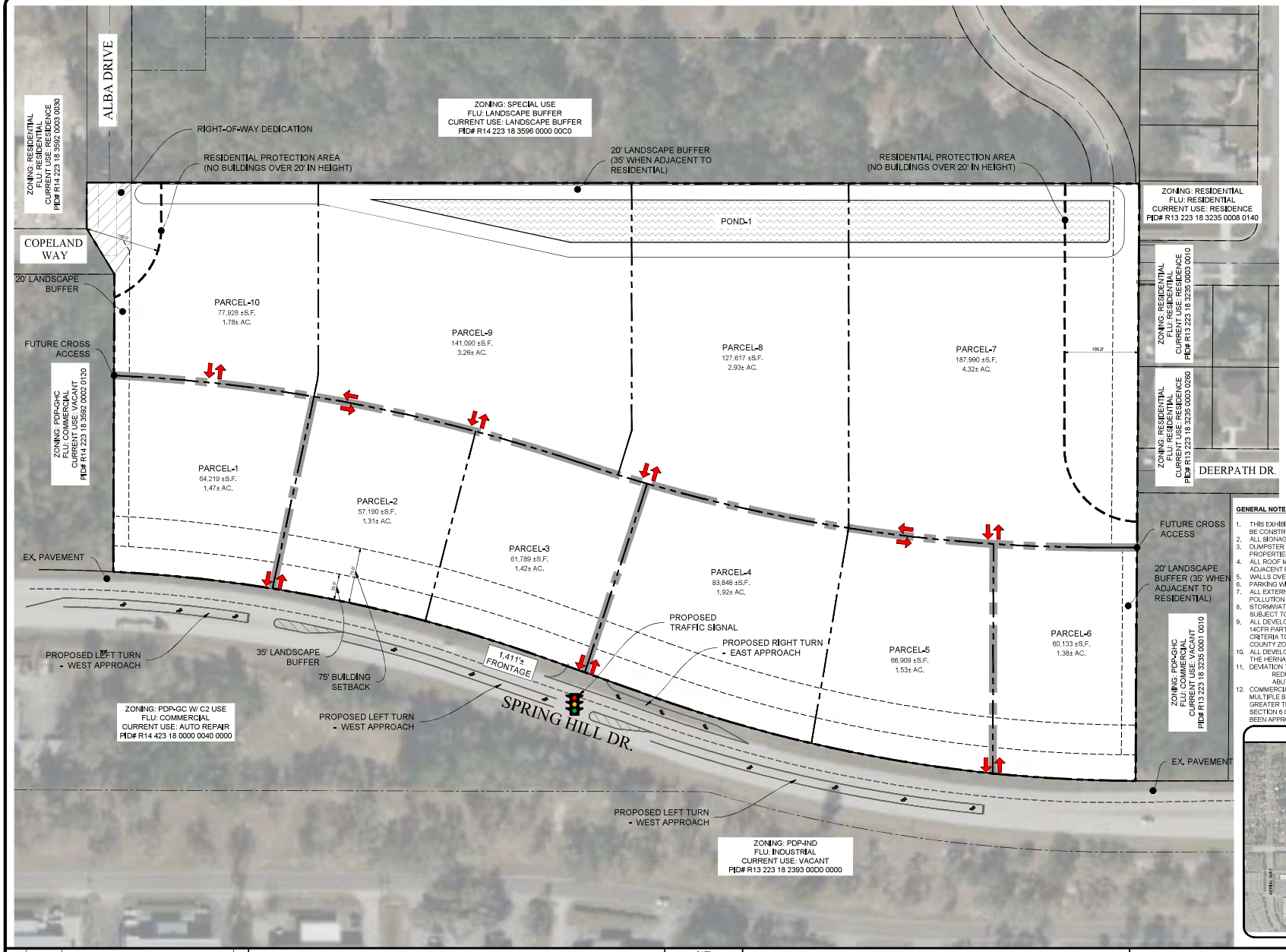


N

0 60 120 180

GRAPHIC SCALE 1"= 60'

OVERALL SITE DATA

TOTAL PROJECT BOUNDARY AREA
(21.34± AC)

OWNER: DBW ENTERPRISES INC.
325 53RD CIR.
VERO BEACH FL, 32968-2241

SITE ADDRESS: SPRING HILL DR.

P.I.D.: R14 423 18 0000 0020 0010

PARCEL KEY NUMBER: 01229218

EXISTING USE: VACANT

PROPOSED USES:
- ALL C-1 PERMITTED USES*
- ALL C-2 PERMITTED USES PER ACCOMPANYING PLANNED DEVELOPMENT RESOLUTION.*

*SEE TRAFFIC REPORT FOR SPECIFIC USES, INTENSITIES, AND ALLOTTED TRAFFIC TRIPS. EQUIVALENT PERMITTED USES MAY BE DEVELOPED, SO LONG AS THE OVERALL POOL OF ALLOTTED TRAFFIC TRIPS FOR THE PROJECT IS NOT EXCEEDED.

EXISTING FLU: RESIDENTIAL

EXISTING ZONING: PDP-GHC

PROPOSED ZONING: PDP-GC

BUILDING HEIGHT: 60' MAXIMUM

MAX FAR PER PARCEL: .6 FAR

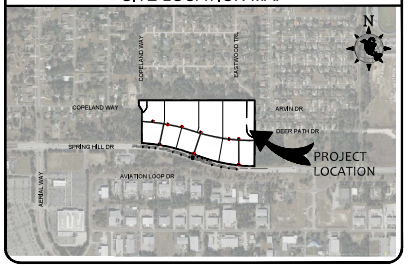
PERIMETER SETBACKS:
NORTH = 35'
SOUTH = 75'
EAST = 20'
WEST = 20'

INDIVIDUAL LOT SETBACKS:
FRONT = 10'
REAR = 10'
SIDE = 10'

GENERAL NOTES:

1. THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANY WAY TO BE USED FOR CONSTRUCTION PURPOSES.
2. ALL SIGNAGE REQUIRES A SEPARATE PERMIT.
3. DUMPSTER AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND RIGHTS-OF-WAY.
4. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW FROM ADJACENT RESIDENTIAL PROPERTIES AND/OR RIGHTS-OF-WAY.
5. WALLS OVER 6' HIGH APPROVED BY SEPARATE PERMIT.
6. PARKING WILL BE PAVED AND BE WITHIN 600' OF THE BUILDING IT IS INTENDED TO SERVE.
7. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED WITH CUTOFFS TO PREVENT LIGHT POLLUTION OFF SITE.
8. STORMWATER MANAGEMENT AREAS SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND ARE SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN.
9. ALL DEVELOPMENT FOR LAND UNDERLYING THE BROOKSVILLE-TAMPA BAY REGIONAL AIRPORT'S 14CFR PART 77 SURFACES, SHALL USE THE FEDERAL AVIATION ADMINISTRATION (FAA) NOTICE CRITERIA TOOL TO DETERMINE IF AN AERONAUTICAL STUDY IS REQUIRED PER HERNANDO COUNTY ZONING CODE ARTICLE X (HERNANDO COUNTY AIRPORT ZONING ORDINANCE.)
10. ALL DEVELOPMENT SHALL COMPLY WITH ARTICLE VIII, SECTION 6 - SPECIAL REGULATIONS OF THE HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A - ZONING.
11. DEVIATION TO SECTION 10-25(D)(2) (PARKING LOT PERIMETER VEGETATIVE BUFFER): REDUCTION FROM 5-FEET TO 2.5-FEET ON EACH SIDE OF INTERNAL PARKING LOTS THAT ABUT EACH OTHER AND ARE NOT SEPARATED BY AN INTERNAL ROADWAY.
12. COMMERCIAL DEVELOPMENT OF ANY SINGLE BUILDING, OR SINGLE SITE DEVELOPMENT WITH MULTIPLE BUILDINGS WITH THE SAME USE AND OWNED AND MANAGED BY THE SAME ENTITY, GREATER THAN 65,000 SQUARE FEET OF GFA SHALL BE REQUIRED TO COMPLY WITH ARTICLE VIII, SECTION 6 OF THE LAND DEVELOPMENT CODE, SPECIAL REGULATIONS, UNLESS A DEVIATION HAS BEEN APPROVED.

SITE LOCATION MAP



NO.	DATE	REVISION DESCRIPTION	BY

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941.414.5644 www.morrisengineering.net

DATE	
2024-02-01	
PROJECT	
SPRING HILL	
DRAWING	
SP-16 DCP	
DRAWN	CHECKED
CEJ	MJM

ZONING AND MASTER SITE PLAN

SPRING HILL

HERNANDO COUNTY, FLORIDA

MATTHEW J. MORRIS
FL LICENSE NO. 68434

SCALE
1:60

SEC.-TSP.-RNG.
14, 23S, 18E

SHEET 1 OF 1