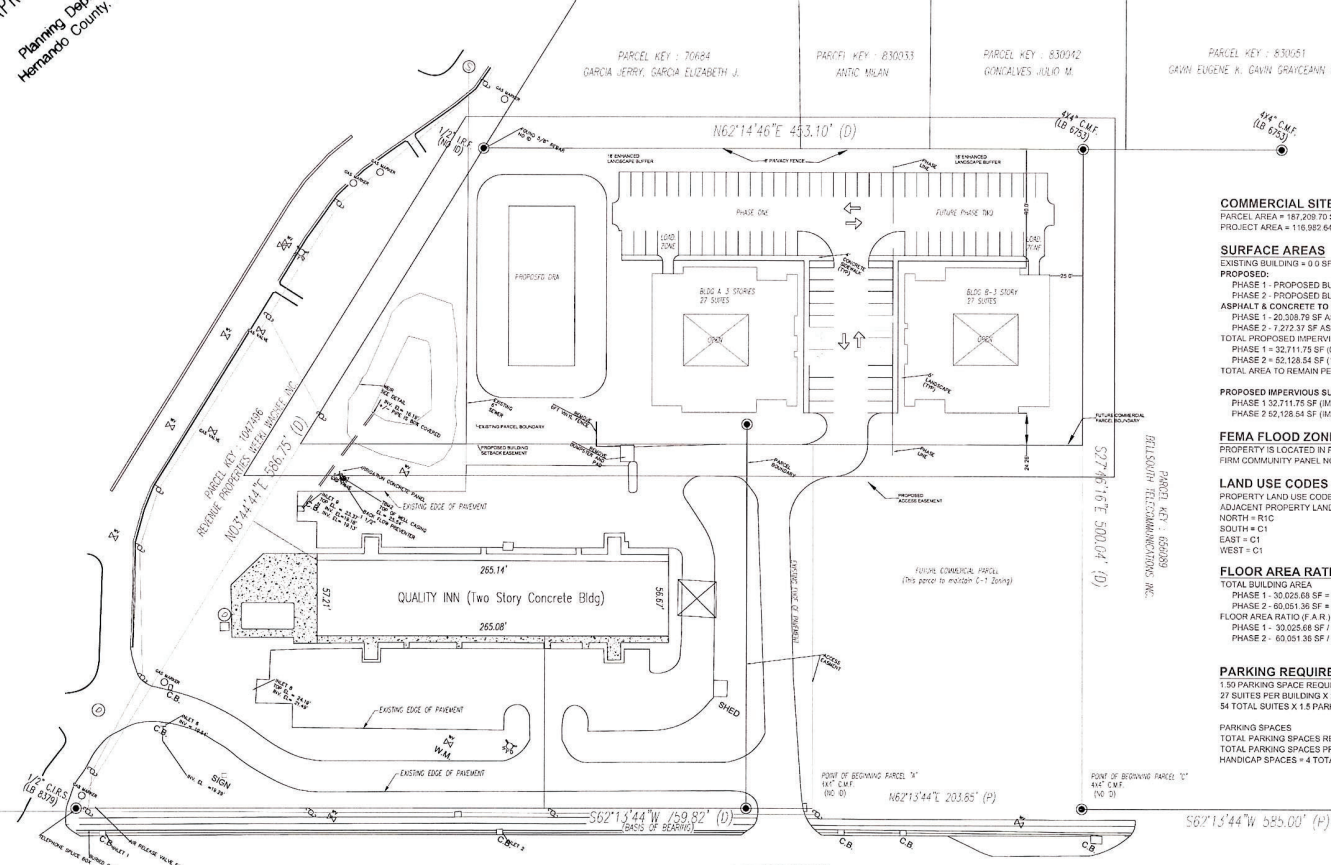
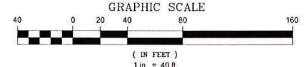


H-22-83

Received
 APR 6 2023
 Planning Department
 Hernando County, Florida

PROPOSED WITH 90° SETBACK AND 10' ADMINISTRATIVE VARIANCE
 Building facing each other, 54 units total, 3 story
 1.5 vice 1.1 parking, reduced height to 30 feet with 5 foot overhangs



COMMERCIAL SITE DATA

PARCEL AREA = 187,209.70 SF = 4.29 ACRES
 PROJECT AREA = 116,982.64 SF = 2.68 ACRES

SURFACE AREAS

EXISTING BUILDING = 0.0 SF (0.00 ACRES)
 PROPOSED:
 PHASE 1 - PROPOSED BUILDING = 11,282.56 SF (0.26 ACRES) FOOTPRINT BUILDING A
 PHASE 2 - PROPOSED BUILDING = 22,565.12 SF (0.52 ACRES) FOOTPRINT BUILDING A AND B
 ASPHALT & CONCRETE TO BE LAID WITHIN PARCEL
 PHASE 1 - 20,309.79 SF ASPHALT + 1120.40 SF CONCRETE = 21,429.19 SF
 PHASE 2 - 1,272.37 SF ASPHALT + 851.80 SF CONCRETE = 2,124.17 SF
 TOTAL PROPOSED IMPERVIOUS SURFACE AREA ON PARCEL
 PHASE 1 = 32,711.75 SF (0.75 ACRES)
 PHASE 2 = 82,128.54 SF (1.87 ACRES)
 TOTAL AREA TO REMAIN PERVIOUS 64,854.00 SF = 1.49 ACRES (PHASE 1 AND 2)

PROPOSED IMPERVIOUS SURFACE RATIO

PHASE 1 32,711.75 SF (IMPERVIOUS AREA) / 187,209.70 SF (PARCEL AREA) = 0.17 I/SR
 PHASE 2 82,128.54 SF (IMPERVIOUS AREA) / 187,209.70 SF (PARCEL AREA) = 0.28 I/SR

FEMA FLOOD ZONE DESIGNATION

PROPERTY IS LOCATED IN FLOOD ZONE (X)
 FIRM COMMUNITY PANEL NO. 126110

LAND USE CODES

PROPERTY LAND USE CODE = C1
 ADJACENT PROPERTY LAND USE CODES:
 NORTH = R1C
 SOUTH = C1
 EAST = C1
 WEST = C1

FLOOR AREA RATIO

TOTAL BUILDING AREA
 PHASE 1 - 30,025.68 SF = 0.68 ACRES
 PHASE 2 - 40,091.96 SF = 0.92 ACRES
 FLOOR AREA RATIO (F.A.R.)
 PHASE 1 - 30,025.68 SF / 187,187.56 SF = 0.16
 PHASE 2 - 40,091.96 SF / 187,187.56 SF = 0.21

DENSITY

PHASE 1 - 27 Units / 2.68 AC = 10.1 Units/AC
 PHASE 2 - 54 Units / 2.68 AC = 20.2 Units/AC

PARKING REQUIREMENTS PROPOSED

1.50 PARKING SPACE REQUIRED PER SUITE
 27 SUITES PER BUILDING X 2 BUILDINGS
 54 TOTAL SUITES X 1.5 PARKING/SUITE = 81.0

PARKING SPACES
 TOTAL PARKING SPACES REQUIRED = 81 SPACES
 TOTAL PARKING SPACES PROVIDED = 81 SPACES
 HANDICAP SPACES = 4 TOTAL

Wayne A. Sabry P.E.
 43287

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 Beverly Hills, FL 34464
 www.dcficoastal.com



REV.	DATE	COMMENT

CONCEPTUAL SITE PLAN
 SEC. OF TOWN: 25 HWC: 17

STUDIO 50
 (1 and 2 Bedroom Apartments)
 Maya Makhadmeh
 Crystal River, FL

SCALE: 1" = 40'
 DRAWN BY: WSW
 DESIGNED BY: WSW
 CHECKED BY: WSW
 START DATE: JUNE 2022
 PROJECT NUMBER: 200200
 SHEET NUMBER:

POINT OF COMMENCEMENT
 THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BLACK BIRD AVENUE
 AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 50 ACCORDING TO
 THE PLAT OF ROYAL HIGHLANDS, UNIT 9, AS RECORDED IN PLAT BOOK 12, PAGE
 7/8 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.