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Planning Department
Hernando County, Florida

MICHAEL D. WILSON, P.E.

LEGEND: NO. 1001

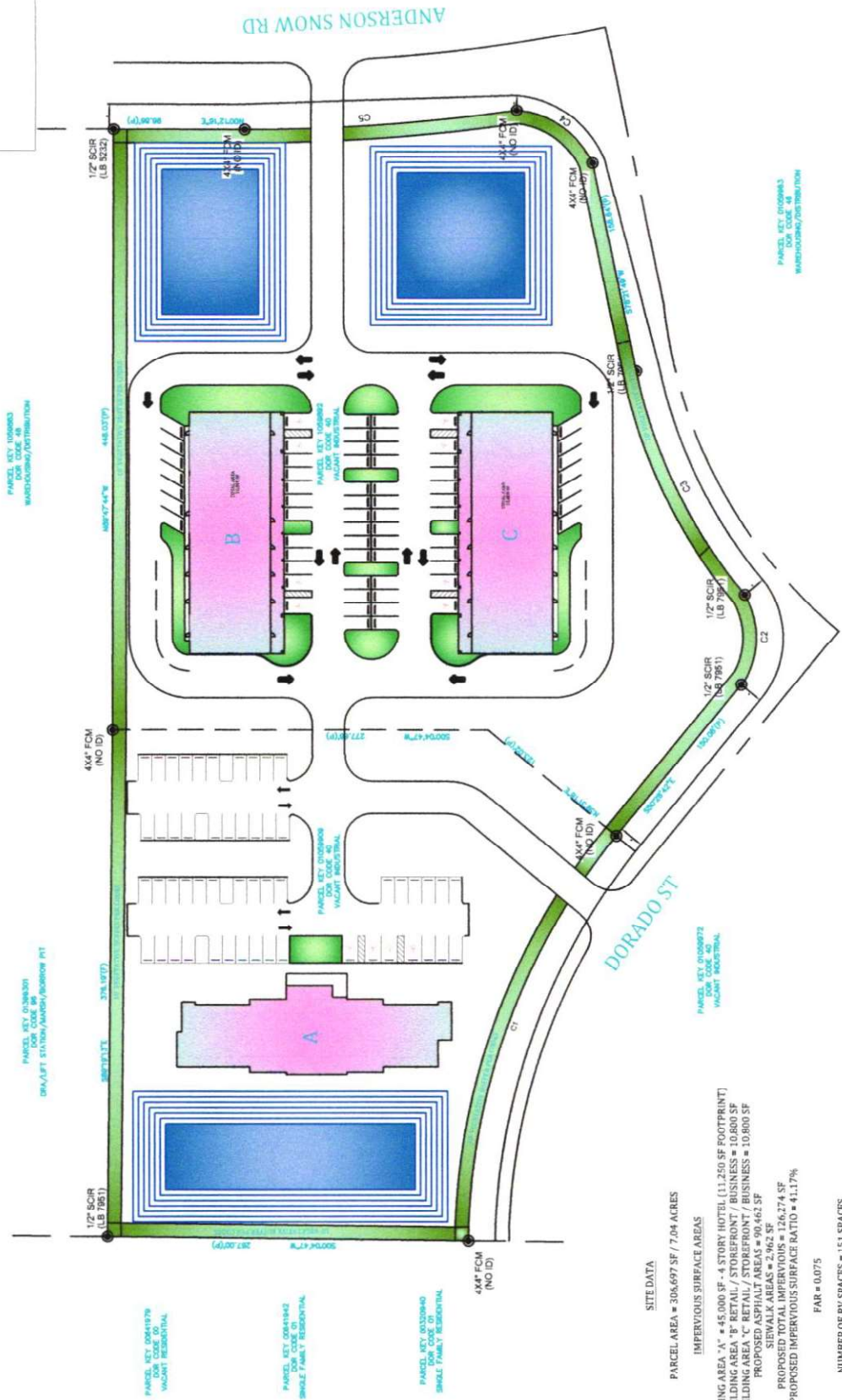
LOCAL ENGINEERING, INC.
PO BOX 938
FIDAL CITY, FL 34436
PHONE (352)-697-5384

CONCEPT PLAN
DATE: 10/19/23
DOR. SPARK HILL DEVELOPMENT INVESTMENT



CERTIFICATE OF AUTH.
32355

ENGINEERING INSPECTIONS DRAFTING DESIGN



SITE DATA
PARCEL AREA = 306,697 SF / 7.04 ACRES
IMPERVIOUS SURFACE AREAS
PROPOSED BUILDING AREA "A" = 45,000 SF - 4 STORY HOTEL [11,250 SF FOOTPRINT]
PROPOSED BUILDING AREA "B" RETAIL / STOREFRONT / BUSINESS = 10,800 SF
PROPOSED BUILDING AREA "C" RETAIL / STOREFRONT / BUSINESS = 10,800 SF
PROPOSED ASSESSMENT AREAS = 96,617 SF
SEWALK AREAS = 2,962 SF
PROPOSED TOTAL IMPERVIOUS = 126,274 SF
PROPOSED IMPERVIOUS SURFACE RATIO = 41.17%
FAR = 0.075
NUMBER OF RV SPACES = 151 SPACES
WALKING TRAILS UTILIZING 24' ROADWAY (20' ROADWAY REQUIRED)
CLUBHOUSE AMENITIES
PROJECT TO BE PROVIDED OPTIONAL PHASING
A → B → C
C → A → B
B → A → C
OR ANY VARIATION OF SUCH