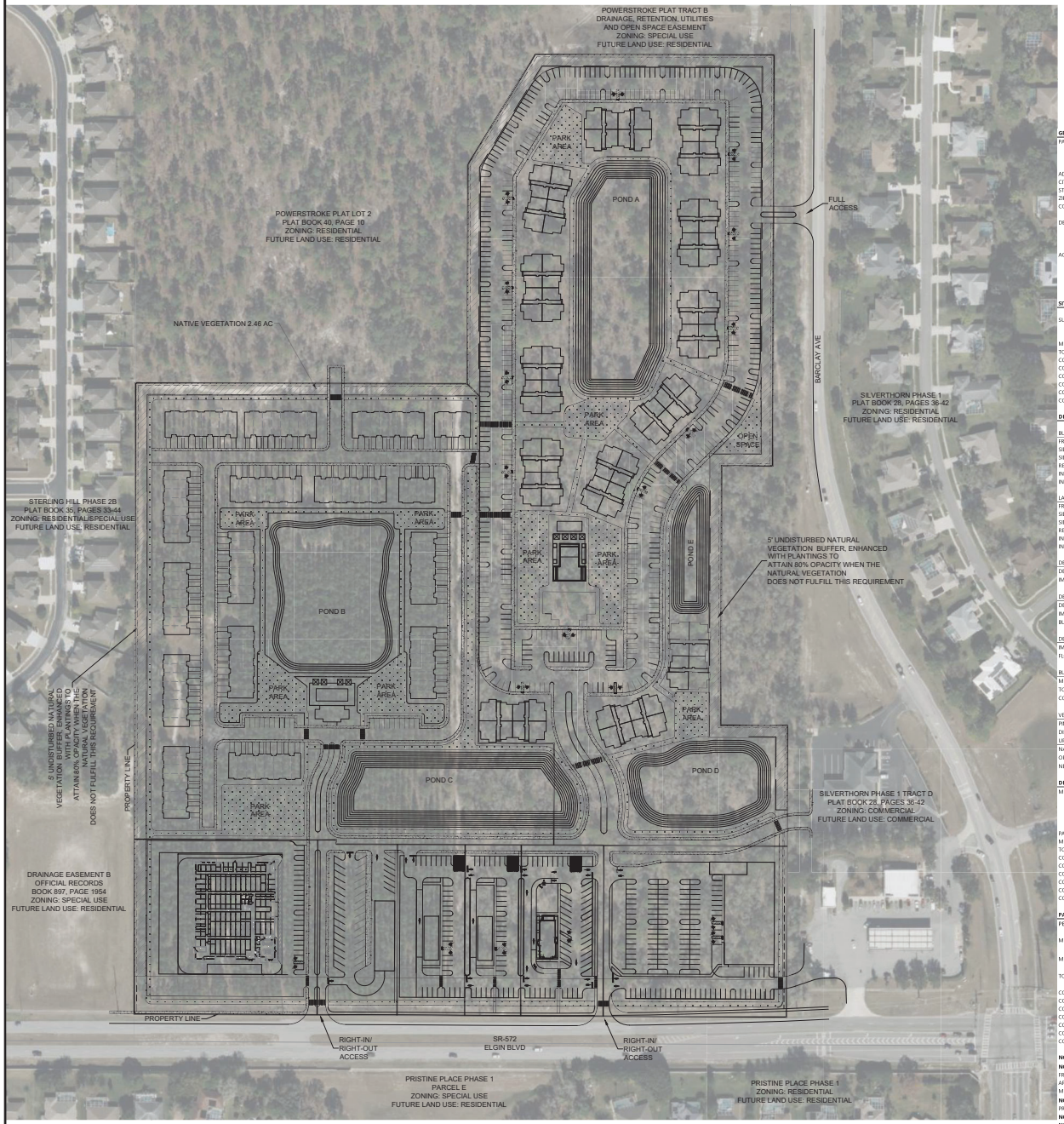

RECEIVED
5-17-23
PLANNING DEPARTMENT
HERNANDO COUNTY FLORIDA

0 100 200 FEET

LEGEND
- BUILDING SETBACK
- LANDSCAPE SETBACK
- PROPERTY LINE
- PARK AREA
- NATIVE VEGETATION AREA

GENERAL INFORMATION

PARCEL NUMBERS:	R10 423 18 0000 0040 0000 (Parcel Key: 377292) R10 423 18 0000 0020 0000 (Parcel Key: 377274)
ADDRESS:	ELGIN BOULEVARD (SR-572)
CITY:	SPRING HILL
STATE:	FLORIDA
ZIP:	34609
COUNTY:	HERNANDO COUNTY
DEVELOPER:	ELEVATION DEVELOPMENT 189 SOUTH ORANGE AVE. SUITE 1550 ORLANDO, FLORIDA 32801
AGENT:	ENGINEERING + OPERATIONS: EXO LIMITED, LLC 4776 NEW BROAD STREET, SUITE 100 ORLANDO, FL 407-681-3836 CONTACT : JASON BULLARD, PE

SITE DATA

	AC.	S.F.	ZONING
SUBJECT PARCELS:	45.16	1,967,419	CPDP

	ZONING	FUTURE LAND USE	PROPOSED
MULTIFAMILY - PARCEL 1	PLANNED DEVELOPMENT	RESIDENTIAL	RESIDENTIAL
TOWNHOME - PARCEL 2	PLANNED DEVELOPMENT	RESIDENTIAL	RESIDENTIAL
COMMERCIAL - OUTPARCEL 1	PLANNED DEVELOPMENT (CPDP *SEE NOTE 1)	RESIDENTIAL	COMMERCIAL
COMMERCIAL - OUTPARCEL 2	PLANNED DEVELOPMENT (CPDP *SEE NOTE 1)	RESIDENTIAL	COMMERCIAL
COMMERCIAL - OUTPARCEL 3	PLANNED DEVELOPMENT (CPDP *SEE NOTE 1)	RESIDENTIAL	COMMERCIAL
COMMERCIAL - OUTPARCEL 4	PLANNED DEVELOPMENT (CPDP *SEE NOTE 1)	COMMERCIAL	COMMERCIAL
COMMERCIAL - OUTPARCEL 5	PLANNED DEVELOPMENT (CPDP *SEE NOTE 1)	COMMERCIAL	COMMERCIAL
COMMERCIAL - OUTPARCEL 6	PLANNED DEVELOPMENT (CPDP *SEE NOTE 1)	COMMERCIAL	COMMERCIAL

DEVELOPMENT DATA

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

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

DEVELOPMENT RATIOS (TOWNHOMES)	MAXIMUM	PROPOSED
DENSITY (DU/AC)	16.5 / AC	8
IMPERVIOUS SURFACE RATIO (ISR)	0.75	75%

DEVELOPMENT RATIOS (MULTI-FAMILY)	MAXIMUM	PROPOSED
DENSITY (DU/AC)	16.5 / AC	16
IMPERVIOUS SURFACE RATIO (ISR)	0.75	75%
BUILDING COVERAGE	0.35	35%

DEVELOPMENT RATIOS (COMMERCIAL)	MAXIMUM	PROPOSED
IMPERVIOUS SURFACE RATIO (ISR)	0.75	75%
FLOOR AREA RATIO (FAR)	0.8	VARIES

BUILDING HEIGHT	MAXIMUM
MULTI-FAMILY	3-Story or 45 FT*(SEE NOTE 3)
TOWNHOME	2-Story or 35 FT*(SEE NOTE 3)
COMMERCIAL	60 FT

VEGATATION CLASSIFICATION*	AC.	NATURAL PRESERVATION
PINE PLANTATION	16.73	EXCLUDED
DISTURBED AREA	2.62	INCLUDED
UPLAND SCRUB	29.04	INCLUDED
NATURAL PRESERVATION REQUIRED - 7%	2.44	2.46
OPEN SPACE (EXCLUDES BUFFER / STORMWATER) - 15%	5.22	8.00
NEIGHBORHOOD PARKS (SEE NOTE 5)	4.32	4.38

DEVELOPMENT PROGRAM

MULTI-FAMILY TOTAL UNITS	PROPOSED
APARTMENTS	312
TOWNHOMES	120

PARCEL TYPE	SF	AC.
MULTIFAMILY - PARCEL 1	835,223 SF	19.63
TOWNHOME - PARCEL 2	682,180 SF	15.19
COMMERCIAL - OUTPARCEL 1	128,292 SF	2.94
COMMERCIAL - OUTPARCEL 2	54,964 SF	1.26
COMMERCIAL - OUTPARCEL 3	46,400 SF	1.06
COMMERCIAL - OUTPARCEL 4	38,416 SF	0.88
COMMERCIAL - OUTPARCEL 5	56,430 SF	1.30
COMMERCIAL - OUTPARCEL 6	125,514 SF	2.88

PARKING CALCULATIONS

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

MULTI-FAMILY	REQUIRED	PROVIDED
MULTIFAMILY - PARCEL 1	468 (1.5 PER 1&2 BEDROOM) (2 PER 3 BEDROOM AND LARGER)	541
TOWNHOME - PARCEL 2	2 PER UNIT	2 PER UNIT/20GUEST

COMERCIAL
COMMERCIAL - OUTPARCEL 3
COMMERCIAL - OUTPARCEL 4
COMMERCIAL - OUTPARCEL 5
COMMERCIAL - OUTPARCEL 6
COMMERCIAL - OUTPARCEL 7
COMMERCIAL - OUTPARCEL 8

NOTE 1: ALLOWABLE USES INCLUDE C1 USES, DRIVE-IN RESTAURANTS AND MINI-WAREHOUSES
NOTE 2: THE EXTERIOR GARAGE FACADE WALLS ALONG THE FRONTAGE OF A DWELLING UNIT SHALL NOT OCCUPY MORE THAN 70% OF THE ENTIRE FRONT BUILDING FACADE WIDTH OF THE DWELLING UNIT. FURTHERMORE, SAME EXTERIOR FRONT GARAGE FACADE WALLS SHALL BE DESIGNED AND ARCHITECTURALLY TREATED IN SUCH A WAY AS TO DIMINISH THE OVERALL PRESENCE OF THE GARAGE DOOR. BUILDING DIMENSIONS WILL BE A MINIMUM OF 3600 SF WITH A MINIMUM OF 70' FRONTAGE. THE COLOR SHALL BE STRATEGICALLY USED AND DIFFERENTIATE REPETITIOUS ELEMENTS.
NOTE 3: NO BUILDINGS OVER 35' IN HEIGHT IS PERMITTED WITHIN 100' OF THE SINGLE-FAMILY SUBDIVISION ON THE WESTERN BOUNDARY OF THE PROPERTY.
NOTE 4: BUILDING SEPARATION: COMMERCIAL PHASE 10', RESIDENTIAL PHASE 15'.
NOTE 5: THE PARK AREAS WILL BE INTERCONNECTED VIA PEDESTRIAN AND BIKE FACILITIES

exo
exo Limited, LLC
4776 NEW BROAD STREET
SUITE 100
ORLANDO, FL 32814
PHONE 407.743.0104
CERTIFICATE OF AUTHORIZATION 32168

No.	REVISION DESCRIPTION	DATE	BY

ISSUED FOR	DATE

CHAPMAN VILLAGE
ELGIN BLVD SPRING HILL, FL 34609

MASTER PLAN

exo PROJECT: 225009
DESIGN:
DATE:
DRAFTING:
SCALE: AS NOTED
REVIEW:

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE

SHEET NUMBER
C-103
03 OF 03

REVISION