

MAY 2024

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 Planning Department
 Hernando County, Florida
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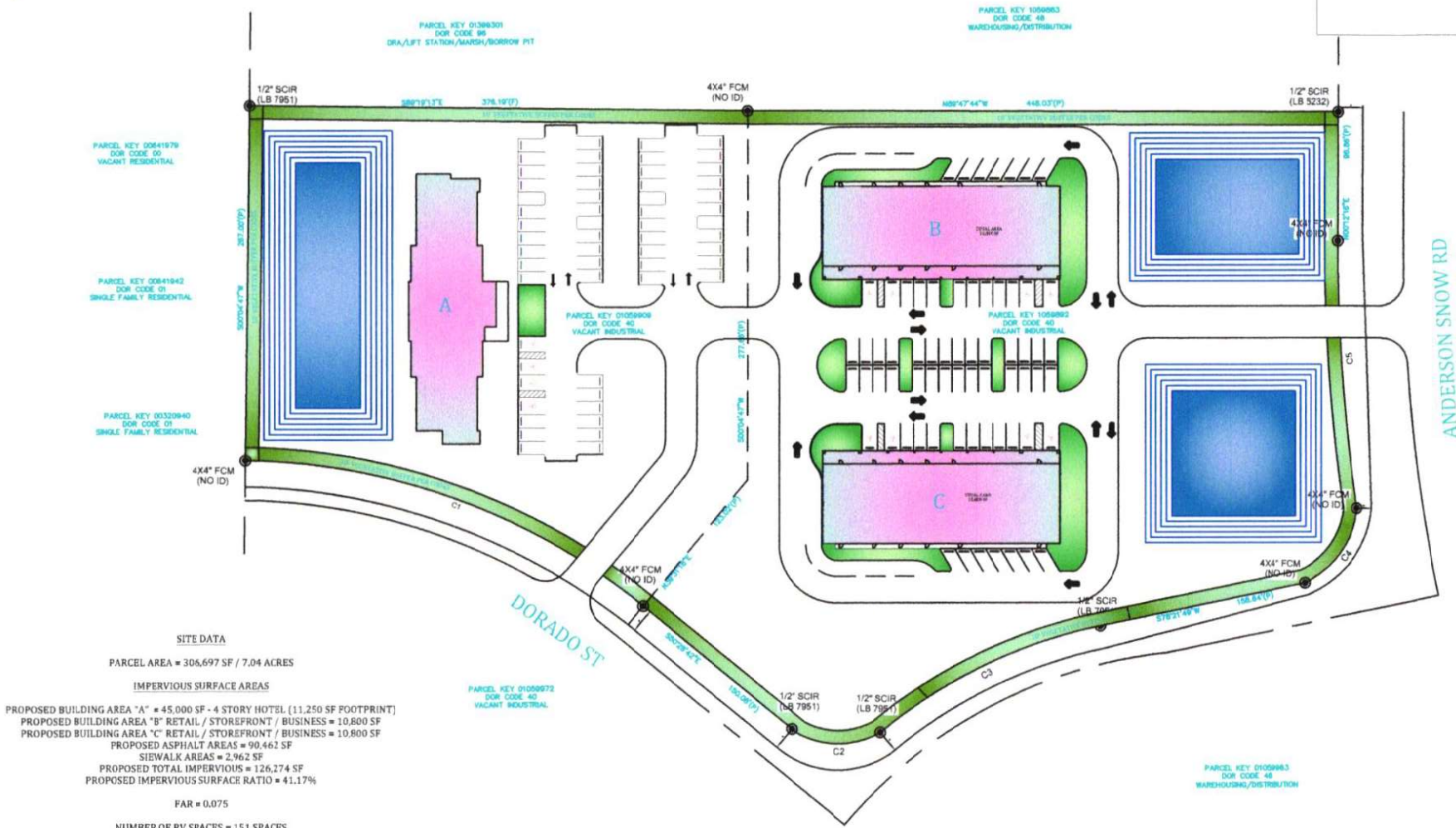
DESIGN
 DRAFTING
 LOCAL ENGINEERING, INC.
 PO BOX 938
 FIDAL CITY, FL 34436
 PHONE (352) 697-5384

INSPECTIONS
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ENGINEERING
 PAGE 1
 JOB: SPRING HILL DEVELOPMENT INVESTMENT
 DATE: 10/15/23
 SCALE: 1" = 120'



CONCEPT PLAN
 CERTIFICATE OF AUTH.
 32355



SITE DATA
 PARCEL AREA = 305,697 SF / 7.04 ACRES
 IMPERVIOUS SURFACE AREAS
 PROPOSED BUILDING AREA "A" = 45,000 SF - 4 STORY HOTEL (11,250 SF FOOTPRINT)
 PROPOSED BUILDING AREA "B" RETAIL / STOREFRONT / BUSINESS = 10,800 SF
 PROPOSED BUILDING AREA "C" RETAIL / STOREFRONT / BUSINESS = 10,800 SF
 PROPOSED ASPHALT AREAS = 90,462 SF
 SEWALK AREAS = 2,962 SF
 PROPOSED TOTAL IMPERVIOUS = 126,274 SF
 PROPOSED IMPERVIOUS SURFACE RATIO = 41.17%
 FAR = 0.075

NUMBER OF RV SPACES = 151 SPACES
 WALKING TRAILS AROUND PERIMETER OF SITE
 WALKING TRAILS UTILIZING 4' OF 24' ROADWAY (20' ROADWAY REQUIRED)
 CLUBHOUSE AMENITIES
 PROJECT TO BE PROVIDED OPTIONAL PHASING
 A -> B -> C
 C -> A -> B
 B -> A -> C
 OR ANY VARIATION OF SUCH