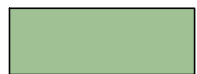


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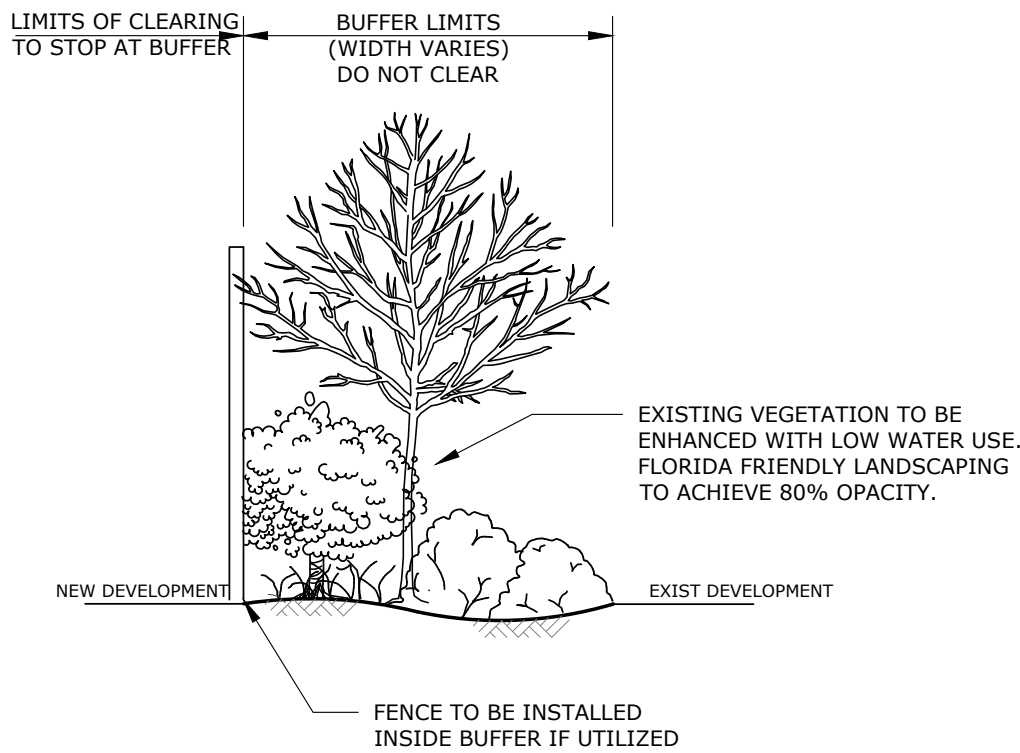
LEGEND



FLOOD ZONE



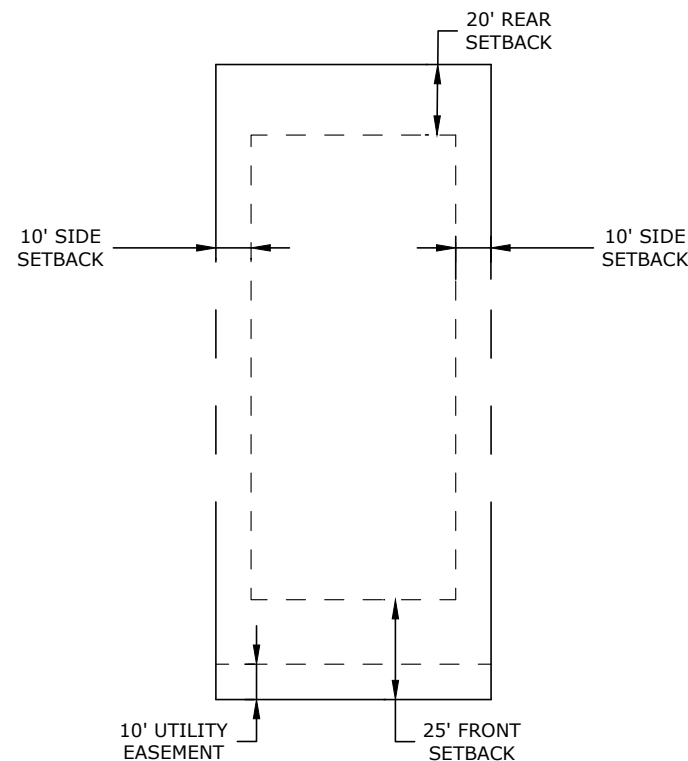
WETLAND



BUFFER NOTE:
ALL REQUIRED BUFFERS SHALL REMAIN UNDISTURBED DURING SITE DEVELOPMENT WITH THE EXCEPTION OF DEAD TREES AND EXOTIC INVASIVE SPECIES WHICH SHALL BE REMOVED. EXISTING VEGETATION SHALL BE RETAINED AND ENHANCED WITH LOW WATER USE FLORIDA FRIENDLY LANDSCAPING APPROVED UNDER THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM TO ACHIEVE AN OPACITY OF 80%. OPAQUE FENCING WILL NOT BE USED TO SATISFY THE BUFFER REQUIREMENT AND IF INSTALLED SHALL BE PLACED WITH THE BUFFER OUTSIDE OF THE FENCE. WHERE EXISTING VEGETATION IS ENHANCED, PLANS AND A PLANTING SCHEDULE SHALL BE PREPARED BY A LANDSCAPE PROFESSIONAL FOR REVIEW AND APPROVAL BY THE COUNTY. LANDSCAPE PLAN APPROVAL AND BUFFER ENHANCEMENT SHALL BE COMPLETED AND INSPECTED PRIOR TO RELEASE OF THE SUBDIVISION PERFORMANCE SECURITY. ALL REQUIRED BUFFERS SHALL BE IN A DEDICATED TRACT OR EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION, INCLUDED IN THE HOMEOWNERS ASSOCIATION DOCUMENTS, AND SHOWN ON THE FINAL SUBDIVISION PLAT.

VEGETATED BUFFER DETAIL

NOT TO SCALE



TYPICAL LOT DETAILS

NTS



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

PARCEL KEY NO.: 433864

SECTION 01/TOWNSHIP 23S/RANGE 17E
HERNANDO COUNTY, FL

CURRENT ZONING: PDP(SF)

PARCEL AREA = ±10.2 ACRES

NUMBER OF LOTS: 10 LOTS

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

FLOODPLAIN: FEMA COMMUNITY PANEL 12053C 0168D EFFECTIVE 2/02/12
PRIMARLY ZONE X WITH A ZONE AE IN THE CENTER OF PROPERTY

WETLANDS WERE IDENTIFIED WITHIN THE EXISTING DEPRESSIONAL AREA
LOCATED AT THE CENTER OF THE SUBJECT SITE.

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 NPFA GUIDELINES AS REQUIRED BY HERNANDO COUNTY.

GENERAL NOTES:

1. INDIVIDUAL WATER SERVICES WILL BE INSTALLED AT TIME OF
INDIVIDUAL BUILDING PERMITS ARE PULLED
2. 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.
3. 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.
4. A 5' NATURAL VEGETATIVE BUFFER IS PROPOSED WHERE ADJACENT TO
EXISTING LOTS.
5. INVASIVE PLANT SPECIES ARE TO BE IDENTIFIED ON CONSTRUCTION
DRAWINGS AND REMOVED DURING THE DEVELOPMENT PROCESS.

UTILITY NOTES:

1. PUMP STATION IS CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND
LOCATION WILL BE DETERMINED WITH THE FINAL ENGINEERING DESIGN.
2. INDIVIDUAL ADVANCED ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEMS(OSTDS) ARE BEING PROPOSED FOR EACH LOT.
3. A DRAINAGE & SWALE EASEMENT IS PROPOSED TO CAPTURE AND TREAT
STORMWATER BEFORE RELEASING TO EXISTING SINKHOLE. DRA'S TO BE
DESIGNED AS PART OF FINAL ENGINEERING.

LAND USE TABLE

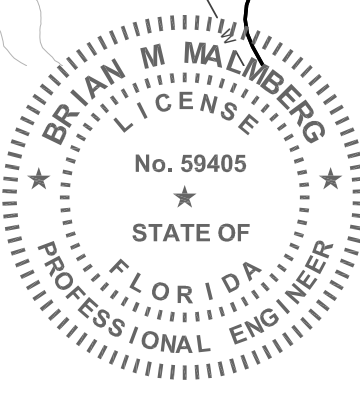
LAND USE	ACRES	DWELLING UNITS	DENSITY
SINGLE FAMILY RESIDENTIAL	10.19	10	
Pump Station Parcel	0.06		
TOTAL AREA	10.25		APPROX. 0.98 UNITS PER ACRE



LOCATION MAP
NTS

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	023°10'19.00"	330.00	133.46'	132.55'	N33°27'27.50"W
C2	062°47'10.00"	25.00	27.40'	26.05'	N53°15'53.00"W
C3	034°35'51.36"	570.00	344.19'	338.98'	S78°07'48.70"W
C4	090°05'00.00"	25.00	39.31'	35.38'	S15°47'23.00"W
C5	089°57'35.03"	250.00	392.52'	353.43'	S74°13'54.00"E



CONDITIONAL PLAT
APP: 1431083

SUNDAY SUBDIVISION

Engineering
Planning
Surveying
Civil
Transportation
Construction Management

Coastal
engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-00001742

REUSE OF DOCUMENT
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WRITTEN AUTHORIZATION OF COASTAL
ENGINEERING ASSOCIATES, INC.
DRAWING INVALID UNLESS SIGNED, DATED
& SEALED BY REGISTERED PROFESSIONAL

DATE	REV.	BY	REV. NO.	REVISION

SHEET

1

JOB No.: 21022