



### SITE DATA TABLE

<b>SITE NAME</b>	SPRING HILL C-STORE AND QSR	
<b>ADDRESS</b>	ANDERSON SNOW RD & COUNTY LINE RD	
<b>PARCEL ID</b>	834-423-18-0000-0000-0000	
<b>JURISDICTION</b>	HERNANDO COUNTY	
<b>ZONING DESIGNATION</b>	AG - AGRICULTURE	
<b>CURRENT PROPOSED</b>	GC - GENERAL COMMERCIAL	
<b>OVERLY DISTRIC</b>	LOT 1 ± 88,843 SF (± 1.99 AC)	
<b>PARCEL SIZE</b>	LOT 2 ± 43,423 SF (± 0.99 AC)	
	LOT 3 ± 59,880 SF (± 1.37 AC)	
	LOT 4 ± 39,897 SF (± 0.90 AC)	
	LOT 5 ± 198,576 SF (± 4.54 AC)	
<b>SETBACKS</b>	<b>BUILDING</b>	<b>BUFFERS</b>
<b>FRONT</b>	75'	10'
<b>SIDE</b>	20'	10'
<b>REAR</b>	35'	10'
<b>PARKING:</b>	C-STORE: 1 PER 250 GROSS SQUARE FEET BUILDING AREA	
<b>REQUIRED:</b>	QSR: 1 PER 2 SEATS	
	(6119 SF / 250) + (42/2) = 25 + 21	
	REQUIRED = 46 SPACES	
<b>PROPOSED:</b>		
<b>LOT 2</b>	QSR	STANDARD (10'X20') = 35 ADA SPACE (12'X20') = 2
		<b>TOTAL = 37</b>
<b>LOT 1</b>	C-STORE	STANDARD (10'X20') = 57 ADA SPACE (12'X20') = 3
		<b>TOTAL = 60</b>
<b>LOT 3</b>	CARWASH	STANDARD (10'X20') = 0 ADA SPACE (12'X20') = 0 VACUUM SPACE (14'X20') = 20
		<b>TOTAL = 20</b>
<b>LOT 4</b>	QSR	STANDARD (10'X20') = 24 ADA SPACE (12'X20') = 2
		<b>TOTAL = 26</b>

**CONCEPTUAL PLAN NOTES:**

CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.

BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.

STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.

NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.

THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

### PROPOSED LEGEND

-----	PROPERTY LINE
-----	BUILDING SETBACK LINE
-----	LANDSCAPE BUFFER
-----	EASEMENT
⊙	PARKING COUNT
⊞	COMPACT PARKING SPACES
▨	PROPOSED BUILDING
▩	HEAVY DUTY CONCRETE
▧	PATIO AREA (± SF)
▨	ASPHALT PAVEMENT
▩	STANDARD DUTY CONCRETE (SIDEWALK)

## CONCEPTUAL EXHIBIT

CONCEPTUAL DESIGN

**SPRING HILL C-STORE AND QSR**

COUNTY LINE & ANDERSON SNOW RD

SPRING HILL, FL, 34609

**Bowman**  
CONSULTING

Certificate of Authorization License No. 30462

ALW	JFC	SD
DESIGN	DRAWING	CHECK
010878-01-001		
PROJECT NUMBER		
SCALE 1" = 80'		
VERSION		16E

SUBMITTED P# 612/23 H2311