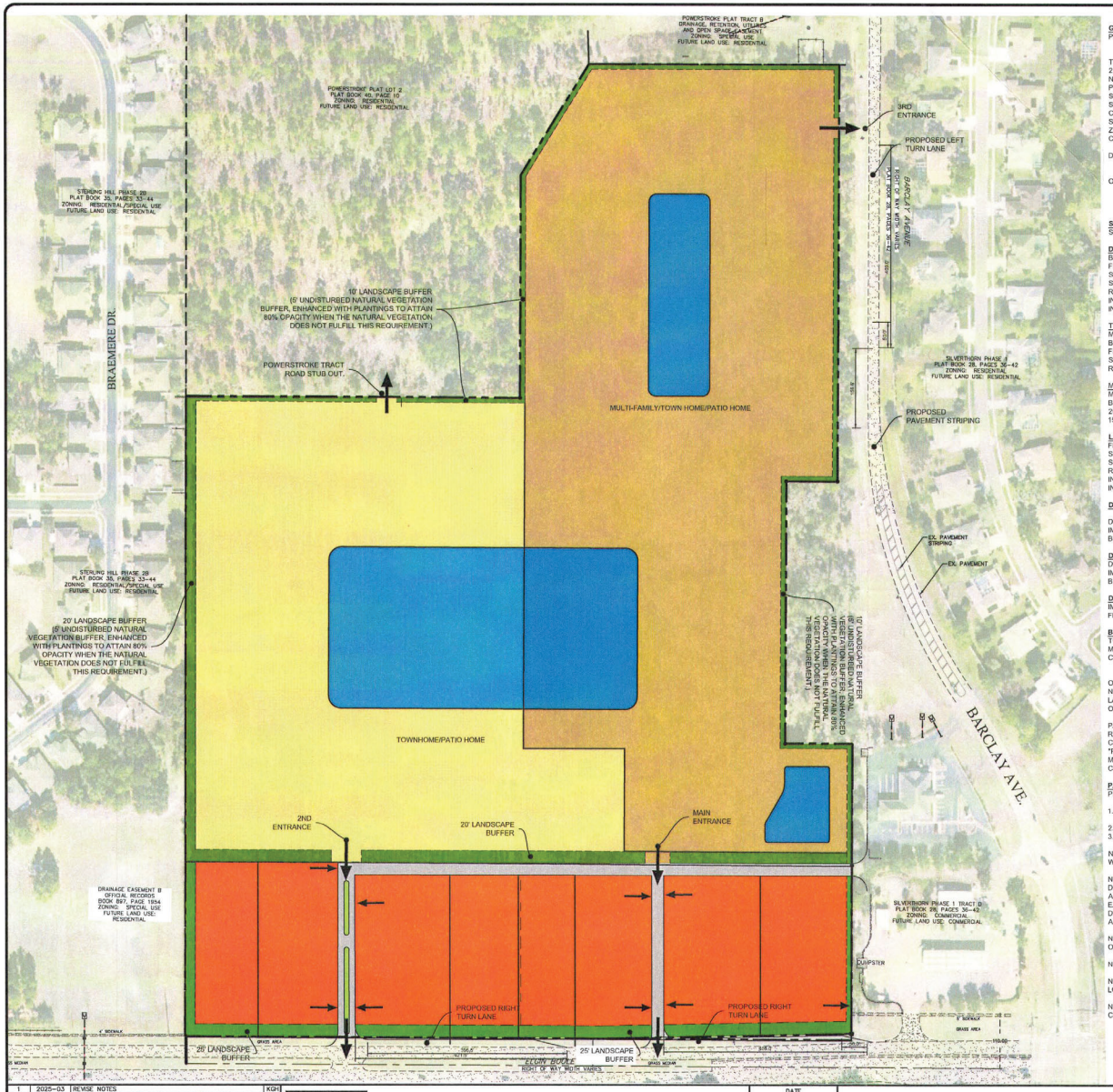


GENERAL INFORMATION

PARCEL NUMBERS:
R10 423 18 0000 0040 0000
R10 423 18 0000 0020 0000
TOTAL PROJECT BOUNDARY AREA
2,004,392± SF (46.01± AC)
NEIGHBORHOOD: CORR, POWELL / ELGIN BLVD (CPOWL)
PROPERTY USE: VACANT
S.T.R.: 10, 23S, 18E
SITE ADDRESS: 0 ELGIN BLVD. (SR-572)
CITY: SPRING HILL
STATE: FLORIDA
ZIP: 34609
COUNTY: HERNANDO COUNTY

DEVELOPER: MERITAGE HOMES
10117 PRINCESS PALM AVE, SUITE 550
TAMPA, FLORIDA 33610

OWNERS:
- CHAPMAN R THOMAS JR TTEE
1901 ULMERTON RD. STE 475
CLEARWATER, FL 33732-2312

SITE DATA

SUBJECT PARCELS:	AC.	S.F.	ZONING
	46.01±	2,004,439±	CPDP

DEVELOPMENT DATA

BUILDING SETBACKS: (PROJECT BOUNDARY)	MINIMUM
FRONT (SOUTH) (ELGIN BLVD.)	75'
SIDE (WEST) (BRAEMERE DR.)	10'
SIDE (EAST) (BARCLAY AVE.)	10'
REAR (NORTH) (RESIDENTIAL)	20'
INTERNAL (COMMERCIAL TO COMMERCIAL)	0'
INTERNAL (COMMERCIAL TO RESIDENTIAL)	20'

TOWNHOME DEVELOPMENT DATA:

MINIMUM LOT DIMENSIONS:	20' x 90'
BUILDING SETBACKS:	
FRONT:	15'
SIDE:	0'/10'
REAR:	15' (5' ACCESSORY)

PATIO HOME DEVELOPMENT DATA:

MINIMUM LOT DIMENSIONS:	30' x 85'
BUILDING SETBACKS:	
FRONT:	15'
SIDE:	0'/5'
REAR:	15' (5' ACCESSORY)

MULTI-FAMILY DEVELOPMENT DATA:
MINIMUM LOT DIMENSIONS: N/A
BUILDING SETBACKS:
20' TO OVERALL PROJECT BOUNDARY LINE
15' TO TRACT OR LOT LINES

LANDSCAPE BUFFER

FRONT (SOUTH) (ELGIN BLVD.)	25'
SIDE (WEST) (BRAEMERE DR.)	20'
SIDE (EAST) (BARCLAY AVE.)	10'
REAR (NORTH) (RESIDENTIAL)	10'
INTERNAL (COMMERCIAL TO COMMERCIAL)	0'
INTERNAL (COMMERCIAL TO RESIDENTIAL)	20'

DEVELOPMENT RATIOS (TOWNHOME AND PATIO HOME)

	MAXIMUM	PROPOSED
DENSITY (DU/AC)	16.5	8.45 DU/AC
IMPERVIOUS SURFACE RATIO (ISR)	0.75	75%
BUILDING COVERAGE	0.67	67%

DEVELOPMENT RATIO MULTI-FAMILY

	MAXIMUM	PROPOSED
DENSITY	16.5/AC	16 (SEE NOTE 3)
IMPERVIOUS SURFACE RATIO (ISR)	0.75	75%
BUILDING COVERAGE	0.45	45%

DEVELOPMENT RATIOS (COMMERCIAL)

	MAXIMUM	PROPOSED
IMPERVIOUS SURFACE RATIO (ISR)	0.75	0.75
FLOOR AREA RATIO (FAR)	0.80	0.80

BUILDING HEIGHT MULTI-FAMILY

TOWNHOME AND PATIO HOME	2- STORY OR 35 FT* (SEE NOTE 3)
MULTI-FAMILY	3- STORY OR 45 FT* (SEE NOTE 3)
COMMERCIAL	60 FT

	REQUIRED	PROPOSED
OPEN SPACE (EXCLUDES BUFFER / STORMWATER)	15% / 6.90 AC	15% / 6.90 AC.
NEIGHBORHOOD PARKS (SEE NOTE 5)	3.00 AC.	3.01 AC.
LAKES / PONDS		5.96 AC.
OTHER OPEN SPACE		8.82 AC.

PARCEL TYPE	SF	AC.
RESIDENTIAL	1,594,513 SF	36.605
COMMERCIAL	453,416 SF	10.409

*RESIDENTIAL DEVELOPMENT PROGRAM INCLUDES OPTIONS TO DEVELOP AS COMBINED MULTI-FAMILY TOWNHOME PROJECT, STAND ALONE TOWNHOME PROJECT OR COMBINED TOWNHOME & PATIO HOME PROJECT.

PARKING CALCULATIONS

PER HERNANDO COUNTY LAND DEVELOPMENT CODE OF ORDINANCE / APPENDIX A - ZONING / ARTICLE III/ SECTION 4

	REQUIRED	PROVIDED
1. MULTI-FAMILY	468 (1.5 PER 1 & 2 BEDROOM) (2 PER 3 BEDROOM AND LARGER)	541
2. TOWNHOME	2 PER UNIT	2 PER UNIT/20 GUEST
3. PATIO HOME & ATTACHED TOWNHOME	2 PER UNIT	2 PER UNIT + MINIMUM 100 ADDITIONAL GUEST SPACES

NOTE 1: ALLOWABLE USES INCLUDE C1 USES, AND SPECIFIC C2 USES OF DRIVE - IN RESTAURANTS AND STORAGE FACILITIES/MINI-WAREHOUSES.

NOTE 2: FRONT ELEVATIONS OF TOWNHOME BUILDINGS SHALL BE DESIGNED AND ARCHITECTURALLY TREATED IN SUCH A WAY AS TO DIMINISH THE OVERALL VIEW OF THE GARAGE DOOR FROM THE STREET FRONTAGE. FURTHERMORE, A MINIMUM OF THREE (3) DIFFERENT ARCHITECTURAL ELEMENTS SHALL BE PRESENT ON THE FRONT ELEVATION OF EACH TOWNHOME BUILDING FACING THE STREET. SOME EXAMPLES OF DIFFERENT ARCHITECTURAL ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO: WINDOW GRIDS, HARDEE BOARD BANDING, DECORATIVE SHUTTERS, DECORATIVE COACH LIGHTS, VARYING COLORS, ETC. THE TOWNHOME ELEVATIONS SUBMITTED WITH THE PDP APPLICATION ARE SPECIFICALLY APPROVED.

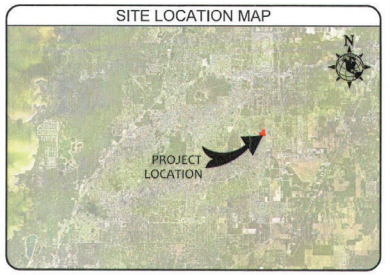
NOTE 3: NO BUILDINGS OVER 35' IN HEIGHT ARE PERMITTED WITHIN 100' OF THE SINGLE-FAMILY SUBDIVISION ON THE WESTERN BOUNDARY OF THE PROPERTY. MULTI-FAMILY SHALL NOT EXCEED 312 UNITS AND SHALL ONLY BE PERMITTED WHERE LOCATED ON THE MASTER PLAN.

NOTE 4: BUILDING SEPARATION 10' "COMMERCIAL" PHASE, REFER TO TYPICAL LOT LAYOUTS FOR RESIDENTIAL.

NOTE 5: THE PARK AREAS WILL BE INTERCONNECTED VIA PEDESTRIAN AND BIKE FACILITIES. ACTIVE RECREATIONAL AMENITIES WILL NOT BE LOCATED ON THE PERIMETER OF THE WESTERN BOUNDARY ADJACENT TO EXISTING RESIDENTIAL LOTS.

NOTE 6: THE PROPOSED MASTER PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE ADMINISTRATIVELY AT CONDITIONAL PLAT BASED UPON SPECIFIC PROPOSED USES AND FINAL ENGINEERING.

SITE LOCATION MAP



LEGEND

- RESIDENTIAL (MULTI-FAMILY/ TOWNHOME/PATIO HOME)
- RESIDENTIAL (TOWNHOME/ PATIO HOME)
- COMMERCIAL
- DRAINAGE AREAS
- BUFFERS
- PROPOSED ACCESS LOCATION

N

0 100 200 300
GRAPHIC SCALE 1"= 100'

SUBMITTED PNZ 7/1/25 H2478

NO.	DATE	REVISION DESCRIPTION	BY
1	2025-03	REVISE NOTES	KGH

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Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28380 941-444-6644 www.morrisengineering.net

DATE 11/19/24
PROJECT SPRING HILL TH
DRAWING SHTH-MASTER PLAN-1
DRAWN BCC | CHECKED MJM

MASTER PLAN
CHAPMAN VILLAGE
HERNANDO COUNTY, FLORIDA

MATTHEW J. MORRIS
FL LICENSE NO. 68434

SCALE 1:100
SEC.- TSP.-RNG. XX, XXS, XXE
SHEET 1 OF 1