

### LEGEND

BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
BUILDING SETBACK	
LANDSCAPE BUFFER	

#### GENERAL INFORMATION

PARCEL KEY:	1775877	
ADDRESS:	11242 SPRING HILL DR SPRING HILL, FL 34809	
COUNTY:	HERNANDO	

#### SITE DATA

SITE AREA:	AC	SF
	1.75	76,241
DISTURBED AREA:	1.86	72,455
PROPERTY ZONINGS:	FDR(OP)	
FUTURE LAND USE:	RESIDENTIAL	
PROPOSED LAND USE:	FREE-STANDING EMERGENCY ROOM (FSER)	

#### BUILDING DATA

PROPOSED BUILDING	10,860 SF	
BUILDING HEIGHT	MAXIMUM	PROPOSED
FSER	45'	1-STORY (30'-0")
BUILDING SETBACKS	MINIMUM	PROPOSED
FRONT (NORTH)	50'	50'
SIDE (EAST)	20'	21'
SIDE (WEST)	20'	38'
SIDE (CELL TOWER)	0'	25'
REAR (SOUTH)	35'	182'

#### LAND USE DATA

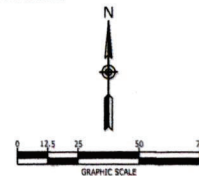
PROPOSED F.A.R.:	0.142		
IMPERVIOUS COVER:	S.F.	AC	%
EXISTING	0	0.00	0.00%
PROPOSED	43,786	1.01	57.43%
TOTAL IMPERVIOUS	43,786	1.01	57.43%
OPEN SPACE	S.F.	AC	%
EXISTING	76,241	1.75	100.00%
PROPOSED	32,453	0.75	42.57%
LANDSCAPE BUFFERS	MINIMUM	PROPOSED	
FRONT (NORTH)	10'	10'	
SIDE (EAST)	15'	15'	
SIDE (WEST)	5'	9'	
SIDE (CELL TOWER)	0'	3'	
REAR (SOUTH)	5'	10'	

#### PARKING CALCULATIONS

REQUIRED VEHICLE PARKING:	4 SPACE / 1,000 SF	= 44	
PROPOSED PARKING	STANDARD	ADA	TOTAL
	40	4	44

#### NOTES

1. THERE ARE NO WETLANDS OR KNOWN SENSITIVE ENVIRONMENTAL FEATURES PRESENT ON THE SITE.
2. THE FLOODPLAIN DOES NOT ENCOACH INTO THE SUBJECT SITE.
3. FULL CUTOFF FIXTURES SHALL BE USED TO RETAIN ALL LIGHT ON-SITE.
4. SPRING HILL DR ENTRANCE SHALL BE DESIGNED IN ACCORDANCE WITH THE COUNTY REGULATIONS AND COORDINATED WITH THE COUNTY ENGINEER.
5. CROSS ACCESS TO DEERING AVENUE (THROUGH ABUTTING CHURCH PROPERTY) SHALL BE USED FOR EMERGENCY VEHICLES ONLY. THE SIGNAGE/STRIPING WILL BE COORDINATED WITH THE COUNTY.



SPRING HILL FSER

HERNANDO COUNTY, FL

NO.	DATE	DESCRIPTION
1	11/20/2024	REVISED PER COMMENTS

DRAWING TITLE  
MASTER PLAN  
REVISION

PROJECT NUMBER  
1775877

DRAWING NUMBER  
MP-1

SUBMITTE P&Z 2/10/25 WZ474