



SITE DATA TABLE

SITE NAME	SPRING HILL C-STORE AND QSR	
ADDRESS	ANDERSON SNOW RD & COUNTY LINE RD	
PARCEL ID	034-023-18-000-000-0000	
JURISDICTION	HERNANDO COUNTY	
ZONING DESIGNATION	AG - AGRICULTURE	
CURRENT PROPOSED	GC - GENERAL COMMERCIAL	
OVERLY DISTRICT		
PARCEL SIZE	LOT 1 ± 88,843 SF (± 1.99 AC) LOT 2 ± 42,774 SF (± 0.98 AC) LOT 3 ± 59,880 SF (± 1.37 AC) LOT 4 ± 30,989 SF (± 0.70 AC) LOT 5 ± 198,576 SF (± 4.54 AC)	
SETBACKS	BUILDING	BUFFERS
FRONT	75'	15'
SIDE	20'	10'
REAR	35'	10'
PARKING:		
REQUIRED:	C-STORE: 1 PER 250 GROSS SQUARE FEET BUILDING AREA QSR: 1 PER 2 SEATS (6119 SF / 250) + (42/2) = 25 + 21 REQUIRED = 46 SPACES	
PROPOSED:		
LOT 2	QSR	STANDARD (10'X20') = 35 ADA SPACE (12'X20') = 3 TOTAL = 37
LOT 1	C-STORE	STANDARD (10'X20') = 57 ADA SPACE (12'X20') = 3 TOTAL = 60
LOT 3	CARWASH	STANDARD (10'X20') = 0 ADA SPACE (12'X20') = 0 VACUUM SPACE (14'X20') = 20 TOTAL = 20
LOT 4	QSR	STANDARD (10'X20') = 24 ADA SPACE (12'X20') = 2 TOTAL = 26

CONCEPTUAL PLAN NOTES:

CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.

BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.

STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.

NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.

THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER
	EASEMENT
	PARKING COUNT
	COMPACT PARKING SPACES
	PROPOSED BUILDING
	HEAVY DUTY CONCRETE
	ASPHALT PAVEMENT
	PATIO AREA (± SF)
	STANDARD DUTY CONCRETE (SIDEWALK)

CONCEPTUAL EXHIBIT

CONCEPTUAL DESIGN

SPRING HILL C-STORE AND QSR
 COUNTY LINE & ANDERSON SNOW RD
 SPRING HILL, FL, 34609

Bowman CONSULTING
 Certificate of Authorization License No. 30462

ALW JFC SD
 010878-01-001
 SCALE 1" = 80'
 VERSION 16E

SUBMITTED P# 612/23 H2311