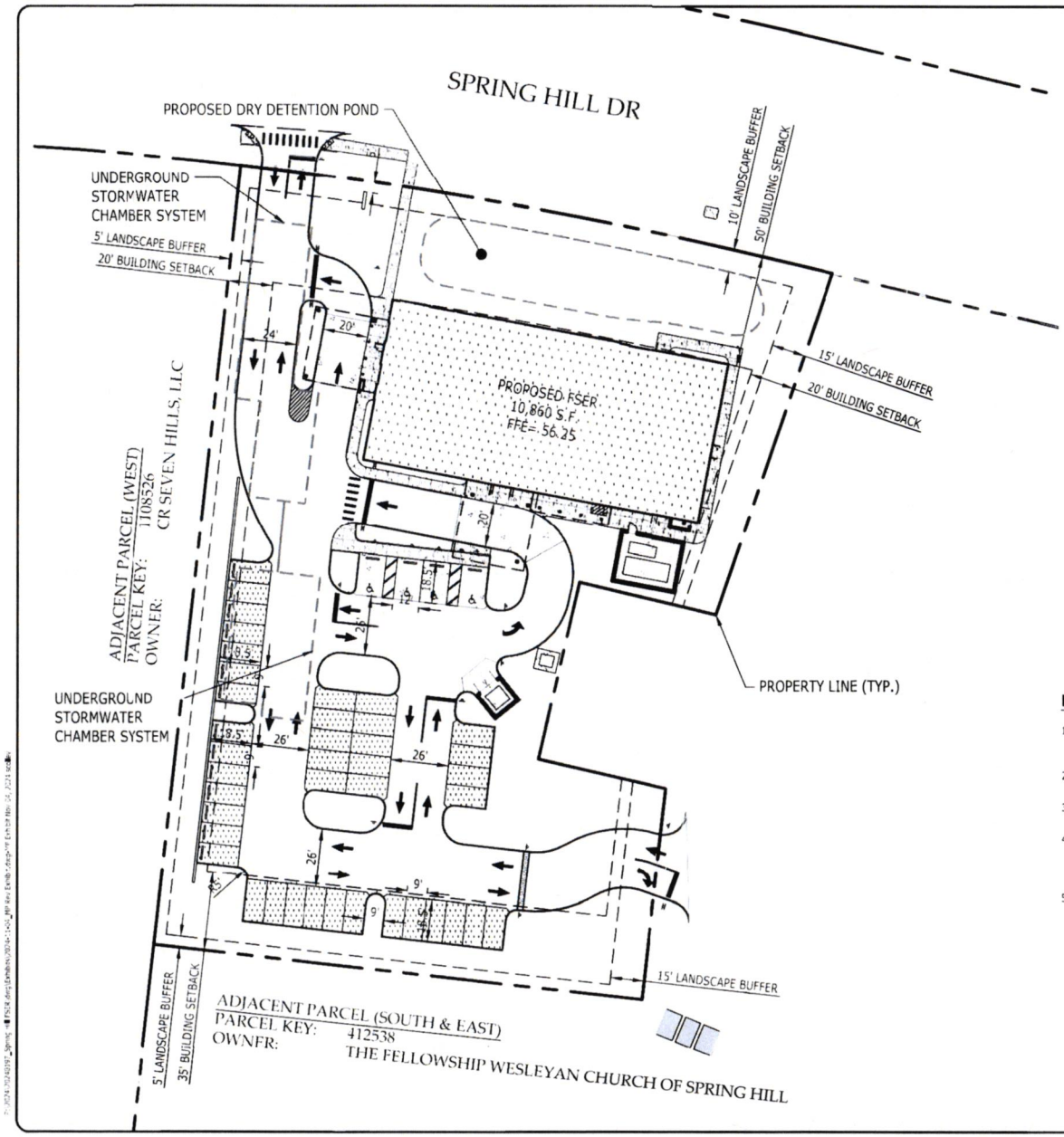

LEGEND

BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
BUILDING SETBACK	
LANDSCAPE BUFFER	

NOTES

1. THERE ARE NO WETLANDS OR KNOWN SENSITIVE ENVIRONMENTAL FEATURES PRESENT ON THE SITE.
2. THE FLOODPLAIN DOES NOT ENCROACH INTO THE SUBJECT SITE.
3. FULL CUTOFF FIXTURES SHALL BE USED TO RETAIN ALL LIGHT ON SITE
4. SPRING HILL DR ENTRANCE SHALL BE DESIGNED IN ACCORDANCE WITH THE COUNTY REGULATIONS AND COORDINATED WITH THE COUNTY ENGINEER.
5. CROSS ACCESS TO DEERING AVENUE (THROUGH ABUTTING CHURCH PROPERTY) SHALL BE USED FOR EMERGENCY VEHICLES ONLY. THE SIGNAGE/STRIPING WILL BE COORDINATED WITH THE COUNTY.

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GRAPHIC SCALE

GENERAL INFORMATION

PARCEL KEY	1775877
ADDRESS	11242 SPRING HILL DR SPRING HILL, FL 34609
COUNTY	HERNANDO

SITE DATA

	AC	S.F.
SITE AREA	1.75	76,241
DISTURBED AREA	1.66	72,155

PROPERTY ZONINGS	PDP(OP)
FUTURE LAND USE	RESIDENTIAL
PROPOSED LAND USE	FREE STANDING EMERGENCY ROOM (FSER)

BUILDING DATA

PROPOSED BUILDING	10,860 SF

BUILDING HEIGHT	MAXIMUM	PROPOSED
FSER	45'	1-STORY 30'-0"

BUILDING SETBACKS	MINIMUM	PROPOSED
FRONT (NORTH)	50'	50'
SIDE (EAST)	20'	21'
SIDE (WEST)	20'	98'
SIDE (CELL TOWER)	0'	25'
REAR (SOUTH)	35'	*82'

LAND USE DATA

PROPOSED F.A.R.	0.142

IMPERVIOUS COVER	S.F.	AC.	%
EXISTING	0	0.00	0.00%
PROPOSED	43,788	1.01	57.43%
TOTAL IMPERVIOUS	43,788	1.01	57.43%

OPEN SPACE	S.F.	AC.	%
EXISTING	76,241	1.75	100.00%
PROPOSED	32,453	0.75	42.57%

LANDSCAPE BUFFERS	MINIMUM	PROPOSED
FRONT (NORTH)	10'	10'
SIDE (EAST)	15'	15'
SIDE (WEST)	5'	5'
SIDE (CELL TOWER)	0'	3'
REAR (SOUTH)	5'	10'

PARKING CALCULATIONS

REQUIRED VEHICLE PARKING: 4 SPACE / 1,000 SF = 44

	STANDARD	ADA	TOTAL
PROPOSED PARKING	40	4	44

Catalyst DESIGN GROUP
1395 WEST MORSE BLVD., ORLANDO, FL 32789
(689) 313-6000 | WWW.CATALYSTDG.COM

SPRING HILL FSER

HERNANDO COUNTY, FL

NO.	DATE	DESCRIPTION
1	11/04/2024	RE-ZONING APP. (REVISION)

DRAWING TITLE
MASTER PLAN REVISION

PROJECT NUMBER
20240197

DRAWING NUMBER
MP-1