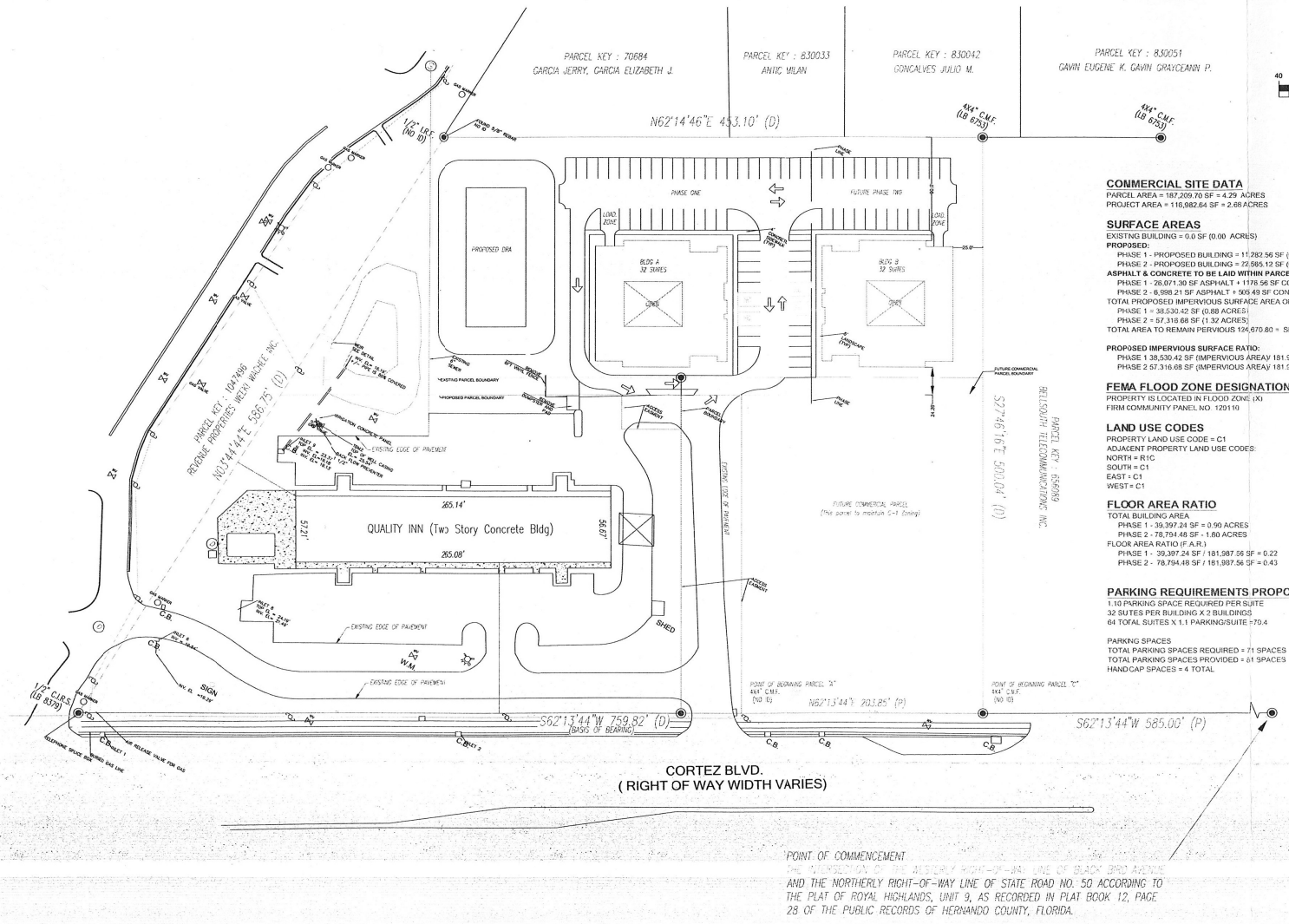
PROPOSED WITH 90' SETBACK AND 10' ADMINISTRATIVE VARIANCE



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 in. = 40 ft.

COMMERCIAL SITE DATA

PARCEL AREA = 187,209.70 SF = 4.29 ACRES
PROJECT AREA = 116,982.64 SF = 2.68 ACRES

SURFACE AREAS

EXISTNG BUILDING = 0.0 SF (0.00 ACRES)
PROPOSED:
PHASE 1 - PROPOSED BUILDING = 11,282.56 SF (0.26 ACRES) FOOTPRINT BUILDING A
PHASE 2 - PROPOSED BUILDING = 22,565.12 SF (0.52 ACRES) FOOTPRINT BUILDING A AND B
ASPHALT & CONCRETE TO BE LAID WITHIN PARCEL
PHASE 1 - 26,071.30 SF ASPHALT + 1178.56 SF CONCRETE = 27,247.86 SF
PHASE 2 - 6,998.21 SF ASPHALT + 505.49 SF CONCREETE = 7,503.70 SF + 27,247.86 SF = 34,751.56 SF
TOTAL PROPOSED IMPERVIOUS SURFACE AREA ON PARCEL
PHASE 1 = 38,530.42 SF (0.88 ACRES)
PHASE 2 = 57,318.68 SF (1.32 ACRES)
TOTAL AREA TO REMAIN PERVIOUS 124,670.80 = SF (2.86 ACRES) (PHASE 1 AND 2)

PROPOSED IMPERVIOUS SURFACE RATIO:
PHASE 1 38,530.42 SF (IMPERVIOUS AREA)/ 181,987.56 SF (PARCEL AREA) = 0.21 ISR
PHASE 2 57,318.68 SF (IMPERVIOUS AREA)/ 181,987.56 SF (PARCEL AREA) = 0.31 ISR

FEMA FLOOD ZONE DESIGNATION

PROPERTY IS LOCATED IN FLOOD ZONE (X)
FIRM COMMUNITY PANEL NO. 120110

LAND USE CODES

PROPERTY LAND USE CODE = C1
ADJACENT PROPERTY LAND USE CODES:
NORTH = R1C
SOUTH = C1
EAST = C1
WEST = C1

FLOOR AREA RATIO

TOTAL BUILDING AREA
PHASE 1 - 39,397.24 SF = 0.90 ACRES
PHASE 2 - 78,794.48 SF = 1.80 ACRES
FLOOR AREA RATIO (F.A.R.)
PHASE 1 - 39,397.24 SF / 181,987.56 SF = 0.22
PHASE 2 - 78,794.48 SF / 181,987.56 SF = 0.43

DENSITY

PHASE 1 - 32 Units / 2.68 AC = 11.9 Units/AC
PHASE 2 - 64 Units / 2.68 AC = 23.9 Units/AC

PARKING REQUIREMENTS PROPOSED

1.10 PARKING SPACE REQUIRED PER SUITE
32 SUITES PER BUILDING X 2 BUILDINGS
64 TOTAL SUITES X 1.1 PARKING/SUITE =70.4

PARKNG SPACES
TOTAL PARKING SPACES REQUIRED = 71 SPACES
TOTAL PARKING SPACES PROVIDED = 81 SPACES
HANDICAP SPACES = 4 TOTAL

POINT OF COMMENCEMENT
THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BLACK BIRD AVENUE AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 50 ACCORDING TO THE PLAT OF ROYAL HIGHLANDS, UNIT 9, AS RECORDED IN PLAT BOOK 12, PAGE 28 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Received
NOV 4 2022
Planning Department
Hernando County. Florida

Wayne O. Walker P.E.
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P.O. Box 6440534
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352.232.1454
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Civil Coastal Engineering

REV	DATE	COMMENT

CONCEPTUAL SITE PLAN
SEC 01 TWN 23 RNG 17

STUDIO 50
(1 and 2 bedroom Apartments)
FOR
Maya Motels
Crystal River, FL

SCALE: 1" = 40'
DRAWN BY: WW
DESIGNED BY: WW
CHECKED BY: WW
START DATE: JUNE 2022
PROJECT NUMBER: 0600000
SHEET NUMBER: C-1