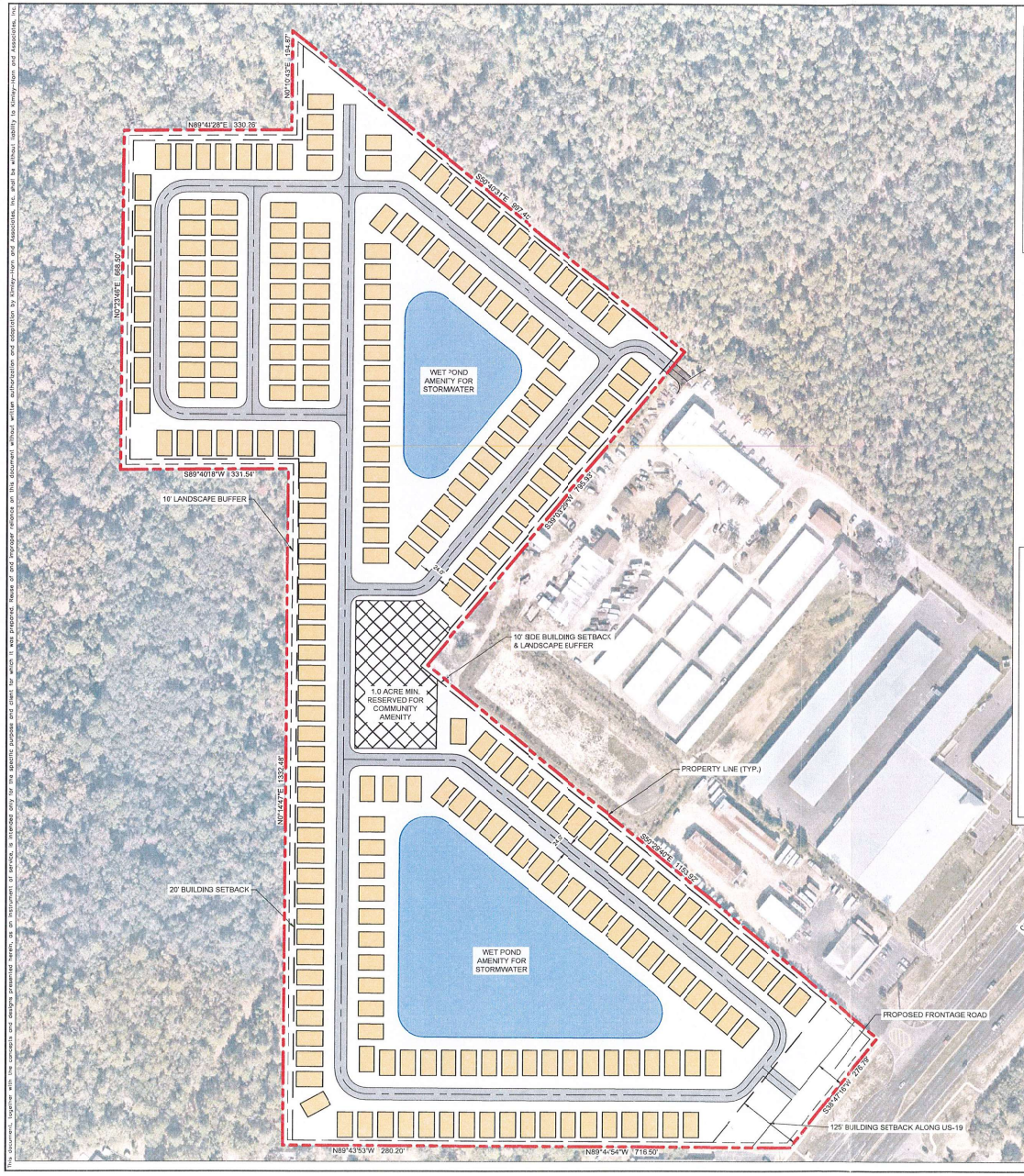
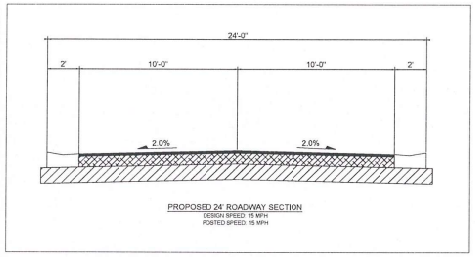
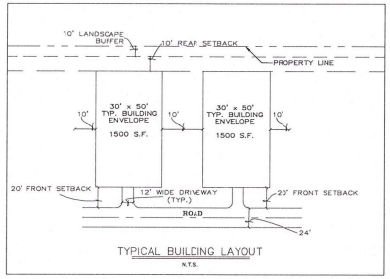
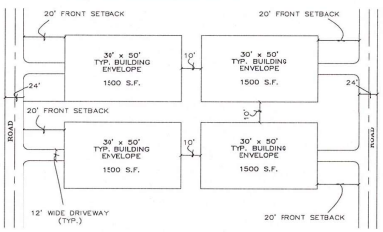




PROPOSED 24' ROADWAY SECTION
DESIGN SPEED: 15 MPH
POSTED SPEED: 15 MPH



TYPICAL BUILDING LAYOUT
N.T.S.



TYPICAL BUILDING LAYOUT
N.T.S.

GRAPHIC SCALE IN FEET
0 50 100 200

Received
OCT 05 2022
Planning Department
Hernando County, Florica

PROPERTY INFORMATION

PARCEL ID:
R16-423-17-0000-0020-0070
R16-423-17-0000-0020-0060
R16-423-17-0000-0040-0000

PROPERTY AREA:
35.63 ACRES

CURRENT ZONING:
AGRICULTURAL (AG)

PROPOSED ZONING:
PLANNED DEVELOPMENT - MOBILE HOME (PD-MH)

PROPOSED USES:

RESIDENTIAL		35.63 AC
	MIN. UNIT SIZE:	1,200 SF
	TOTAL UNITS:	259 UNITS
	DENSITY:	7.3 UNITS/ACRE
COMMUNITY AMENITY		1.0 AC MINIMUM
	MIN. AMENITY BLDG:	4,000 SF
OPEN SPACE		15% MINIMUM

50% OF THE REQUIRED OPEN SPACE MUST BE AT LEAST 500 SF WITH 15 HORIZONTAL DIMENSIONS

MAXIMUM BUILDING COVERAGE
35% OF TOTAL PROPERTY AREA

PROPERTY SETBACKS:
FRONT: 25' (ALONG US-19)
REAR: 20'
SIDE: 10'

PROPERTY BUFFERS:
FRONT: 10'
REAR: 10'
SIDE: 10'

INTERNAL BUILDING SETBACKS:
FRONT: 20' (TO EDGE OF ROADWAY)
REAR: 10'

ADJACENT PARCELS

DIRECTION	FLU	ZONING	EXISTING USE
NORTH	RESIDENTIAL AND COMMERCIAL	PLANNED DEVELOPMENT	VACANT
SOUTH	RESIDENTIAL AND COMMERCIAL	RESIDENTIAL AND COMMERCIAL	NEIGHBORHOOD AND RETAIL
EAST	COMMERCIAL	COMMERCIAL	RETAIL
WEST	COMMERCIAL	CONSERVATION	VACANT

CONCEPTUAL PLAN
SUBJECT TO CHANGE

PRELIMINARY
NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
SIDECK
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TALLAHASSEE, FLORIDA 32308 PH: 850-205-3500
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL

KHA PROJECT 142901008
DATE 10/03/2022
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY
DATE:

PLANNED DEVELOPMENT MASTER PLAN

SPRING HILL RESIDENTIAL MASTER PLAN
PREPARED FOR
STORAGE KING
HERNANDO COUNTY FL

SHEET NUMBER
1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.