



**RECEIVED**  
5-17-23  
**PLANNING DEPARTMENT**  
**HERNANDO COUNTY FLORIDA**

0 100 200 FEET  
N  
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**

SUBJECT PARCELS:	AC	S.F.	ZONING
	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

VEGETATION 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 152 BEDROOM) (2 PER 3 BEDROOM AND LARGER)	541
TOWNHOME - PARCEL 2	2 PER UNIT	2 PER UNIT/20GUEST

**COMMERCIAL**

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

NO.	DATE	REVISION DESCRIPTION	BY

**CHAPMAN VILLAGE**

**ELGIN BLVD SPRING HILL, FL 34609**

**MASTER PLAN**

exo PROJECT: 225029      DESIGN:      DRAFTING:      REVIEW:  
DATE:      SCALE: AS NOTED

LICENSED PROFESSIONAL      FLORIDA LICENSE NUMBER      SHEET NUMBER      REVISION

C-103  
03 OF 03