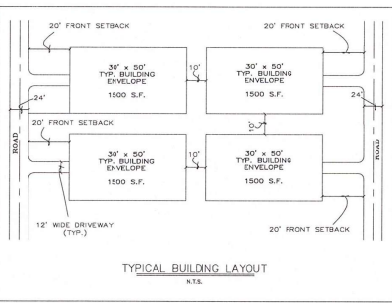
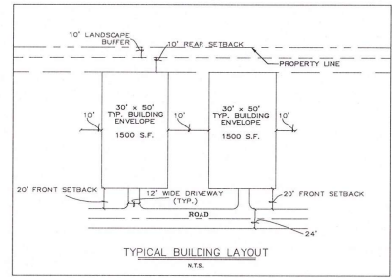


Received
OCT 05 2022

Planning Department
Hernando County, Florida



PROPERTY INFORMATION

PARCEL ID:
R18-423-17-0000-0000-0070
R18-423-17-0000-0020-0060
R18-423-17-0000-0040-0000

PROPERTY AREA:
35.53 ACRES

CURRENT ZONING:
AGRICULTURAL (AG)

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

PROPOSED USES:

RESIDENTIAL	35.53 AC
MIN. UNIT SIZE	1,200 SF
TOTAL UNITS	290 UNITS
DENSITY:	73 UNITS/ACRE

COMMUNITY AMENITY
MIN. AMENITY BLDG.: 1.0 AC MINIMUM
4,000 SF

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

MAXIMUM BUILDING COVERAGE
50% OF TOTAL PROPERTY AREA

PROPERTY SETBACKS:
FRONT: 25' (ALONG US-19)
REAR: 24'
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
 Kimley-Horn
 14250 LUDLOW
 10/03/2022
 SCALE: AS SHOWN
 DESIGNED BY: [blank]
 DRAWN BY: [blank]
 CHECKED BY: [blank]

PLANNED DEVELOPMENT MASTER PLAN
 SPRING HILL RESIDENTIAL MASTER PLAN PREPARED FOR STORAGE KING
 HERNANDO COUNTY

RECEIVEDS: [blank]
 NO. [blank]
 DATE: [blank]

SHEET NUMBER
 1