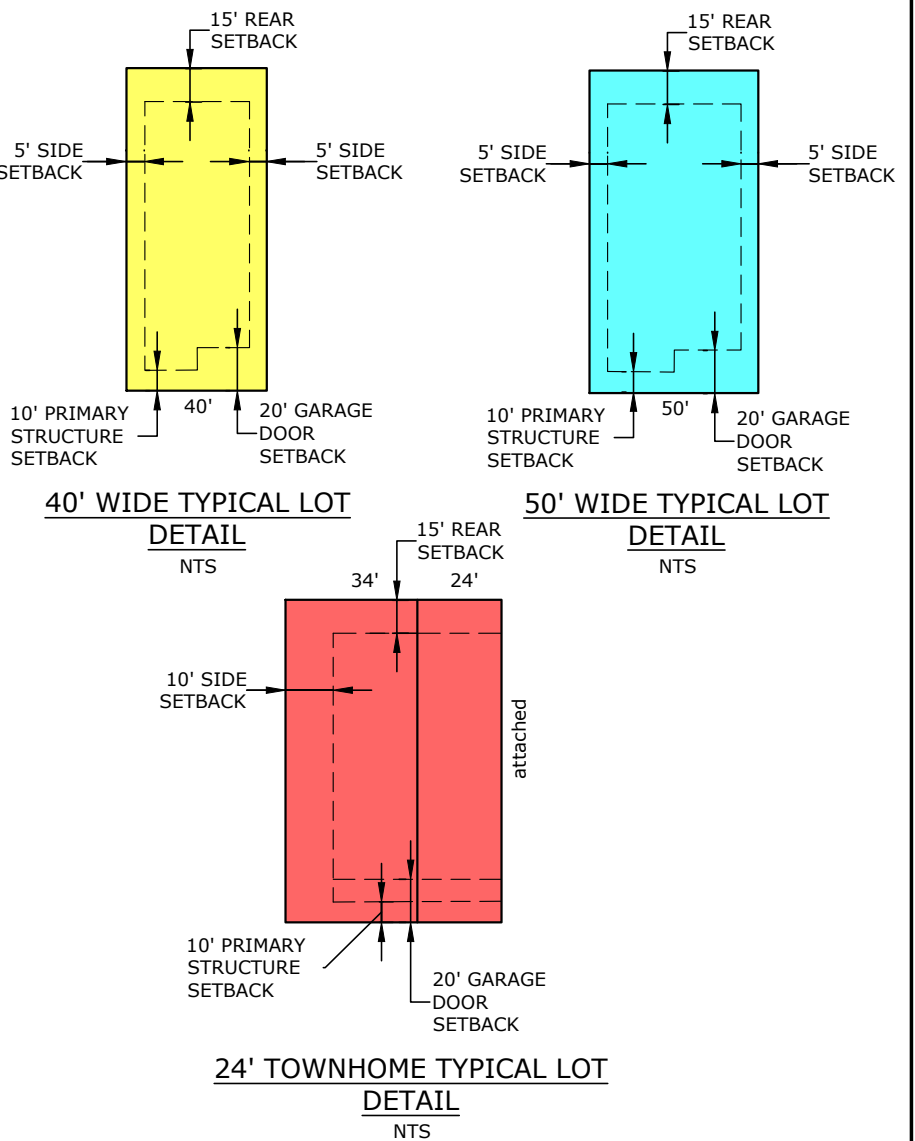
FLOOD ZONE "A"

FLOOD ZONE "A"



LEGEND

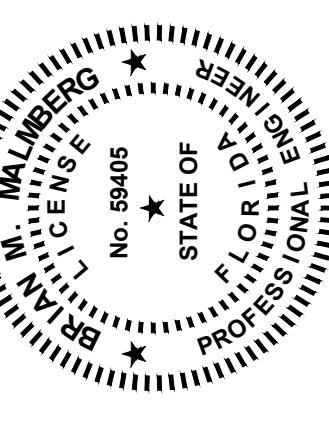
- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- SETBACK LINE
- EASEMENT LINE



MATCHLINE SEE SHEET CP-09

MATCHLINE SEE SHEET CP-13

CONDITIONAL PLAT (2)



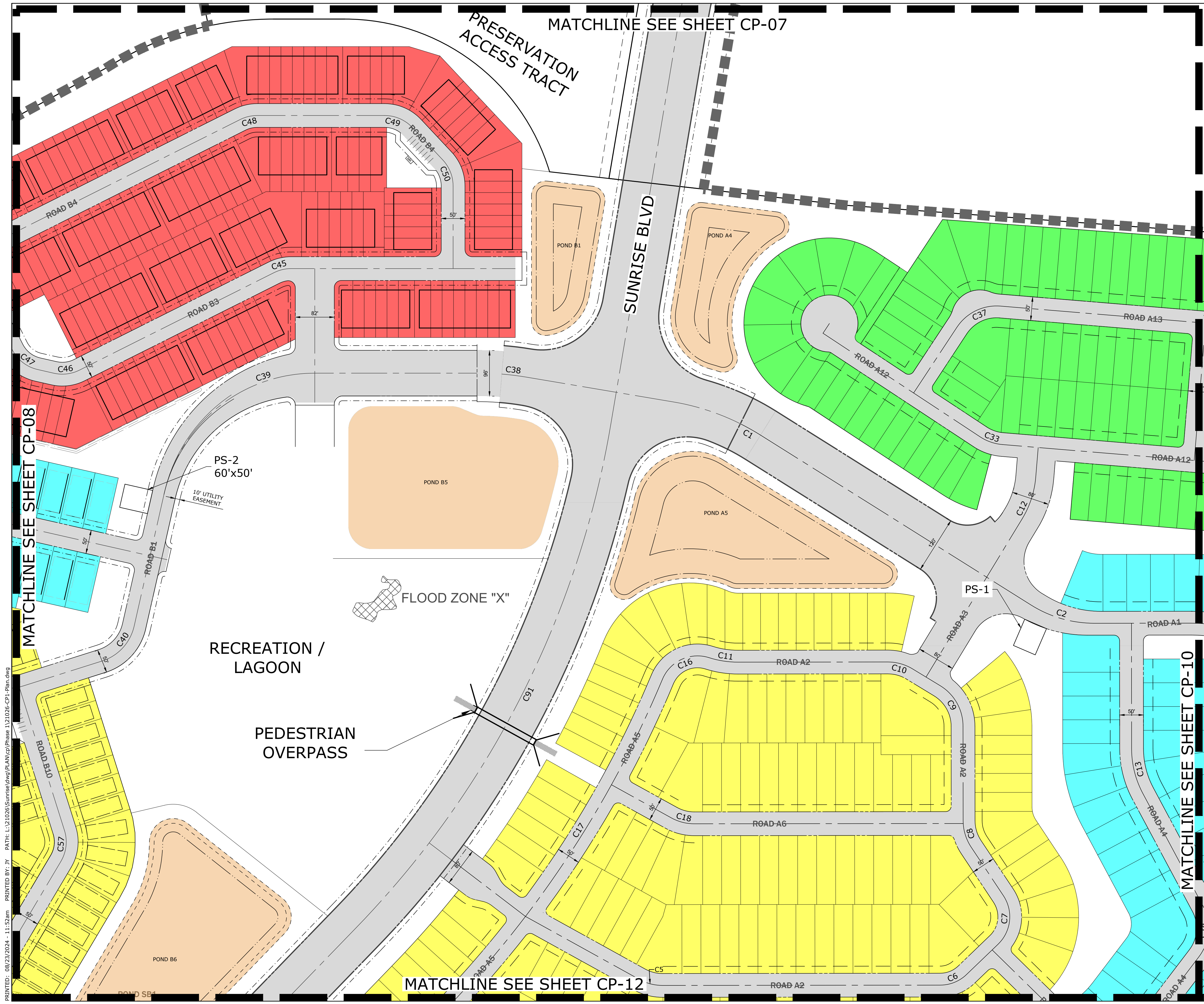
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 engineering associates, inc.
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SHEET
CP-08
 JOB No.: 21026

SUNRISE



MATCHLINE SEE SHEET CP-07

PRESERVATION ACCESS TRACT

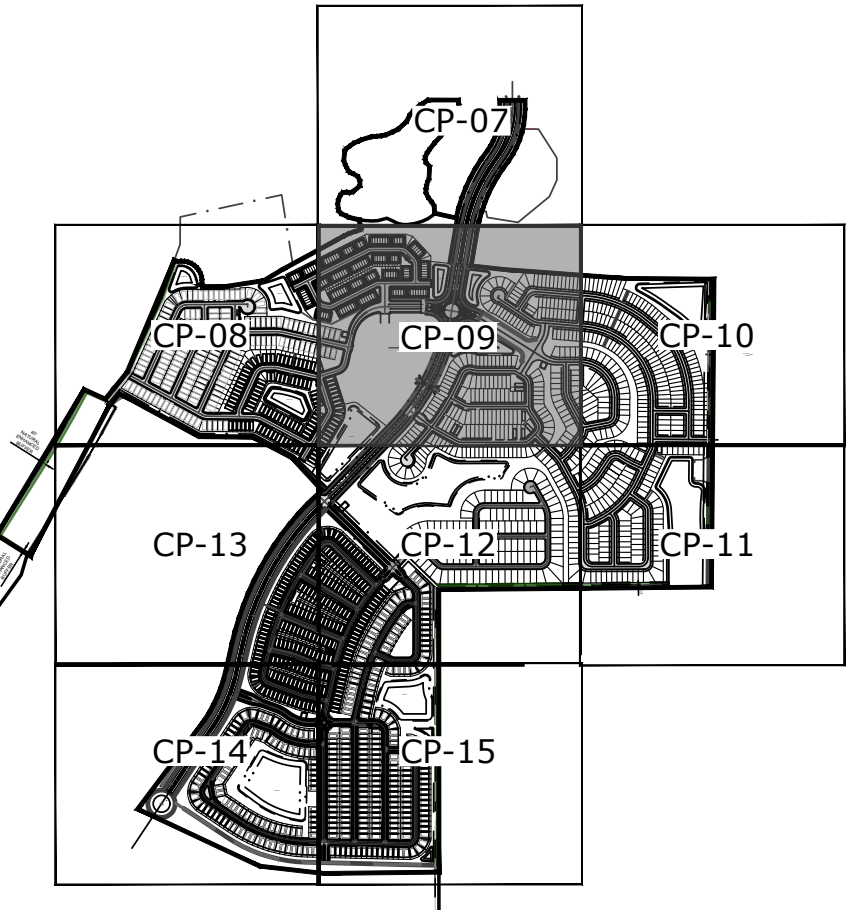
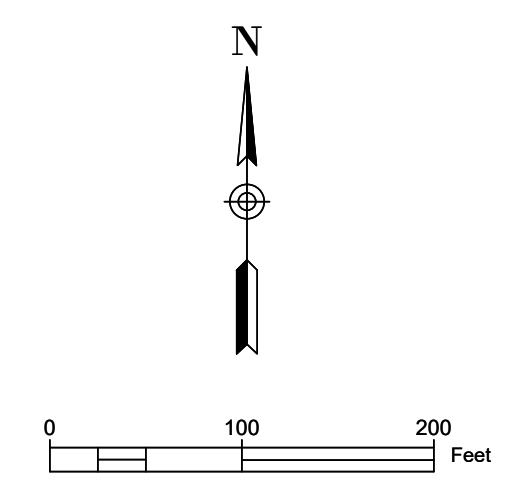
SUNRISE BLVD

RECREATION / LAGOON

PEDESTRIAN OVERPASS

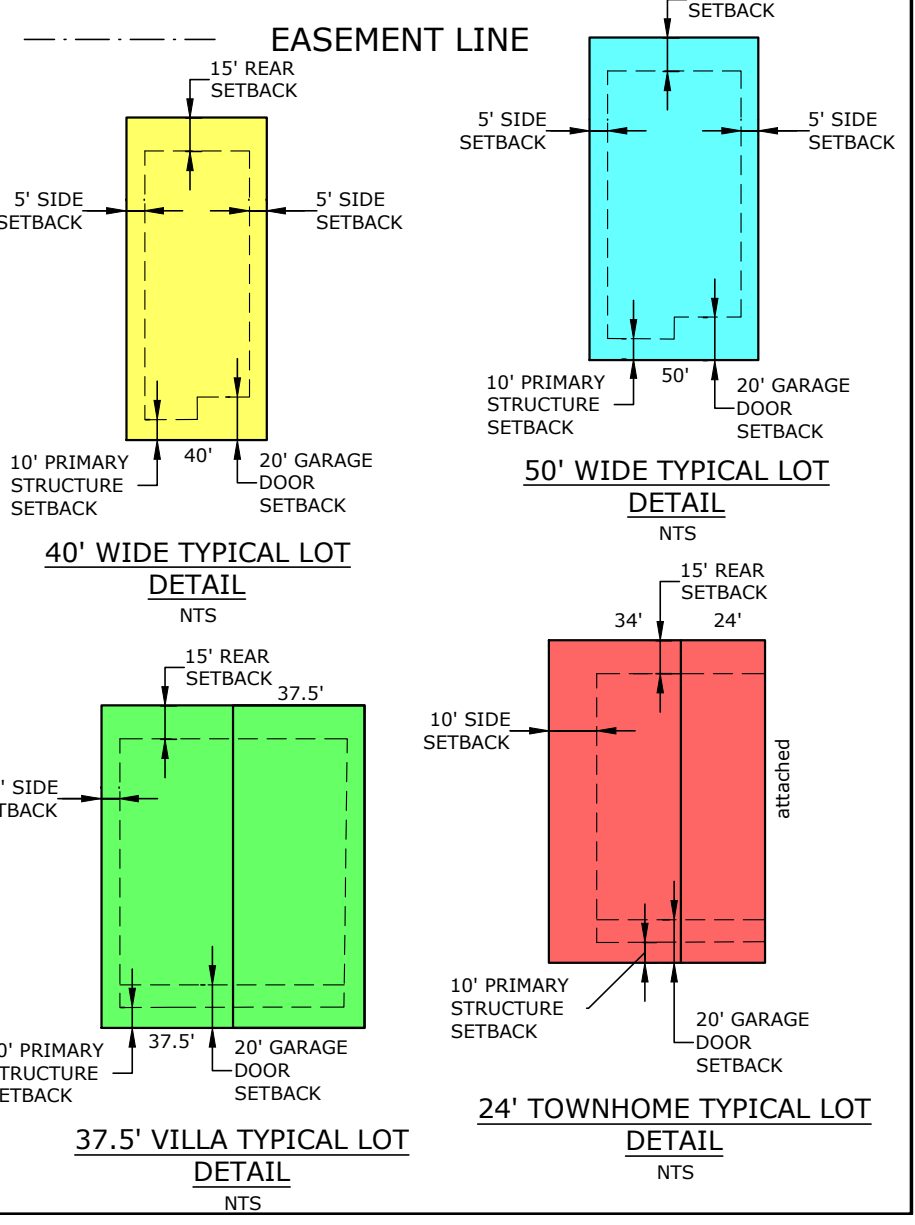
MATCHLINE SEE SHEET CP-12

MATCHLINE SEE SHEET CP-10

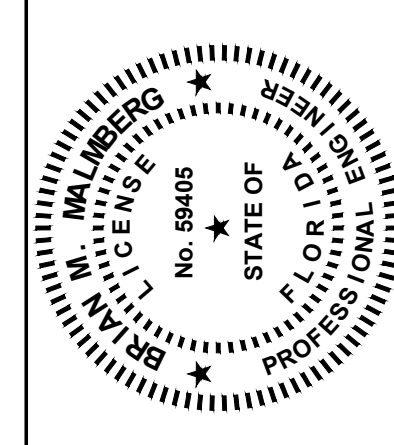


LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- SETBACK LINE



CONDITIONAL PLAT (3)



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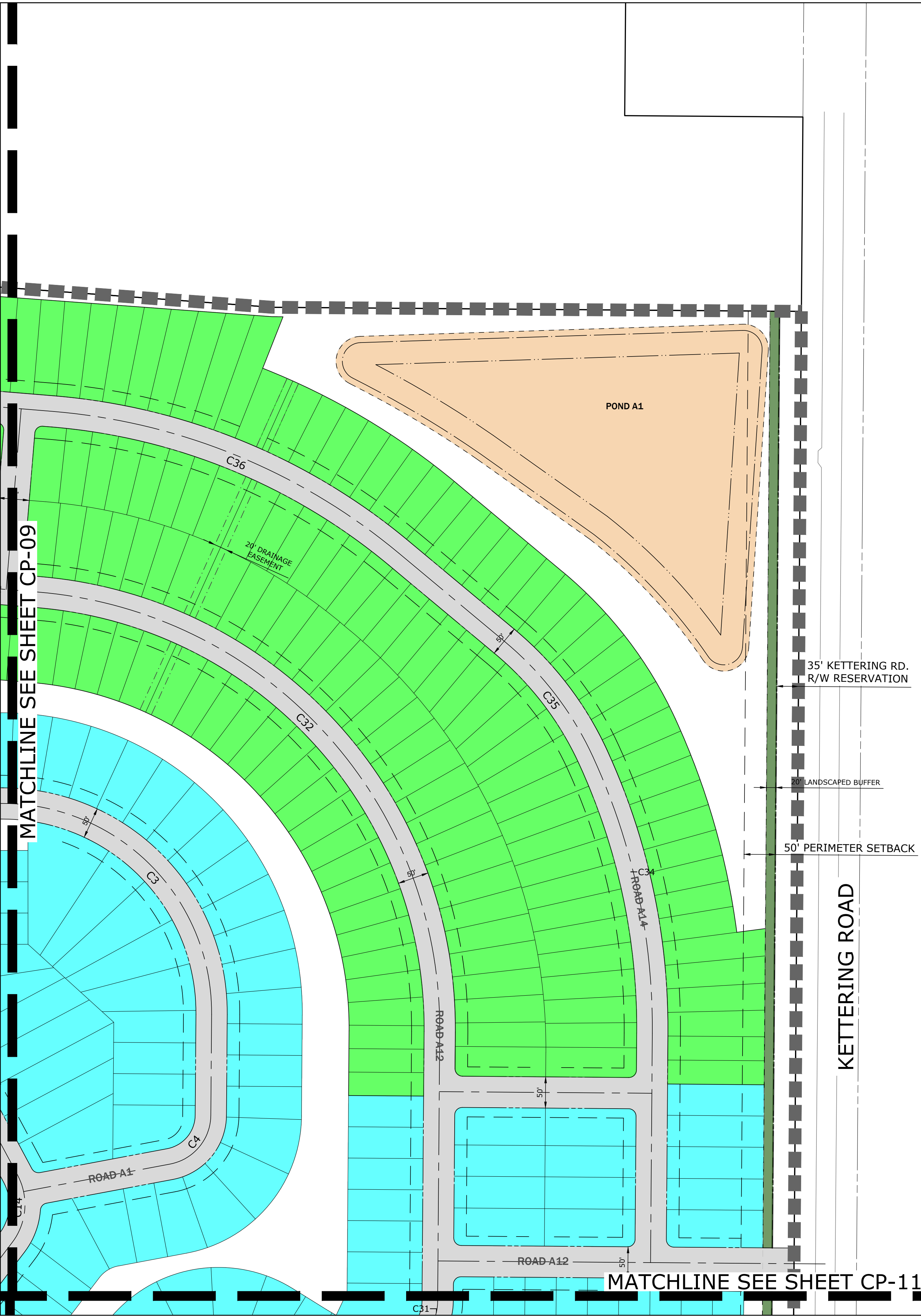
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CP-09
JOB No.: 21026

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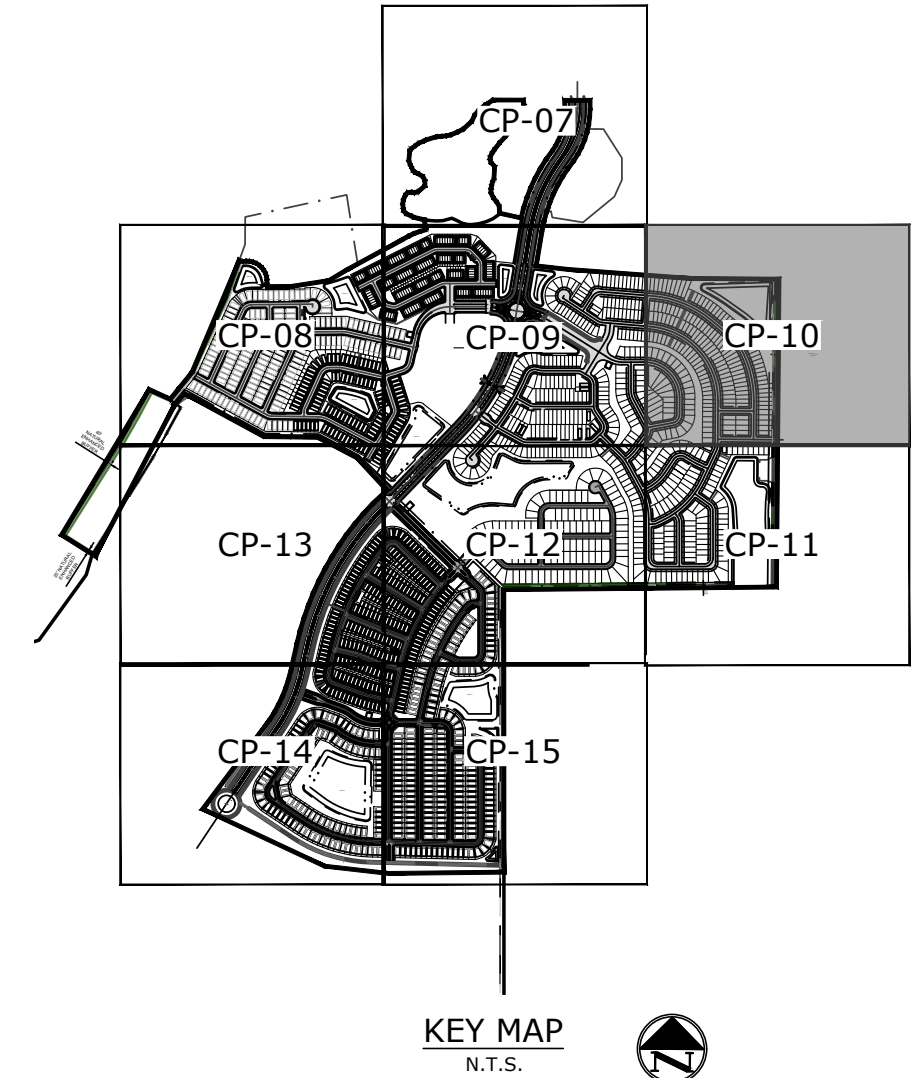
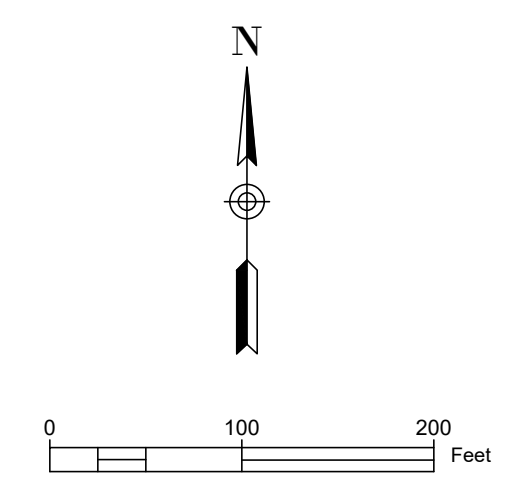
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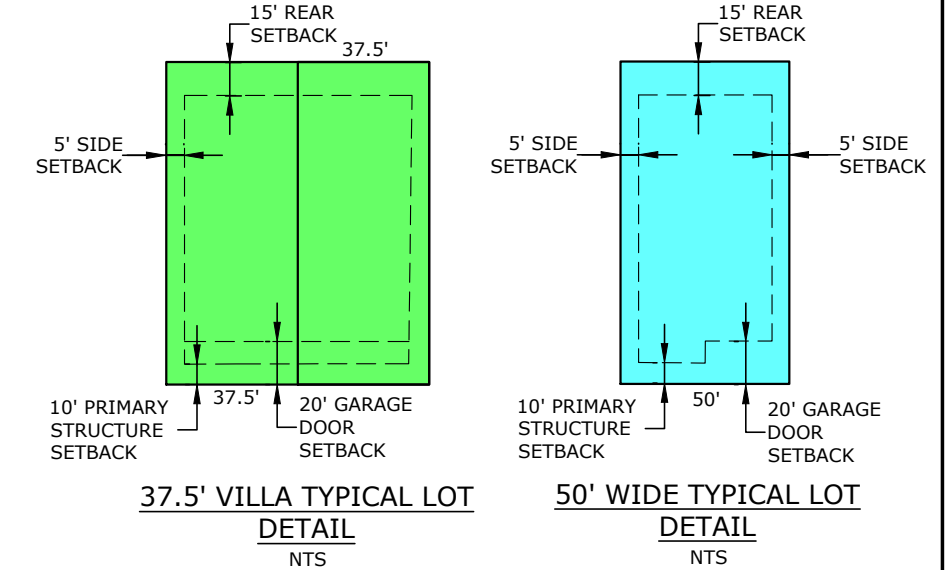
MATCHLINE SEE SHEET CP-11

KETTERING ROAD



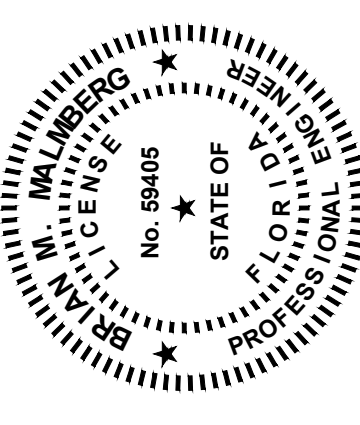
LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- SETBACK LINE
- EASEMENT LINE



CONDITIONAL PLAT (4)

SUNRISE



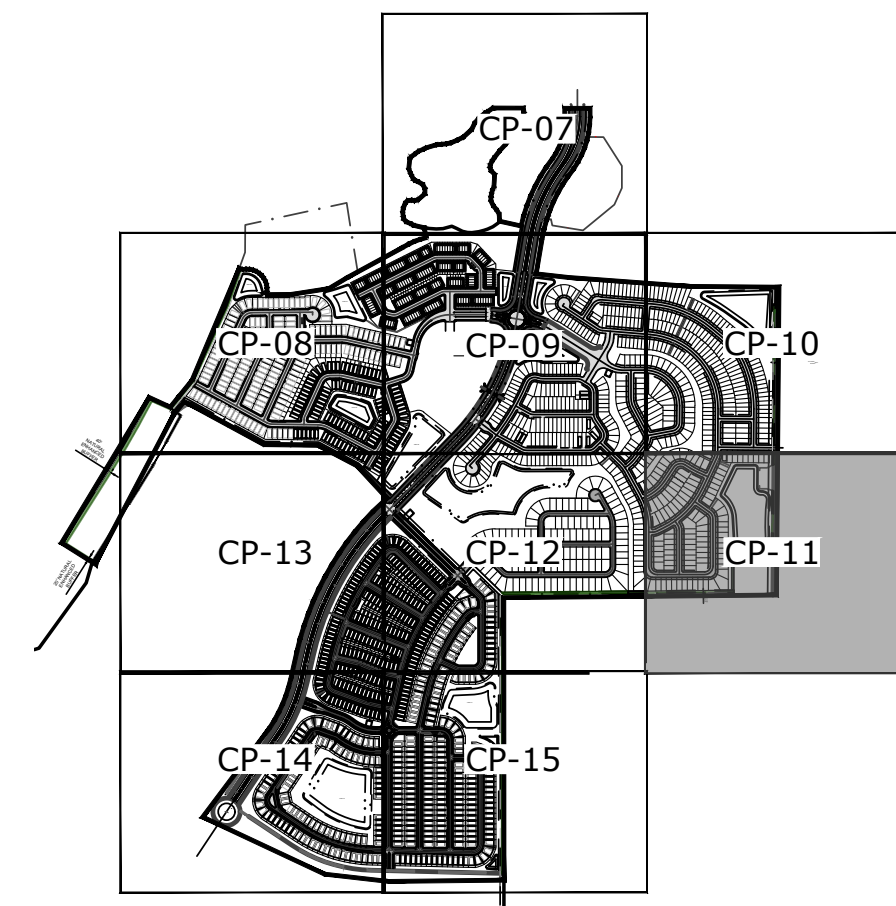
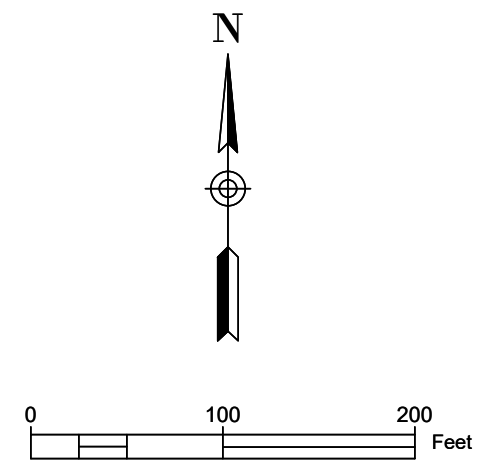
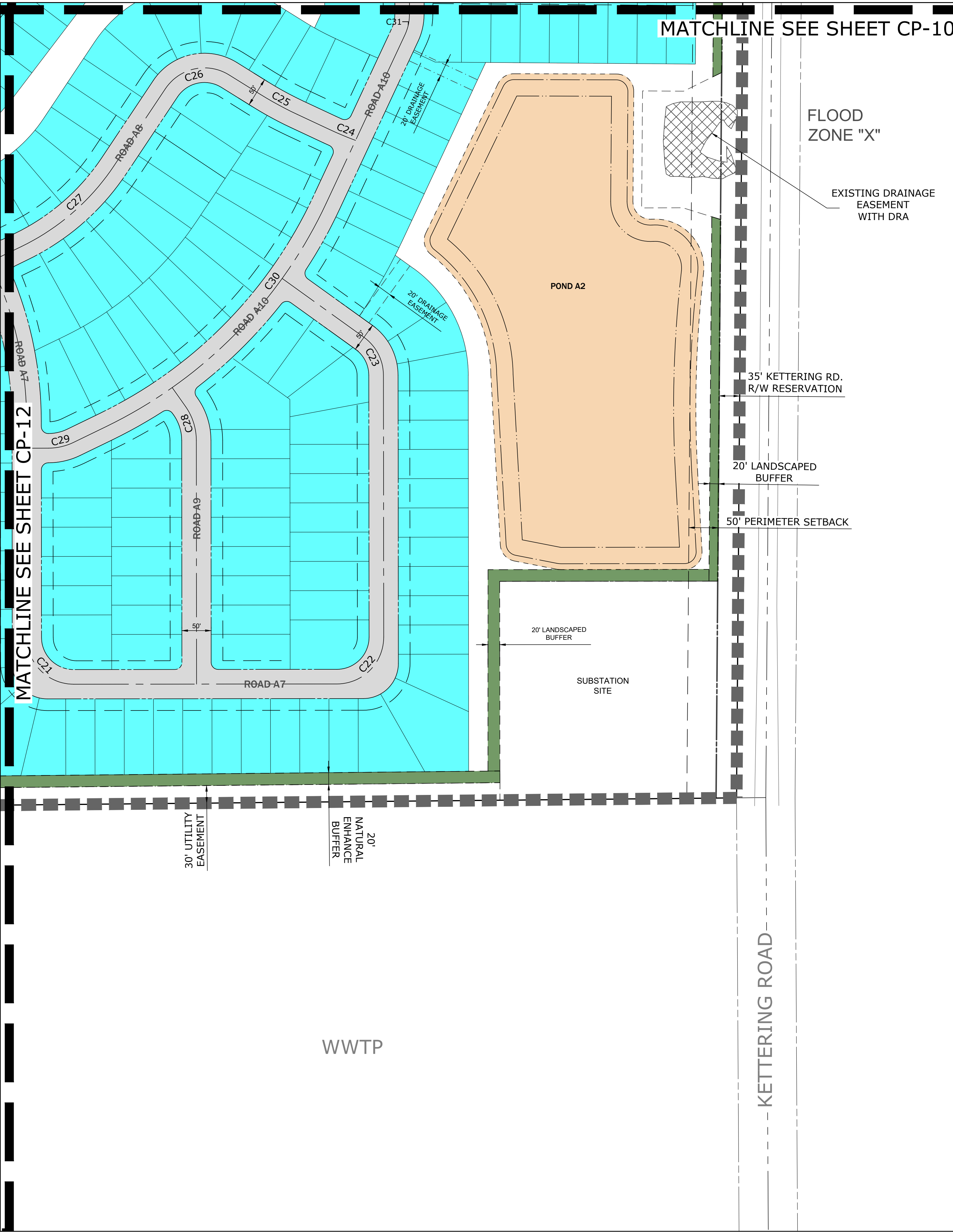
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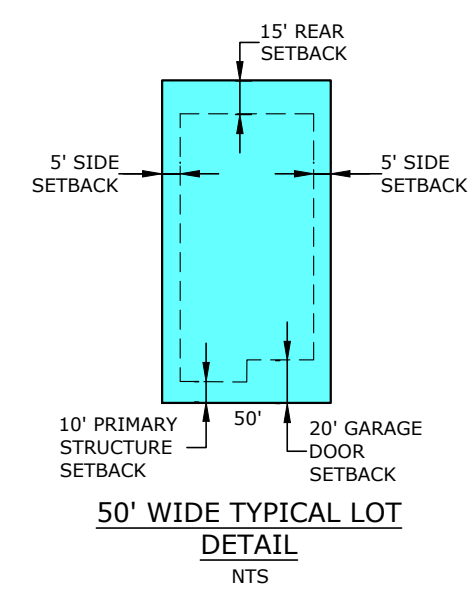
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SHEET
CP-10
 JOB No.: 21026



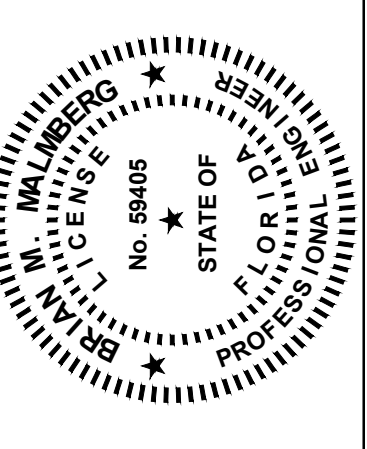
LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- SETBACK LINE
- EASEMENT LINE



CONDITIONAL PLAT (5)

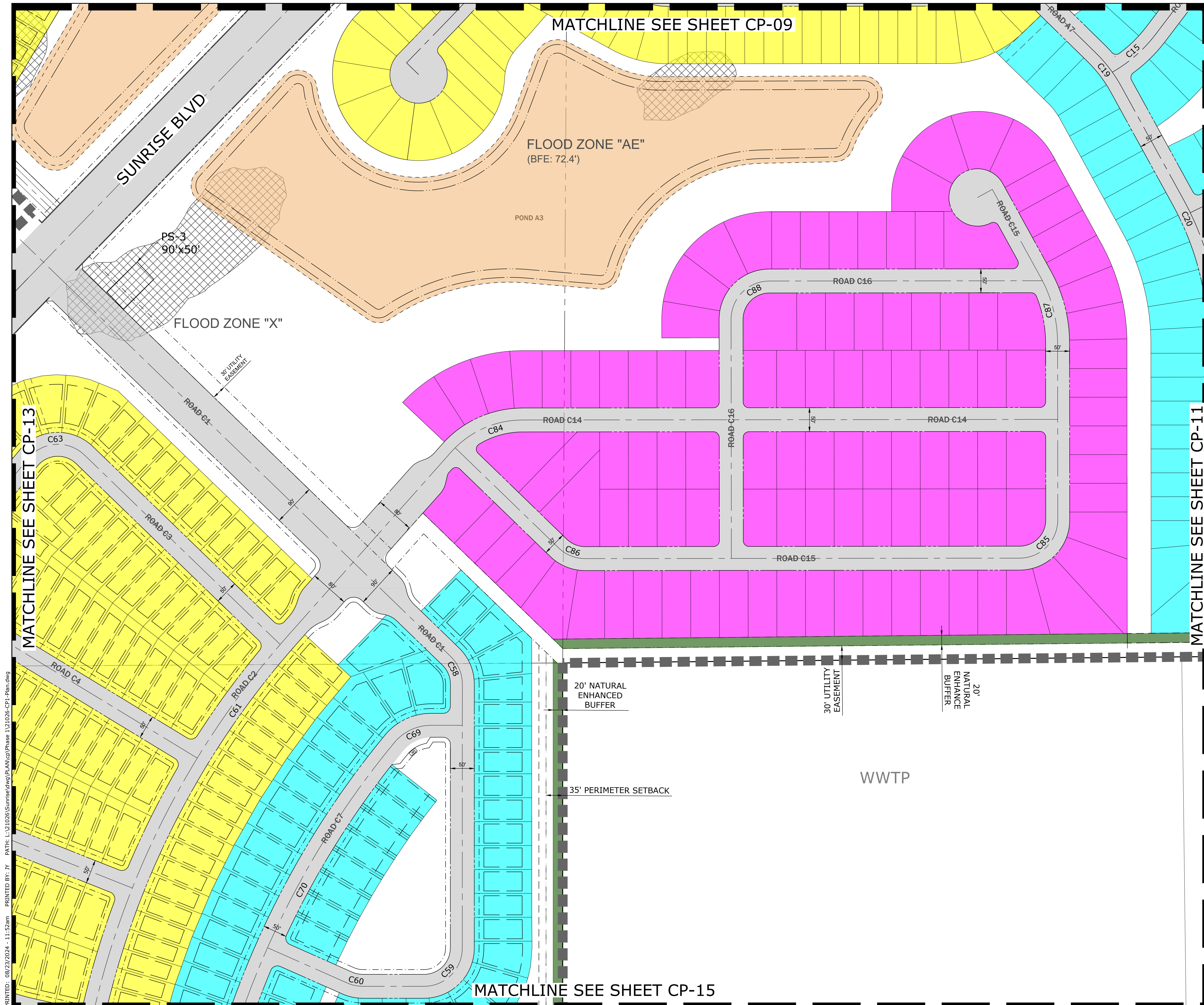
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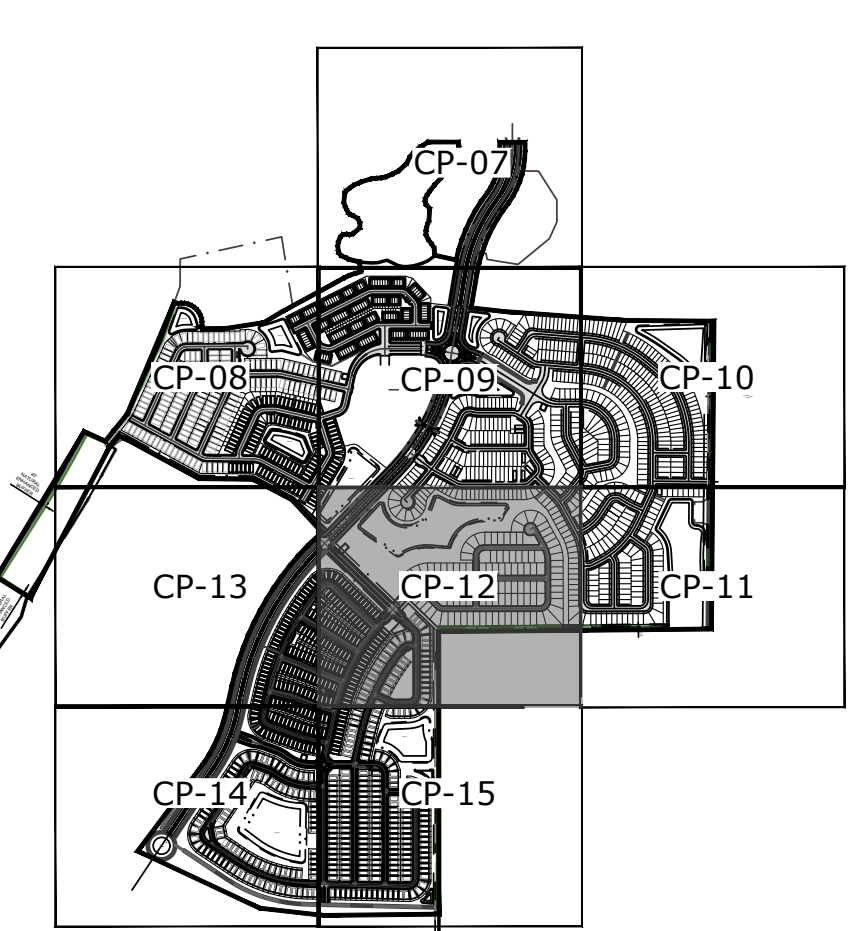
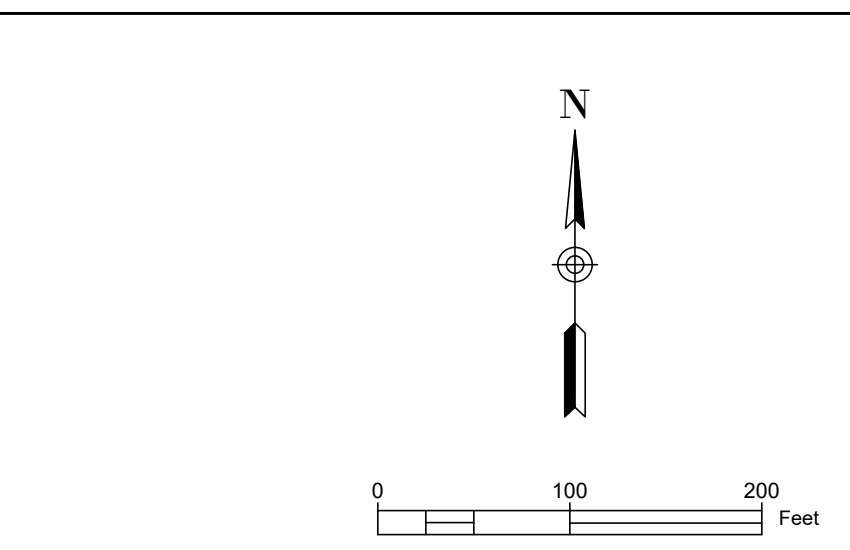
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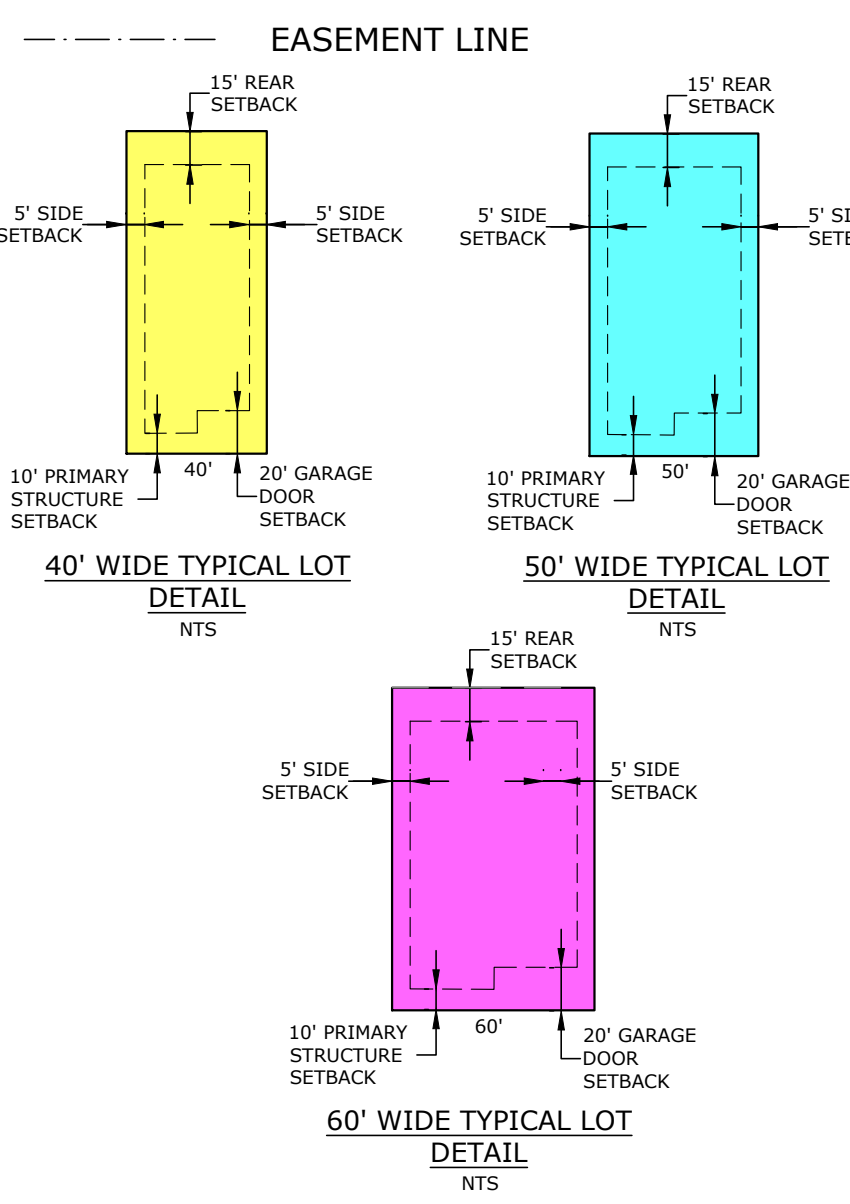


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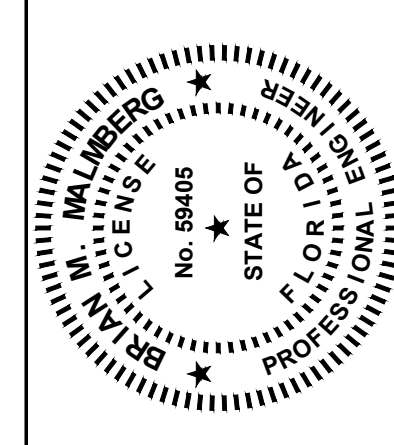


LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- SETBACK LINE
- EASEMENT LINE



CONDITIONAL PLAT (6)
 SUNRISE



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 Management
 engineering associates, inc. Communication Management
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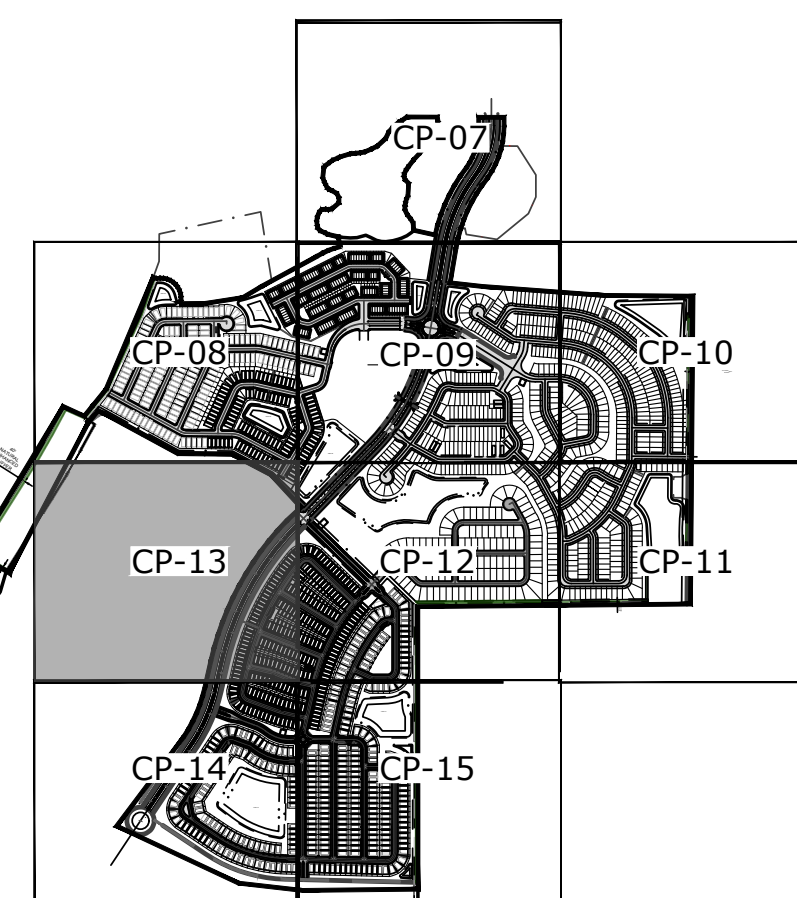
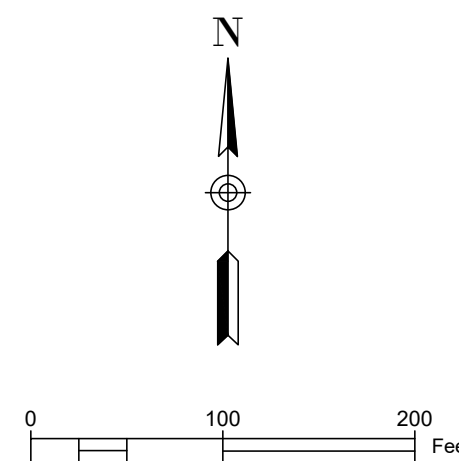
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SHEET
CP-12
 JOB No.: 21026

MATCHLINE SEE SHEET CP-08

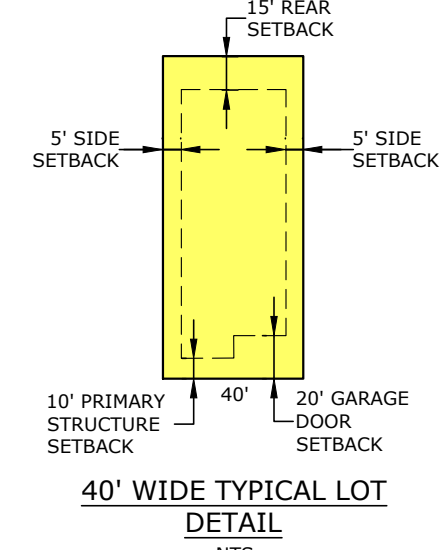
FLOOD ZONE "AE"
(BFE: 77.1')



FUTURE PHASE

LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- SETBACK LINE
- EASEMENT LINE

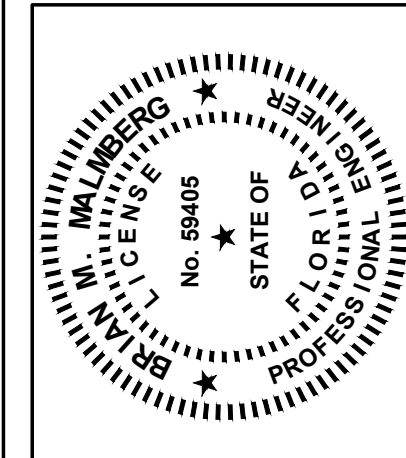


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CONDITIONAL PLAT (7)

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SHEET
CP-13
JOB No.: 21026

MATCHLINE SEE SHEET CP-13

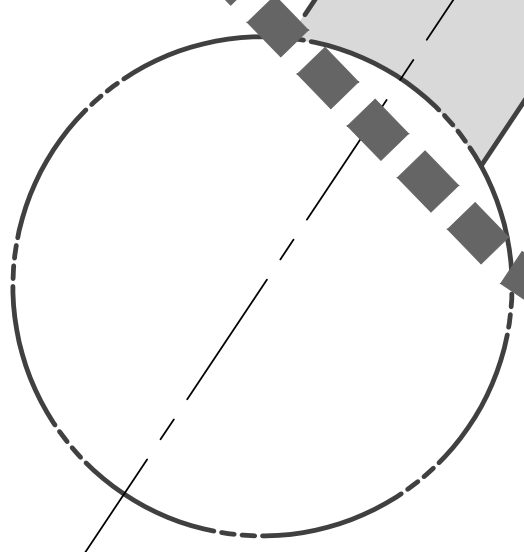
FUTURE PHASE

SUNRISE BLVD

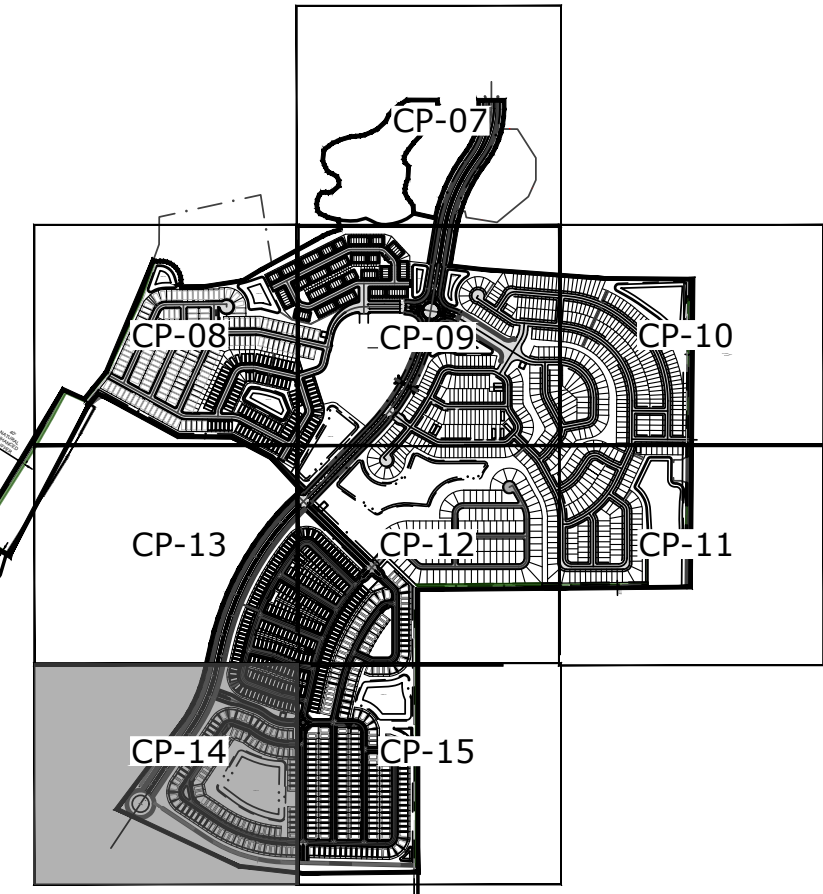
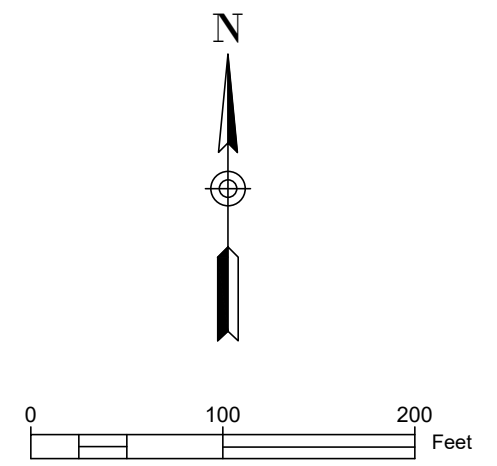
FLOOD ZONE "X"

POND C2

MATCHLINE SEE SHEET CP-15



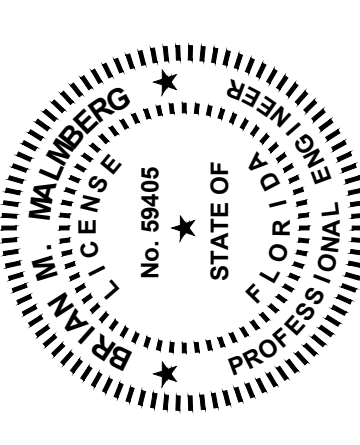
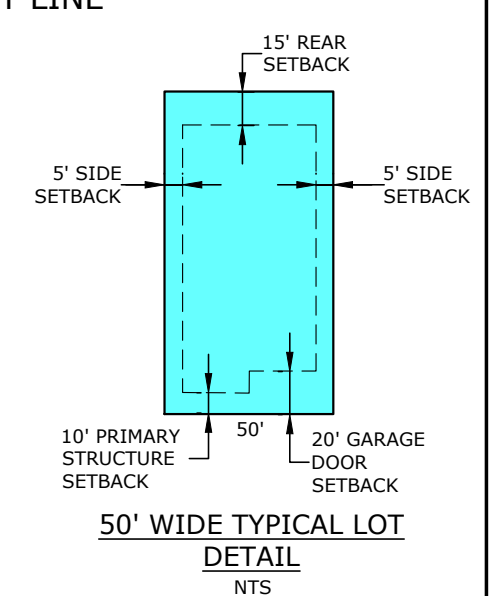
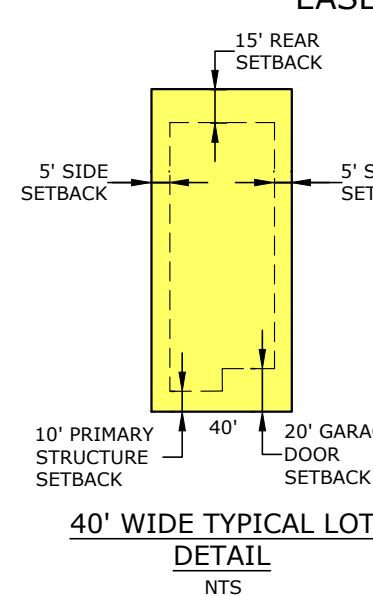
FUTURE PHASE



KEY MAP
N.T.S.

LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- EASEMENT LINE

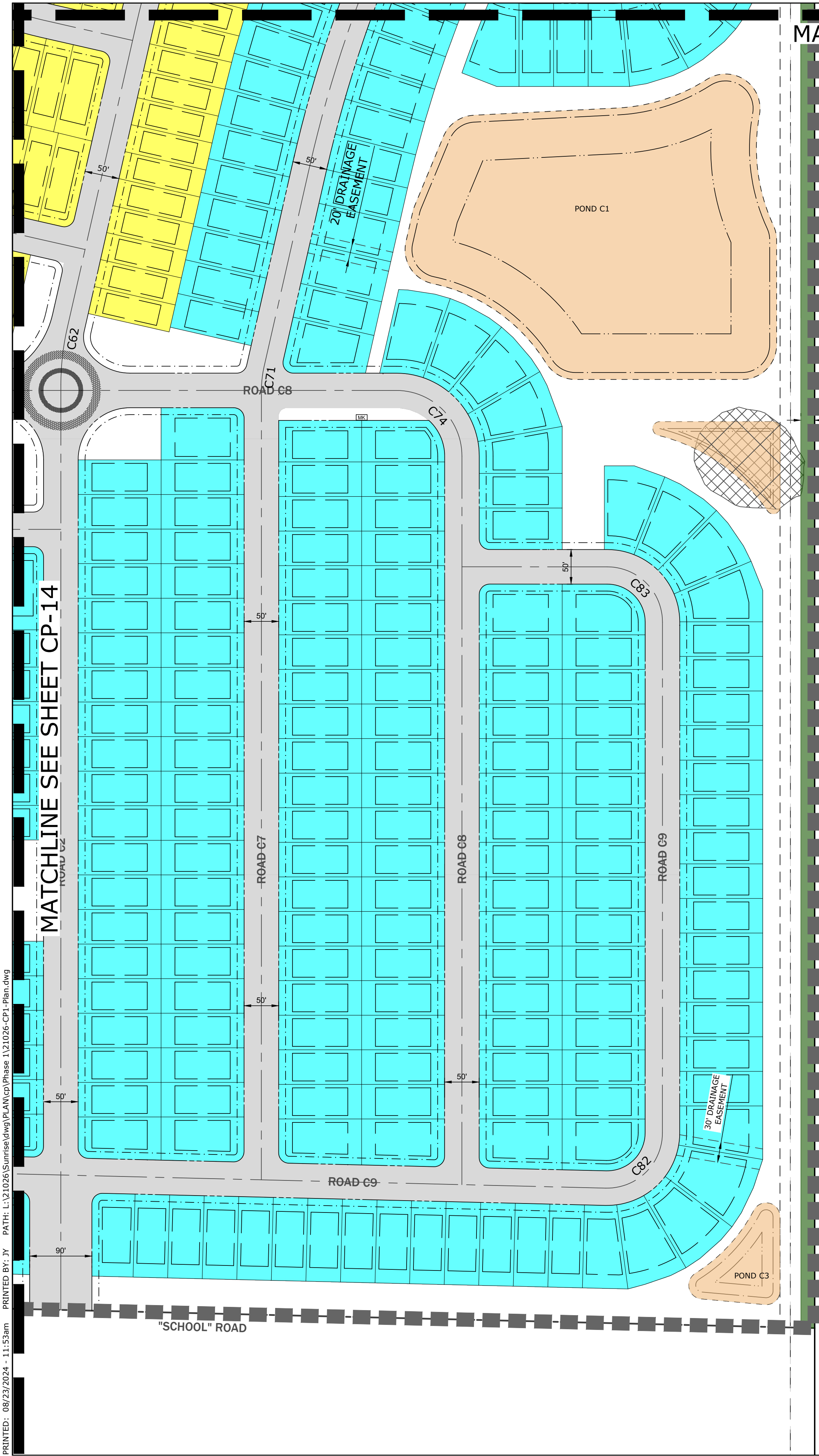


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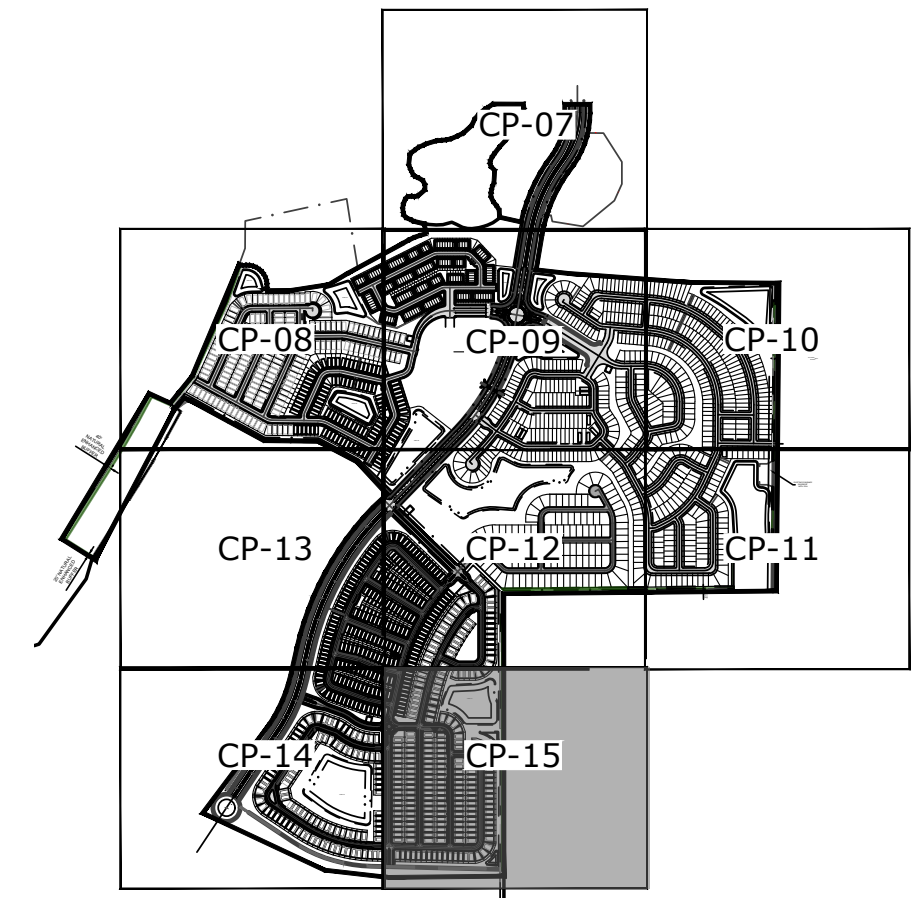
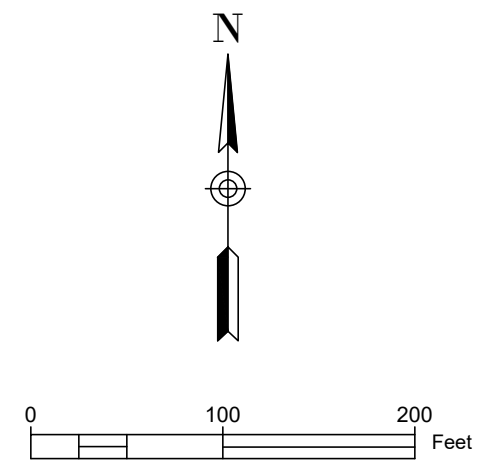
MATCHLINE SEE SHEET CP-12



20' NATURAL ENHANCED BUFFER

FLOOD ZONE "AE" (BFE: 78.9')

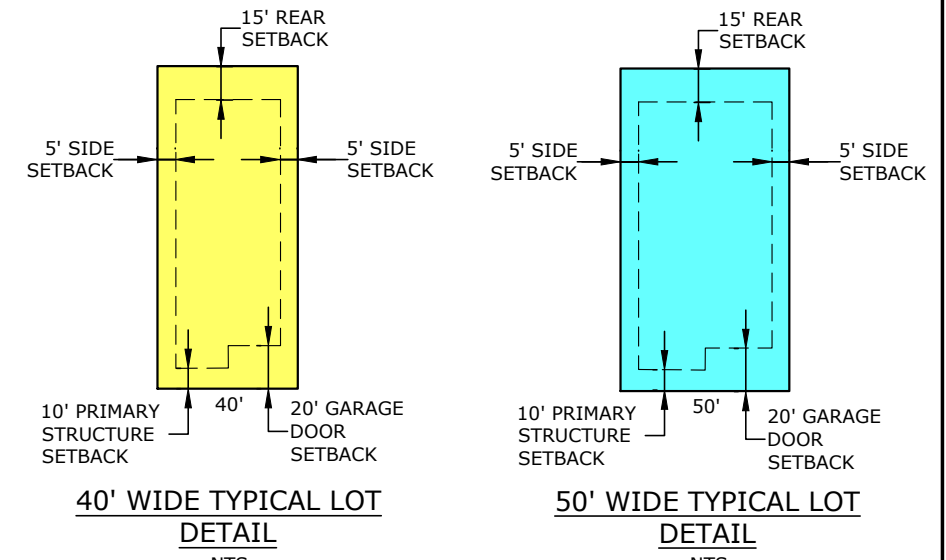
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KEY MAP
N.T.S.

LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY

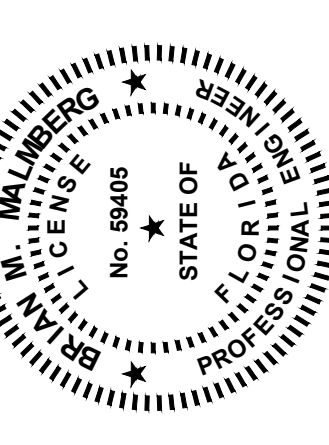


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CONDITIONAL PLAT (9)

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Construction Management

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engineering associates, inc.

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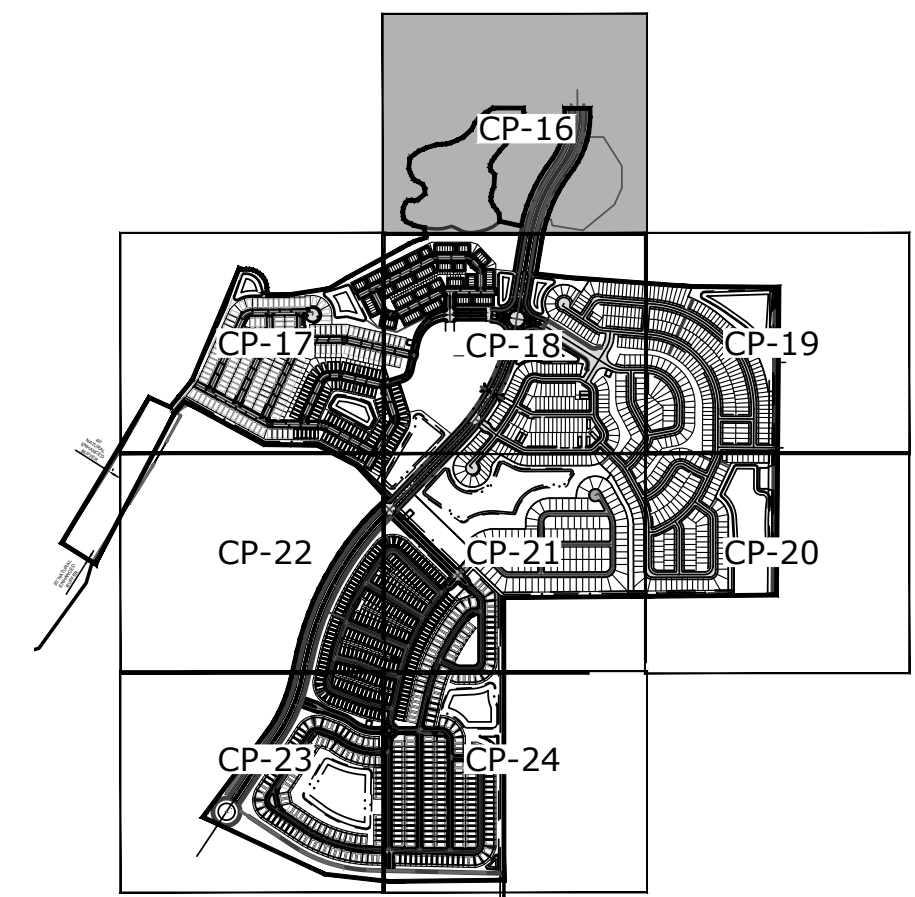
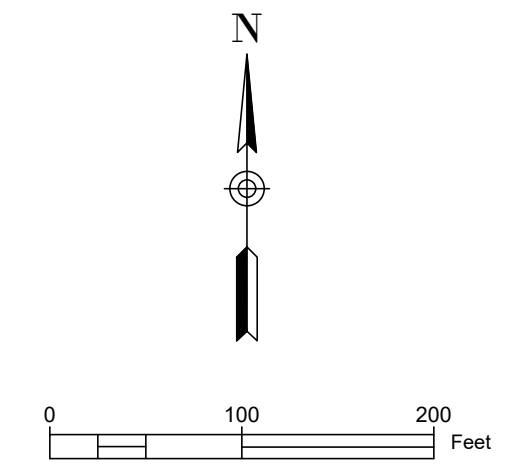
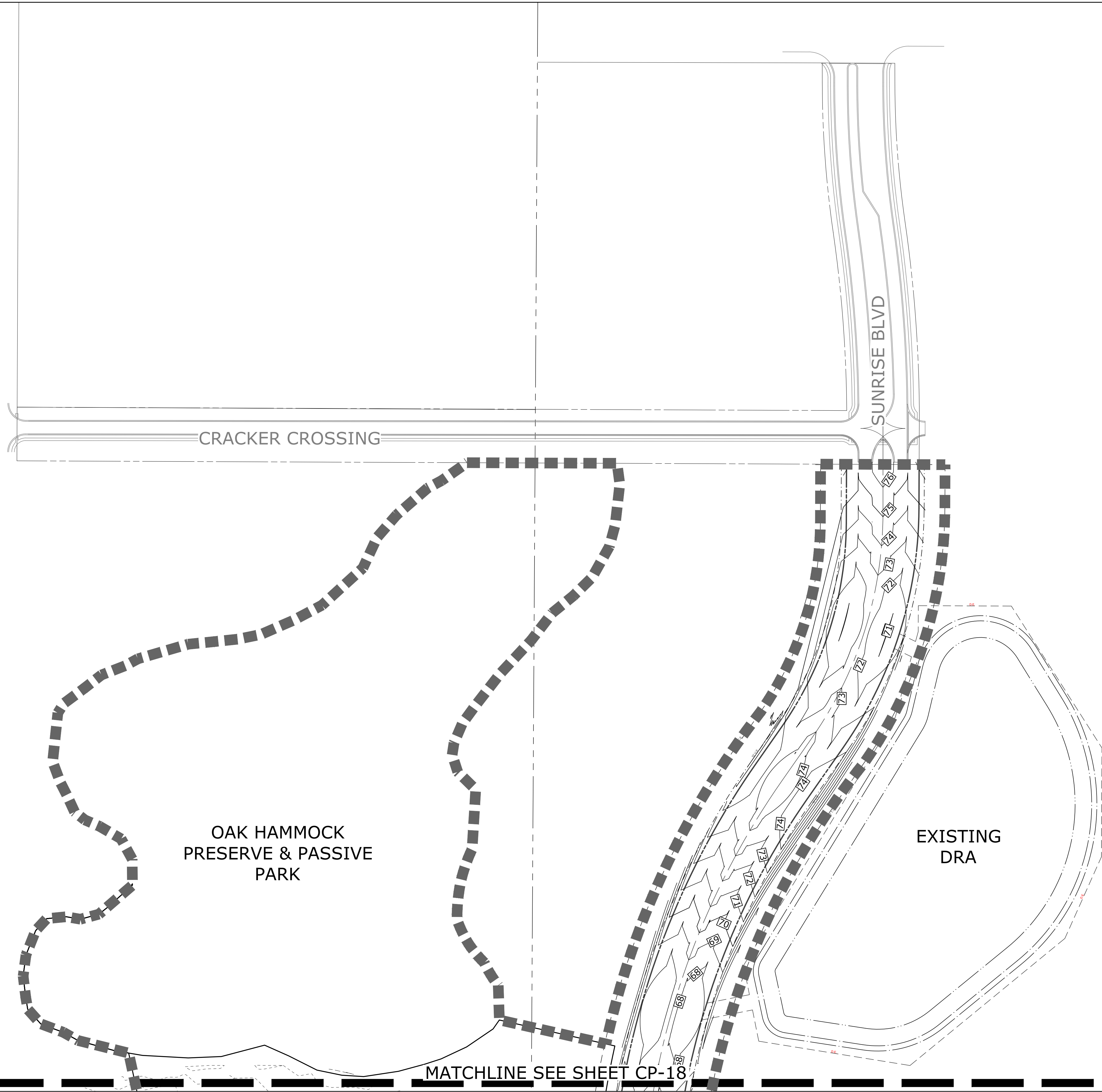
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SHEET
CP-15






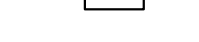

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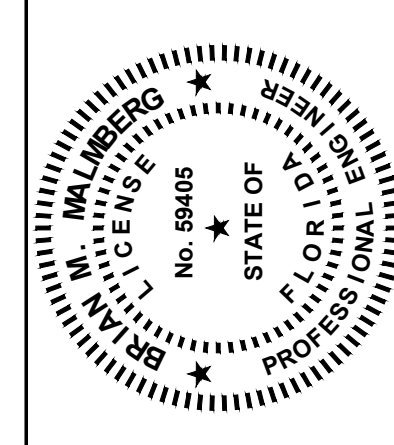
KEY MAP
N.T.S.

LEGEND

-  FEMA 100 YR. FLOODPLAIN
-  PROJECT BOUNDARY
-  PHASE LINE
-  EXISTING CONTOUR LINE
-  PROPOSED CONTOUR LINE
-  PROPOSED 1' STEM WALL
-  PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (1)

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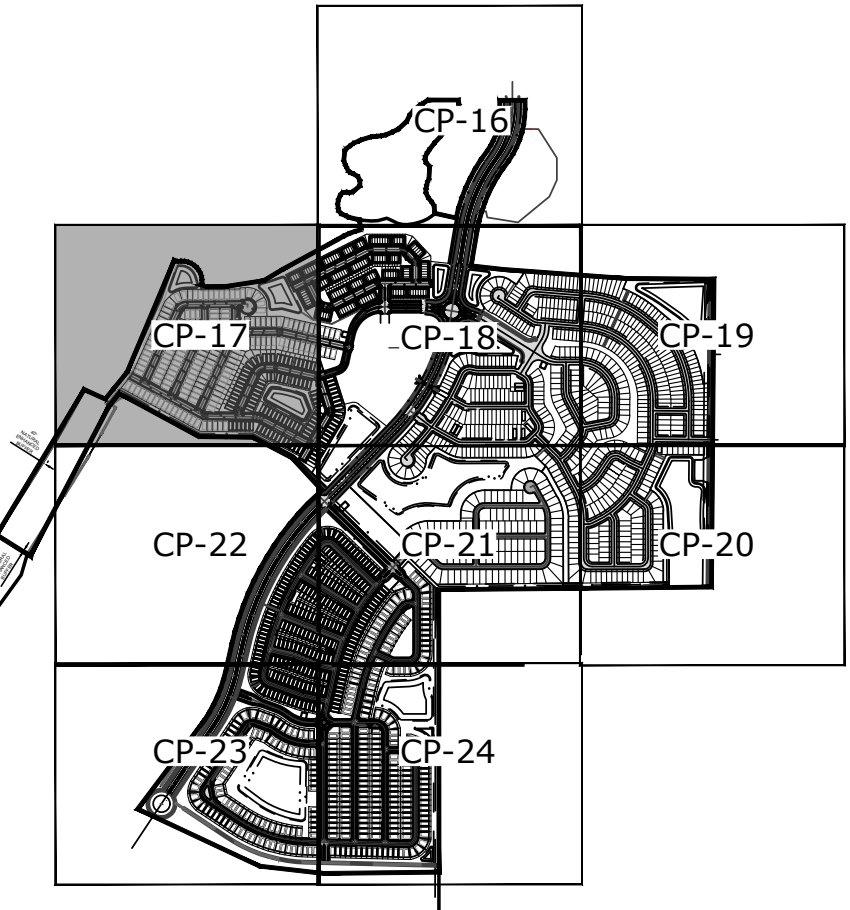
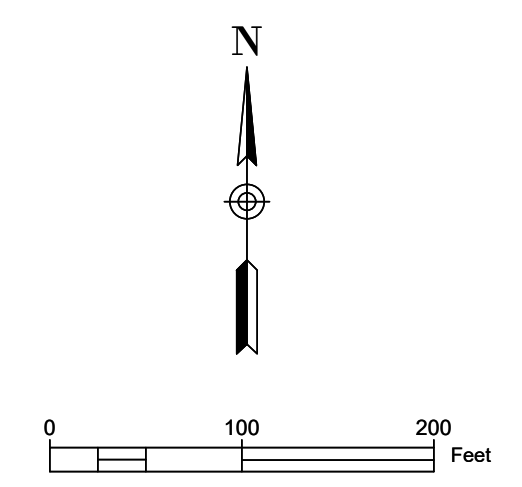
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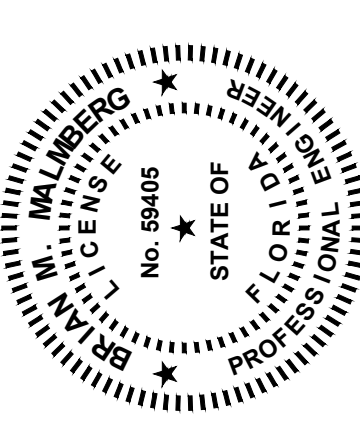
KEY MAP
N.T.S.

LEGEND

- FEMA 100 YR. FLOODPLAIN
- PROJECT BOUNDARY
- PHASE LINE
- 70 EXISTING CONTOUR LINE
- 70 PROPOSED CONTOUR LINE
- PROPOSED 1' STEM WALL
- PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (2)

SUNRISE



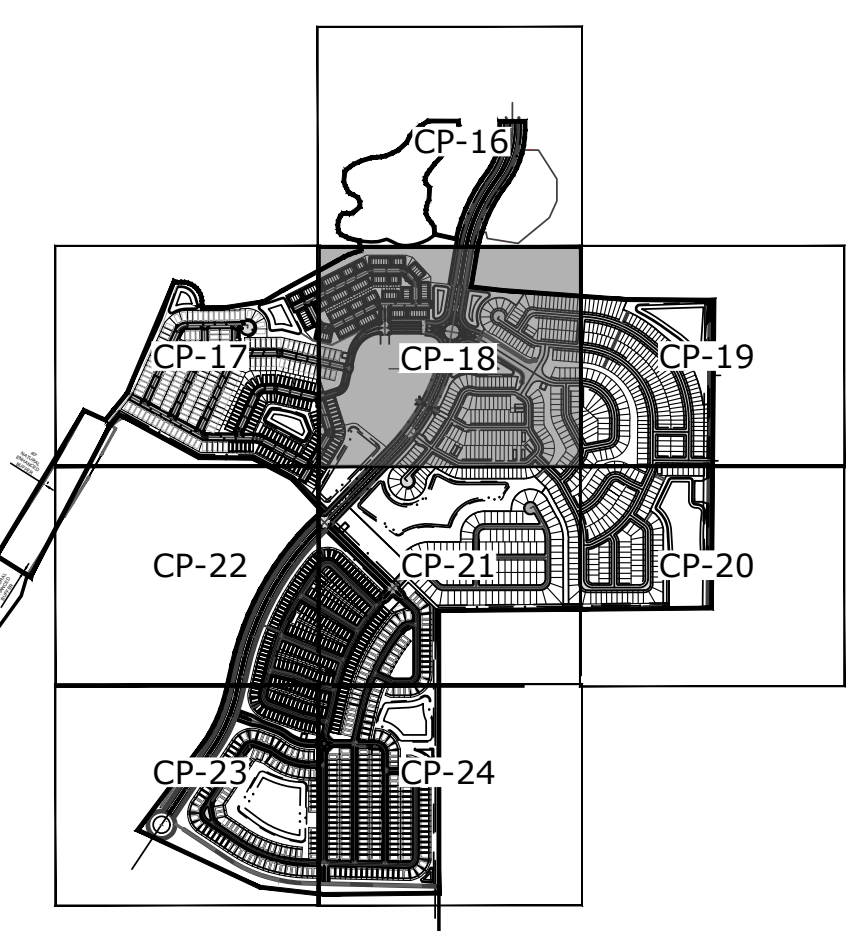
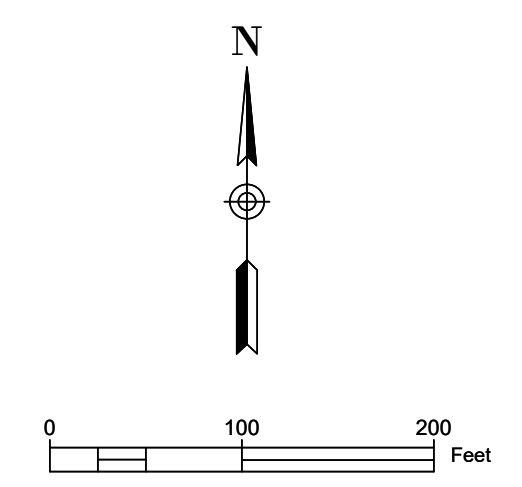
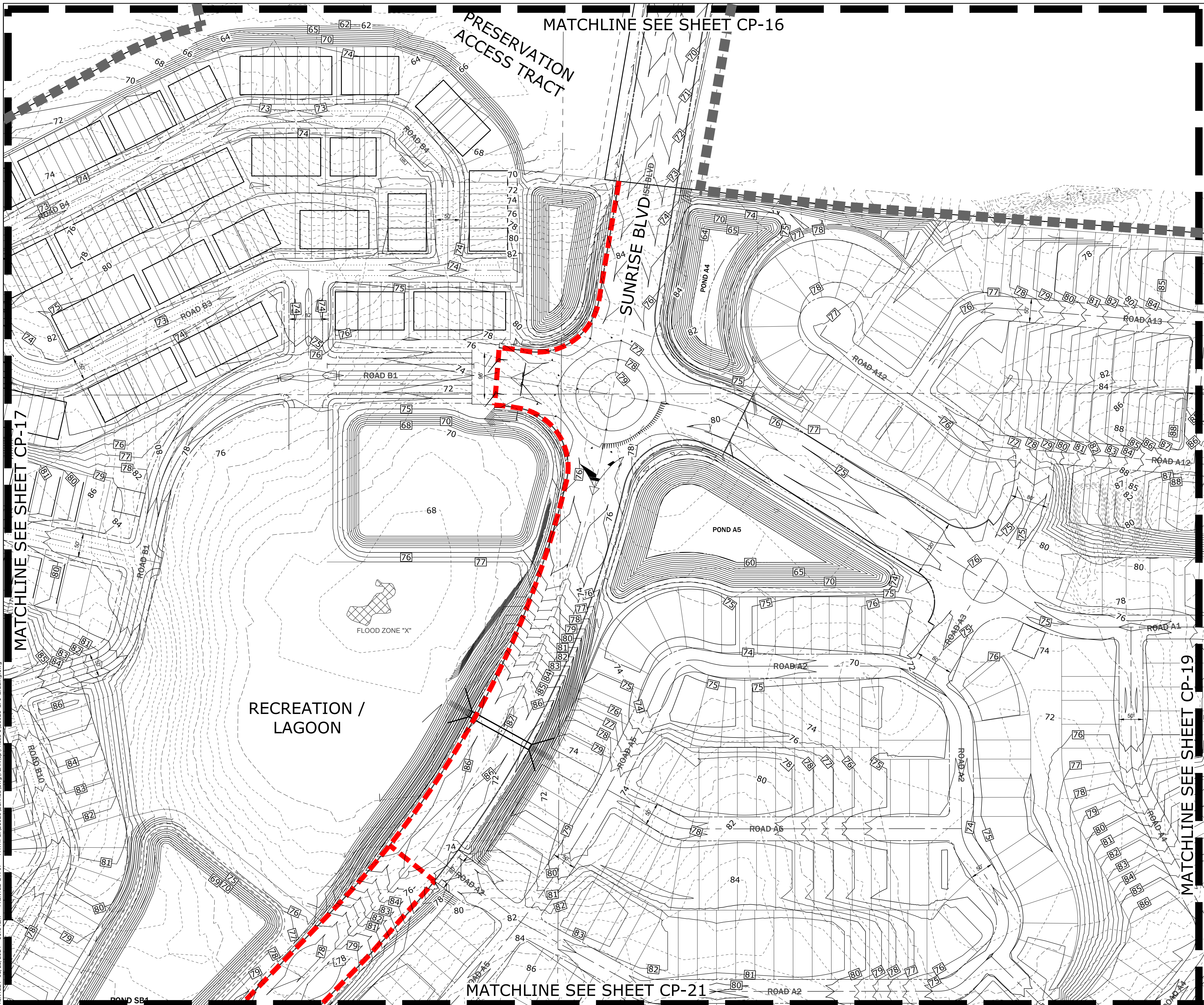
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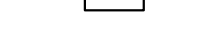

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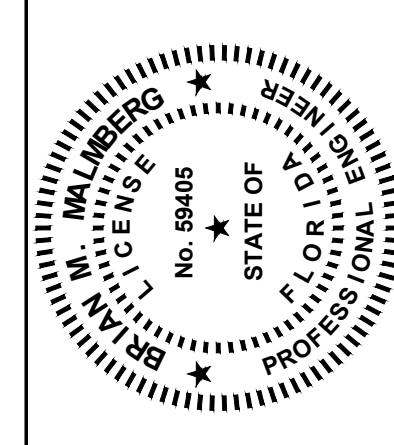
KEY MAP
N.T.S.

LEGEND

-  FEMA 100 YR. FLOODPLAIN
-  PROJECT BOUNDARY
-  PHASE LINE
-  EXISTING CONTOUR LINE
-  PROPOSED CONTOUR LINE
-  PROPOSED 1' STEM WALL
-  PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (3)

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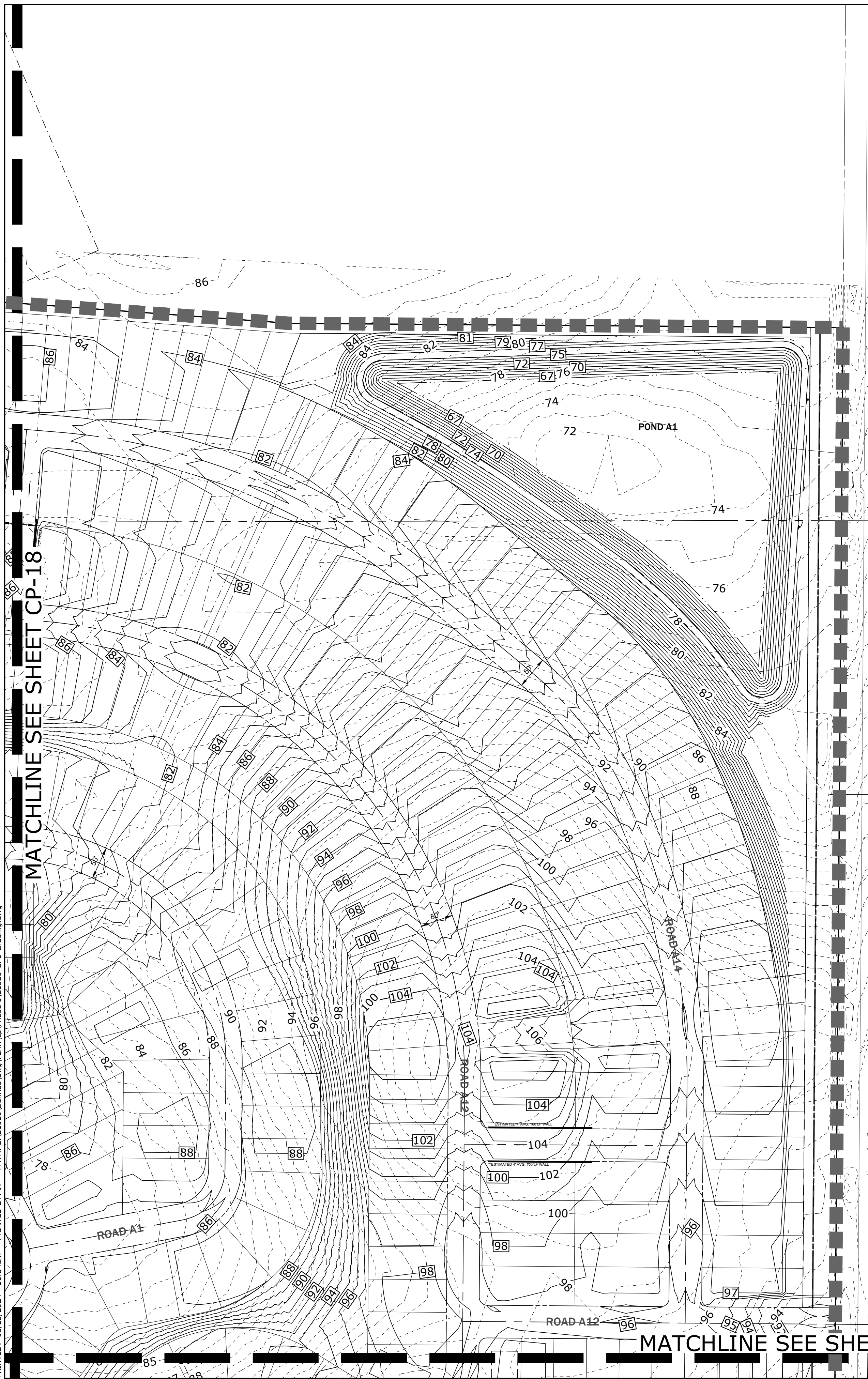
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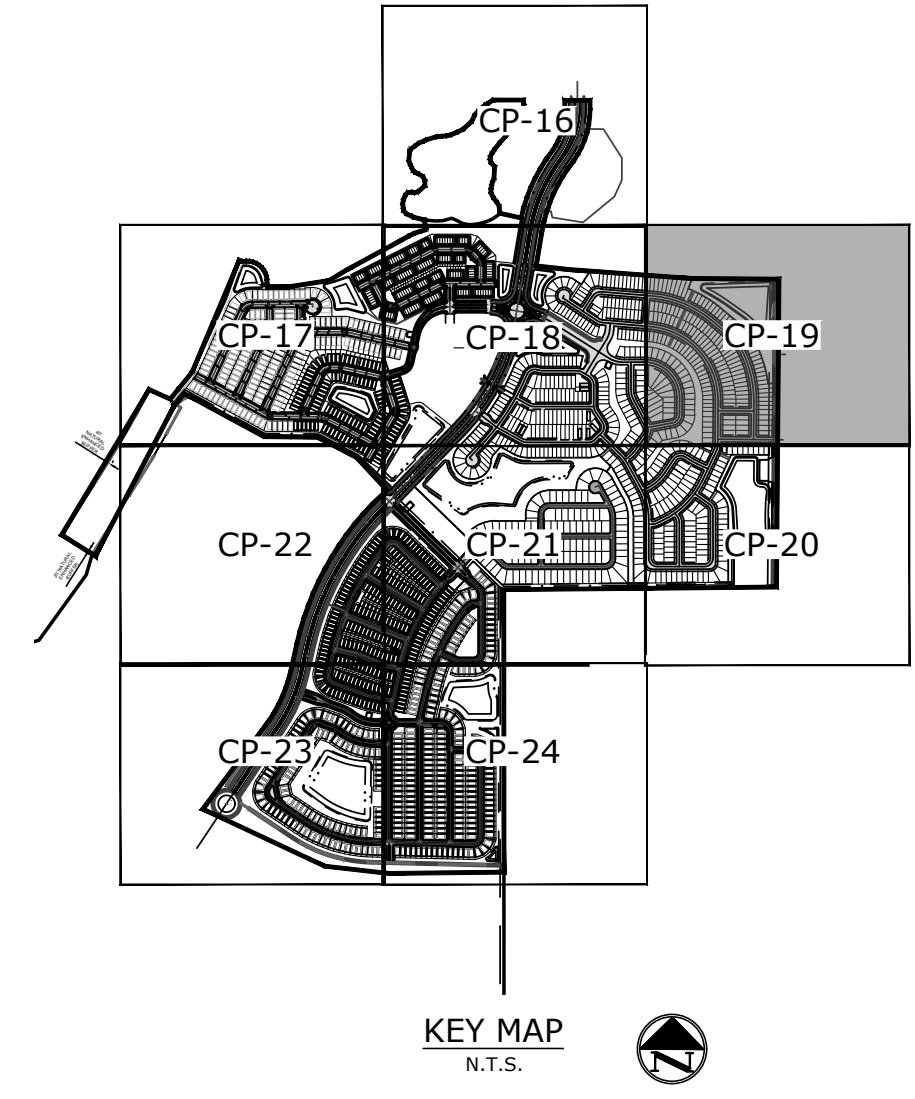
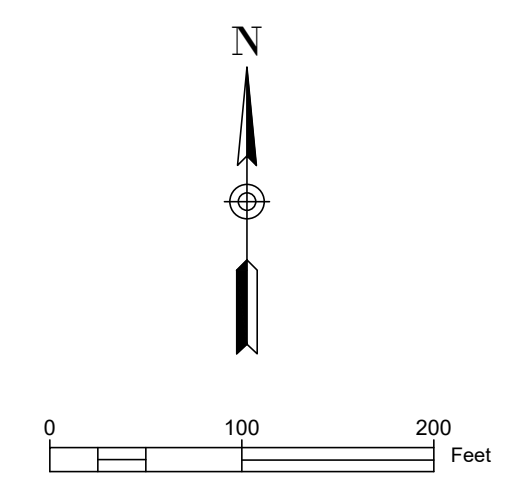
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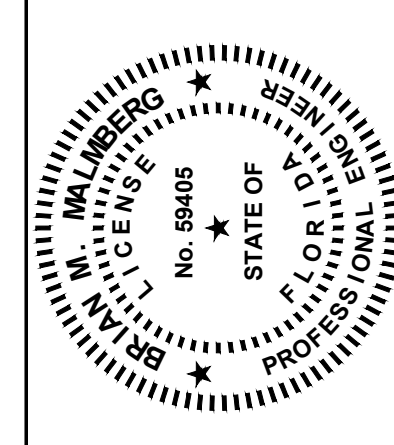


KETTERING ROAD



- LEGEND**
- FEMA 100 YR. FLOODPLAIN
 - PROJECT BOUNDARY
 - PHASE LINE
 - EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - PROPOSED 1' STEM WALL
 - PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (4)



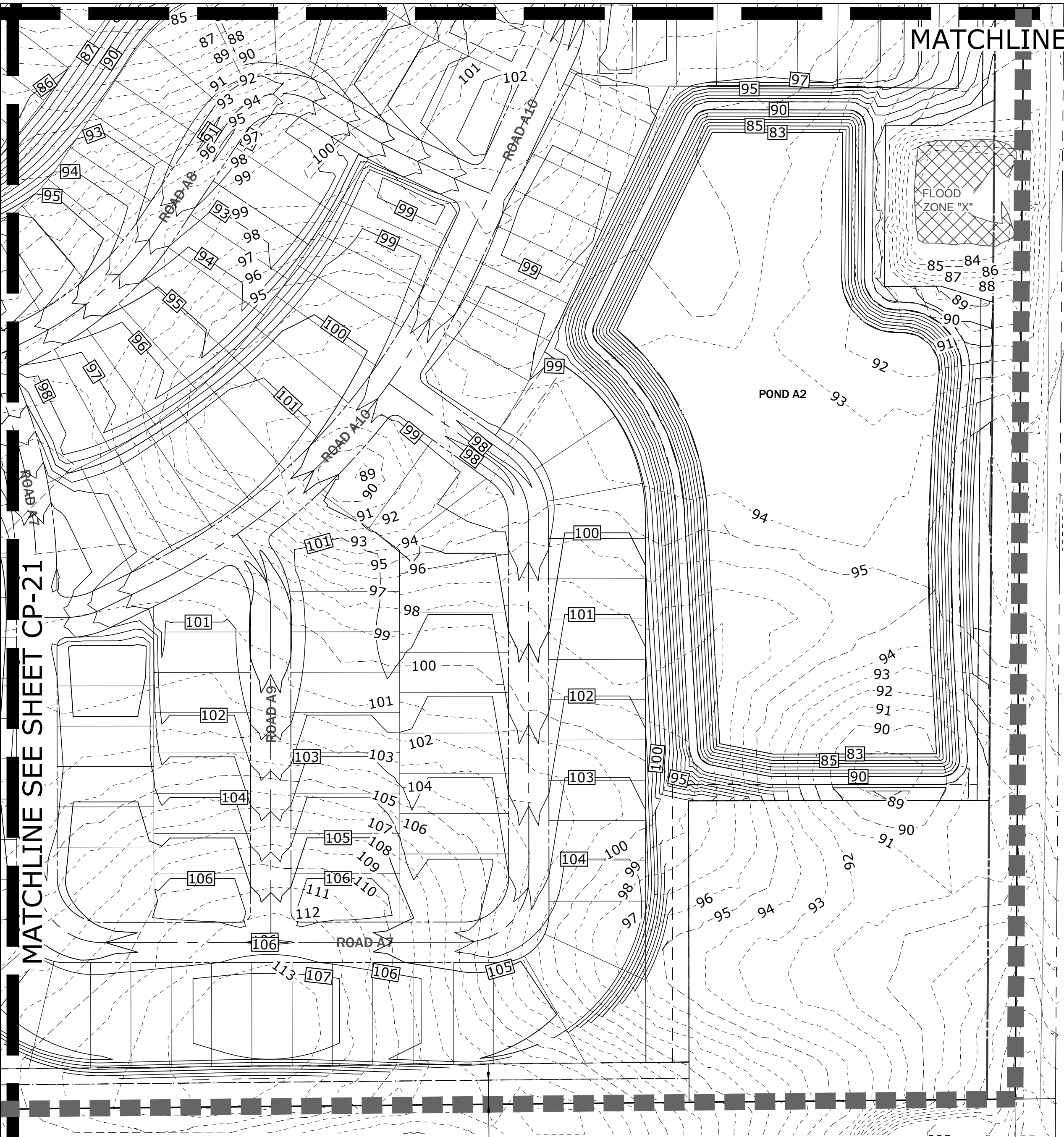
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SHEET
CP-19
 JOB No.: 21026

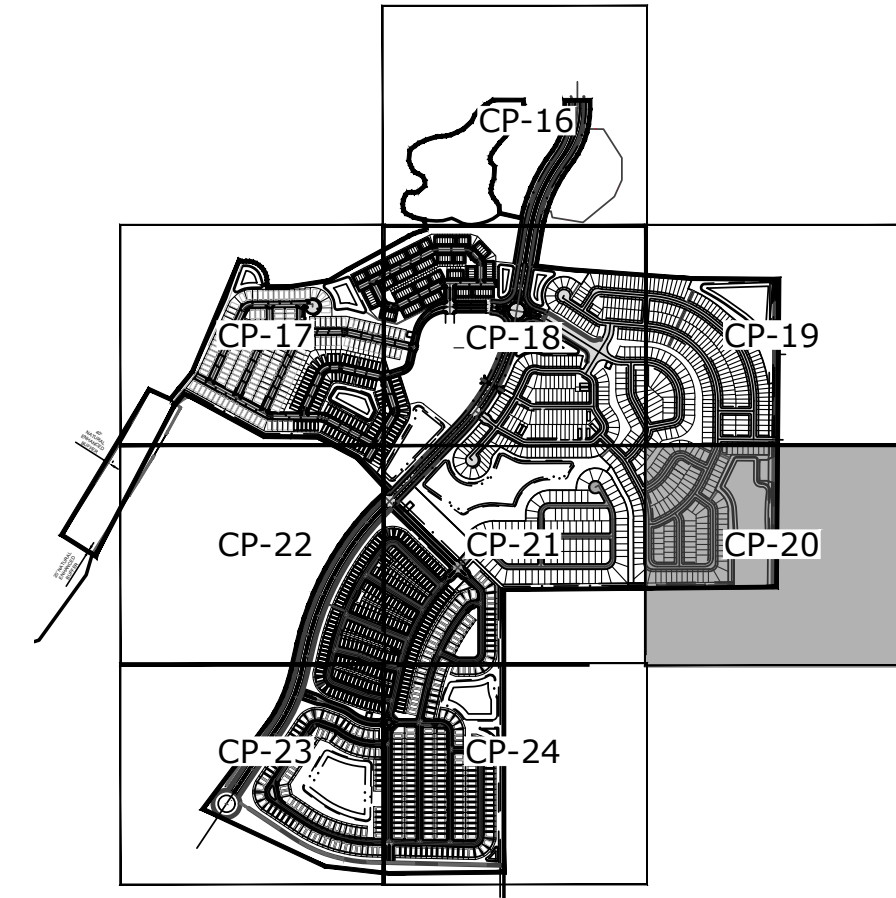
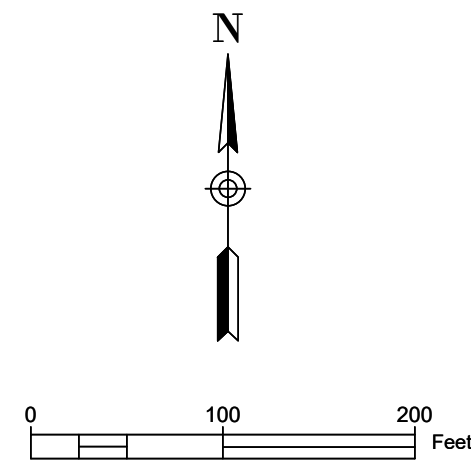
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MATCHLINE SEE SHEET CP-19

KETERING ROAD

30' UTILITY EASEMENT



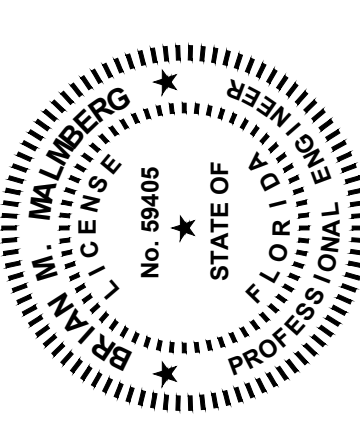
KEY MAP
N.T.S.

LEGEND

- FEMA 100 YR. FLOODPLAIN
- PROJECT BOUNDARY
- PHASE LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED 1' STEM WALL
- PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (5)

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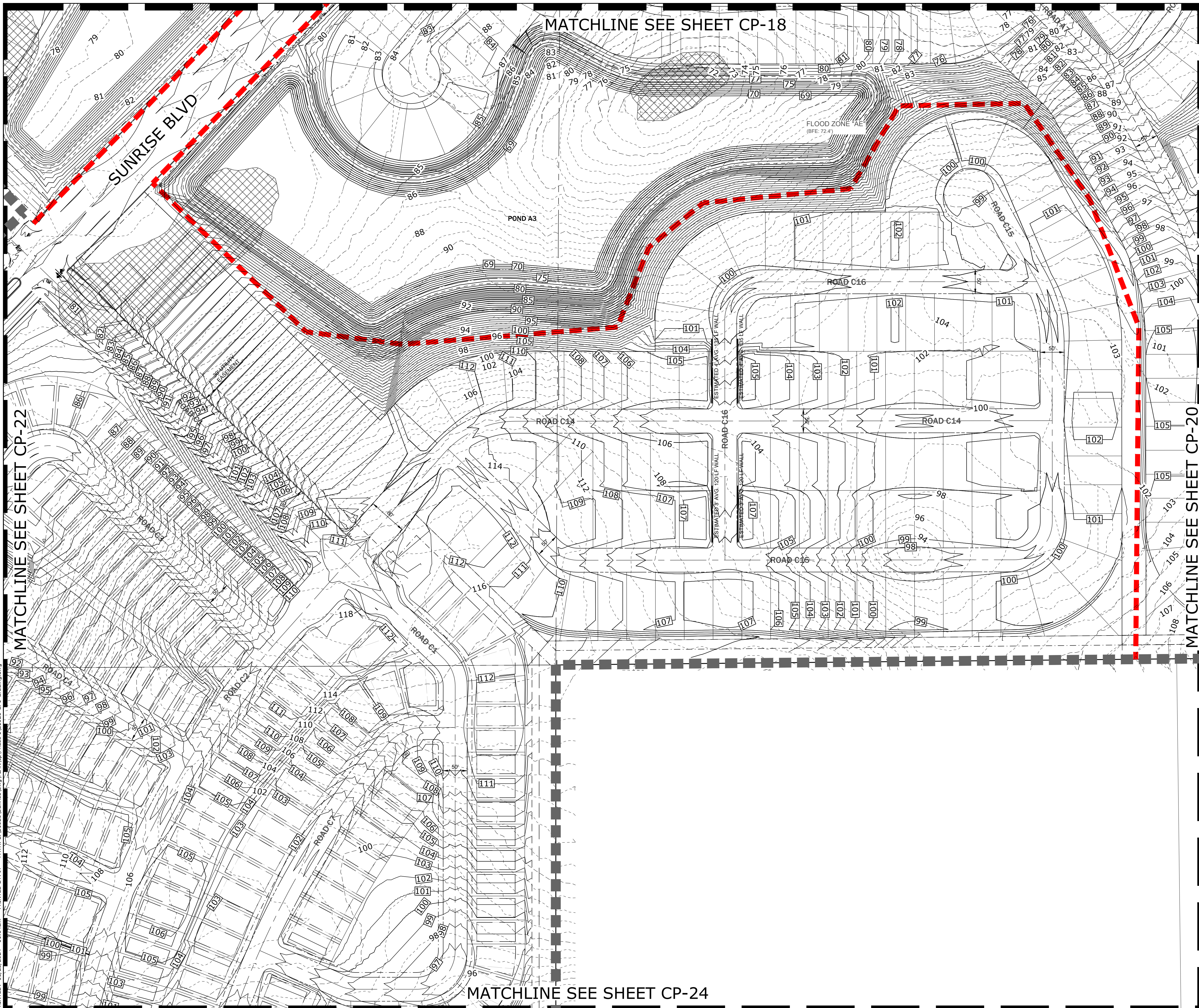


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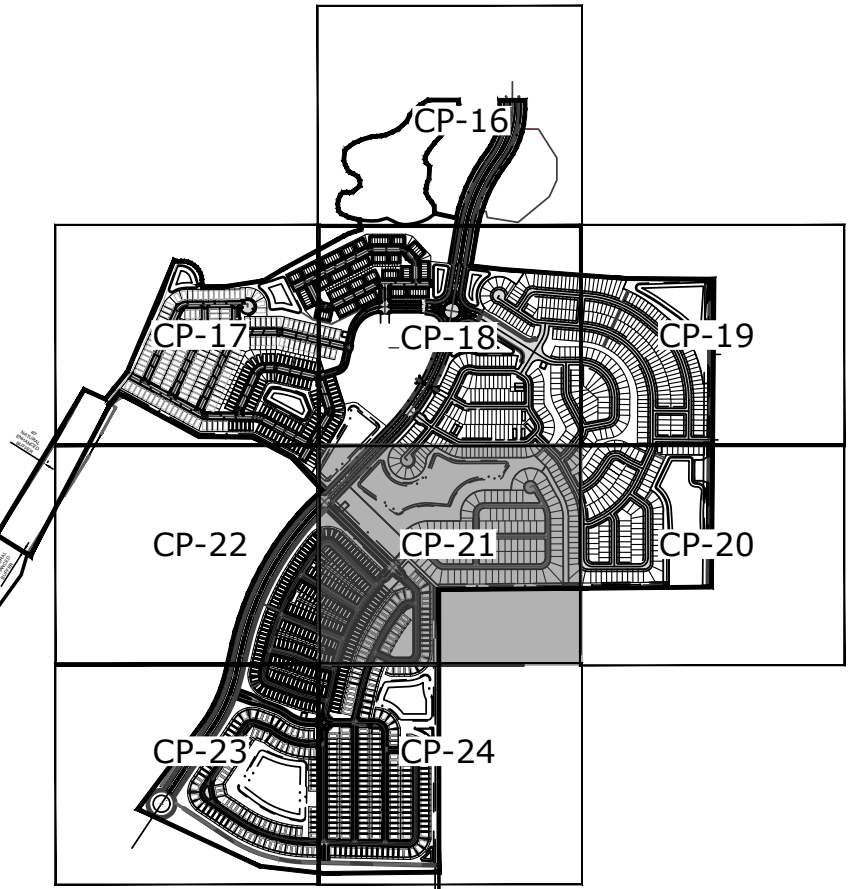
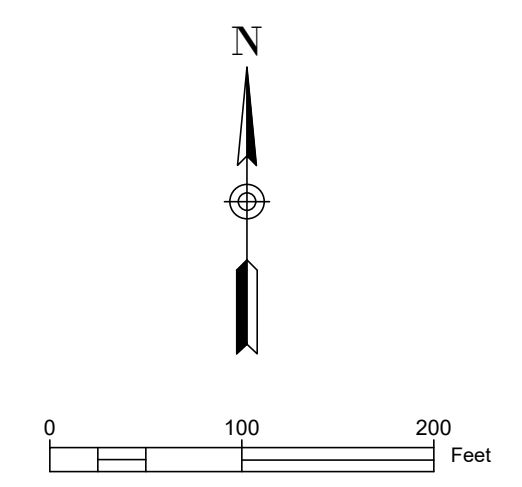


MATCHLINE SEE SHEET CP-18

MATCHLINE SEE SHEET CP-22

MATCHLINE SEE SHEET CP-20

MATCHLINE SEE SHEET CP-24



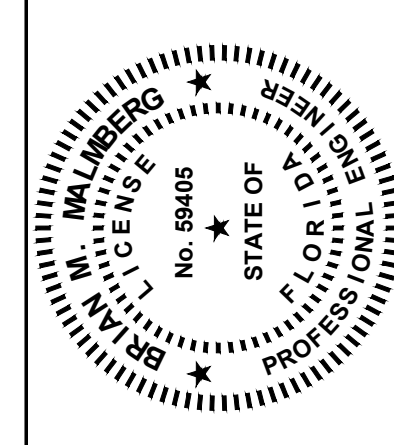
KEY MAP
N.T.S.

LEGEND

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- PROPOSED CONTOUR LINE
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- PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (6)

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SHEET
CP-21

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MATCHLINE SEE SHEET CP-17

FUTURE PHASE

MATCHLINE SEE SHEET CP-23

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(BFE: 77.1)

FLOOD ZONE "X"

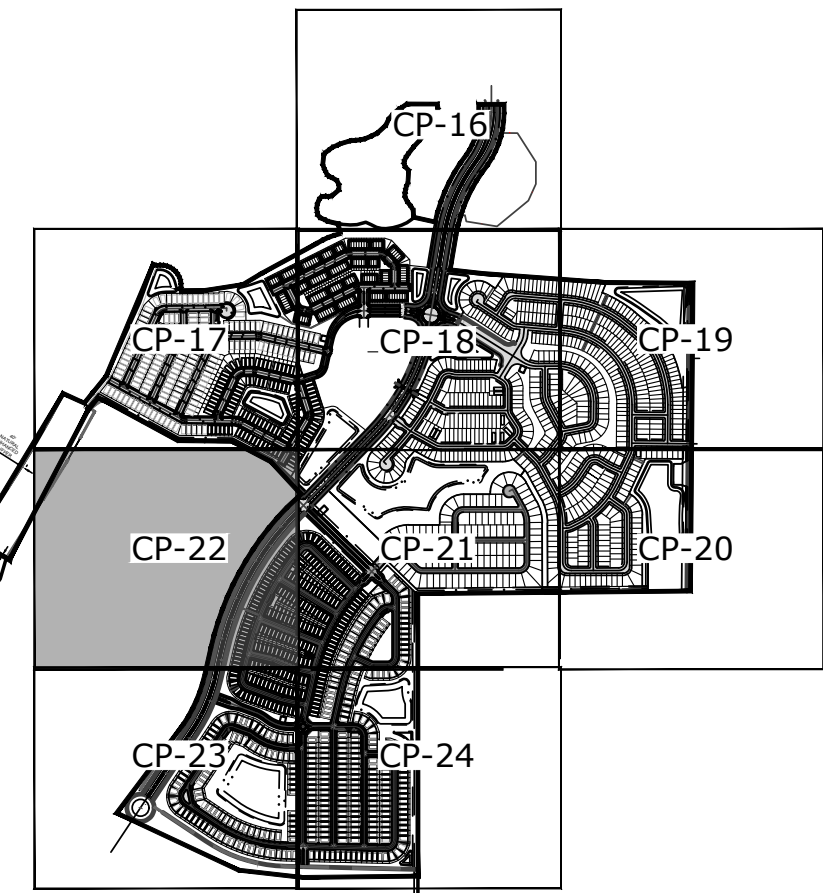
FLOOD ZONE "X"

SUNRISE BLVD

MATCHLINE SEE SHEET CP-21




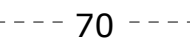
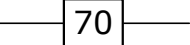
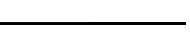
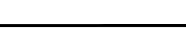


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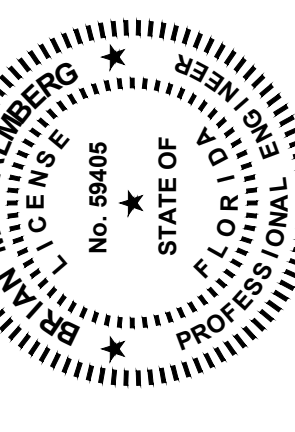
KEY MAP
N.T.S.

LEGEND

-  FEMA 100 YR. FLOODPLAIN
-  PROJECT BOUNDARY
-  PHASE LINE
-  EXISTING CONTOUR LINE
-  PROPOSED CONTOUR LINE
-  PROPOSED 1' STEM WALL
-  PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (7)

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SHEET
CP-22
21026

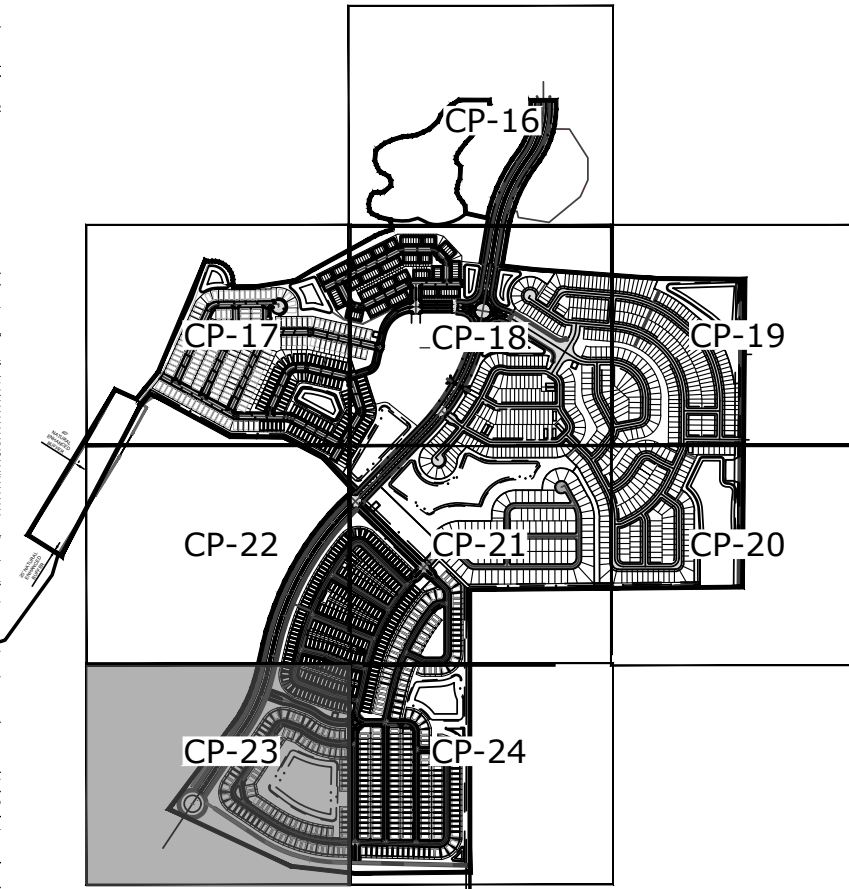
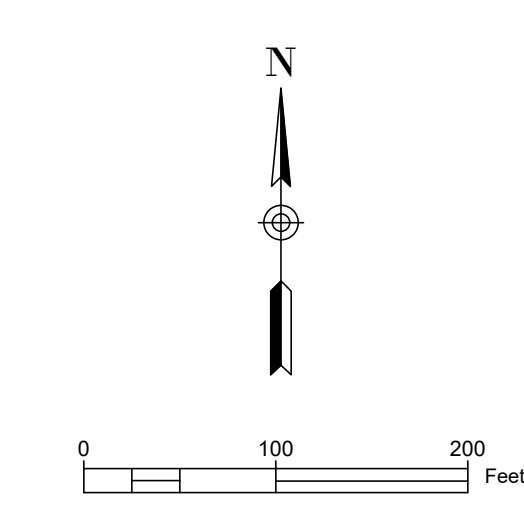
MATCHLINE SEE SHEET CP-22

FUTURE PHASE






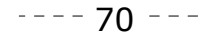
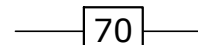
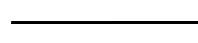

FUTURE PHASE

MATCHLINE SEE SHEET CP-24

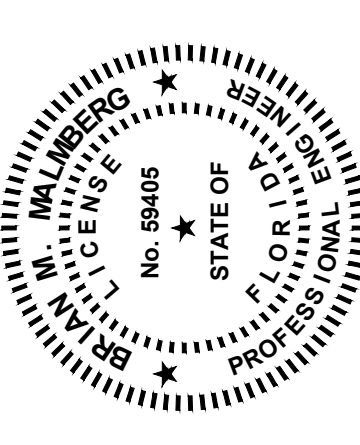


KEY MAP
N.T.S.

LEGEND

-  FEMA 100 YR. FLOODPLAIN
-  PROJECT BOUNDARY
-  PHASE LINE
-  70 EXISTING CONTOUR LINE
-  70 PROPOSED CONTOUR LINE
-  PROPOSED 1' STEM WALL
-  PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (8)



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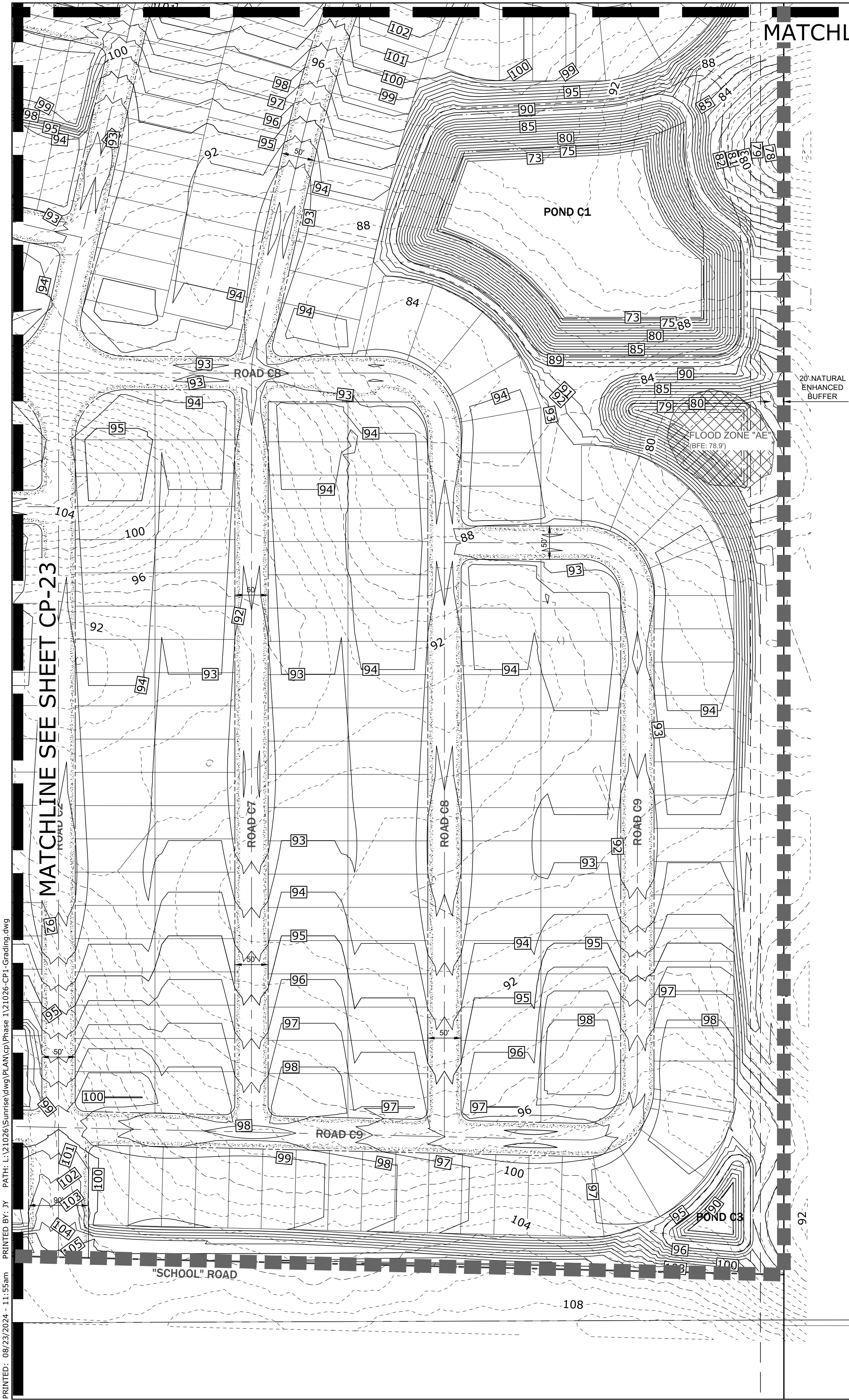
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SHEET
CP-23

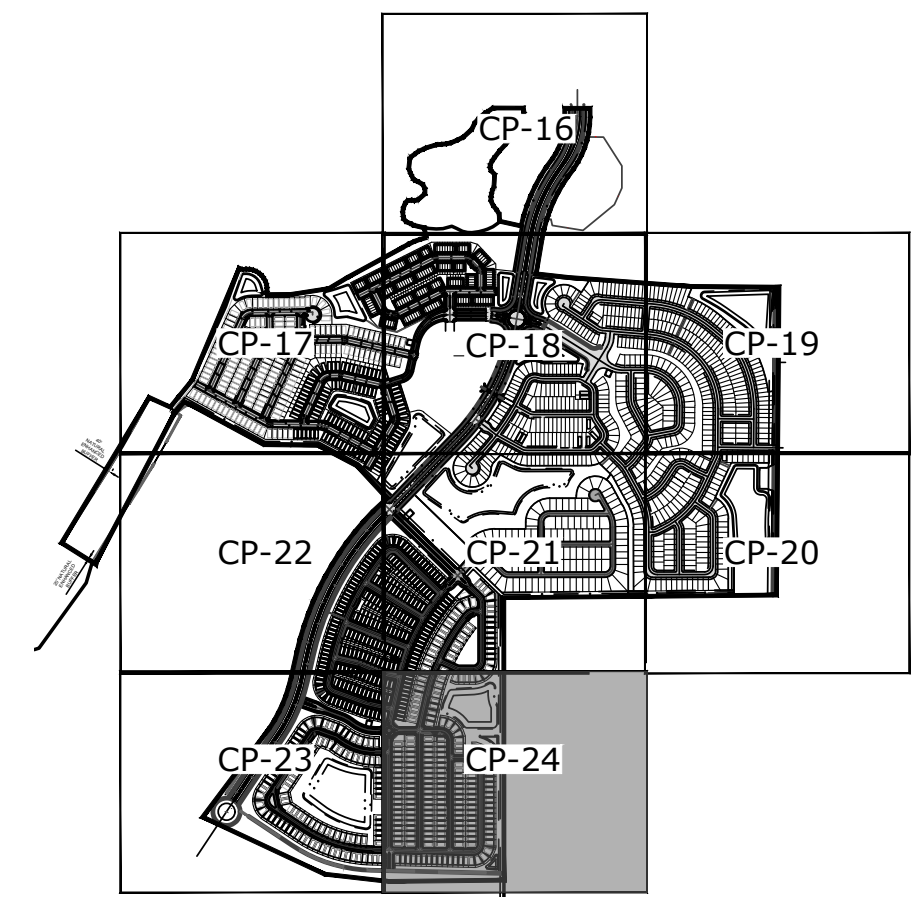
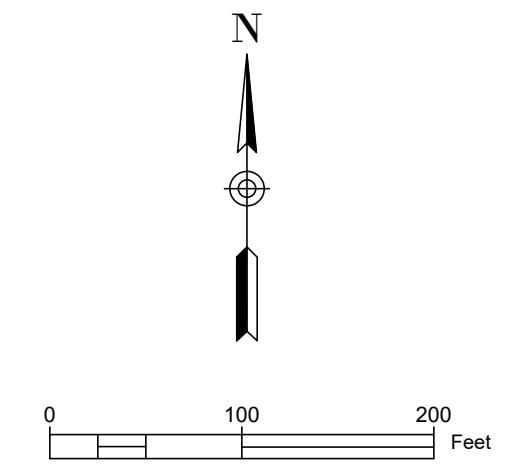
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MATCHLINE SEE SHEET CP-21



MATCHLINE SEE SHEET CP-23

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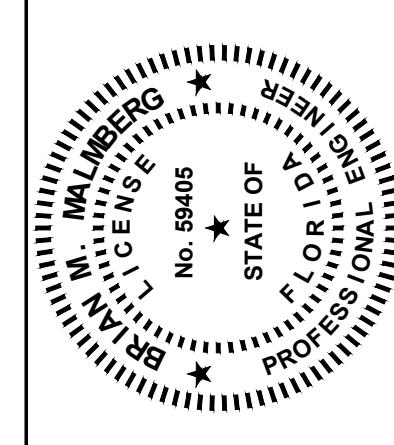
KEY MAP
N.T.S.

LEGEND

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- PROJECT BOUNDARY
- PHASE LINE
- 70 EXISTING CONTOUR LINE
- 70 PROPOSED CONTOUR LINE
- PROPOSED 1' STEM WALL
- PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (9)

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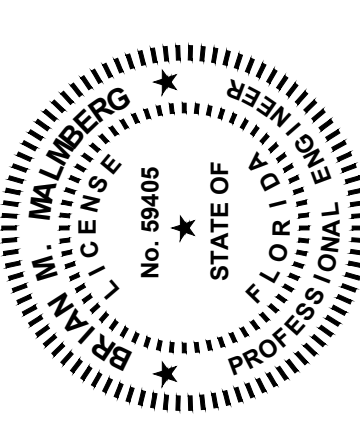
LEGEND

- MULTI-USE PATH
- PERVIOUS TRAIL
- ROAD

NOTE: ALL LOCAL ROADS TO CONTAIN SIDEWALKS, WHICH ULTIMATELY CONNECT TO PROVIDED MULTI-USE PATHS. SEE TYPICAL SECTIONS FOR ADDITIONAL DETAILS

CONCEPTUAL CONNECTIVITY PLAN

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DATE	REV. BY/REV. NO.	REVISION
6/17/2024	JY 1	REVISED PER COUNTY COMMENTS
8/23/2024	JY 2	REVISED PER COUNTY COMMENTS