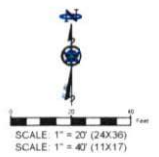


KEY # 676281
ZONING: R1C

KEY # 676414
ZONING: R1C



1. STATEMENT OF INTENT
 THE OWNER IS DESIROUS OF BUILDING A 12-UNIT APARTMENT COMPLEX. THE OWNER OWNS TWO LOTS. THE TOTAL ACREAGE WOULD BE 0.9754 AC. FOR THIS PROJECT, THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SNRWMD.

SITE ADDRESS: COMMERCIAL WAY ABUTS THE PROPERTY ON THE WEST SIDE AND NECKLACE WARBLER AVENUE ABUTS THE EAST. THE LOTS ARE LOCATED IN ROYAL HIGHLANDS UNIT 1B, BLOCK 87, LOTS 7 & 8.

KEY NUMBERS: 676325 & 554509

SITE TOTAL AREA: 0.9754 ACRES

EXISTING USE: VACANT

2. PROPOSED BUILDING DATA
 9,074 SF 12-UNIT APARTMENT COMPLEX

3. CURRENT ZONING: R1C

4. REQUESTED ZONING: PDP (MF)

5. PARKING CALCULATIONS
 MULTIFAMILY
 1.5 SPACES PER UNIT (2 BEDROOM)
 12 PROPOSED UNITS X 1.5 SPACES PER UNIT = 18 SPACES REQUIRED
 18 SPACES REQUIRED W/ 1 BEING HANDICAP
 20 SPACES PROVIDED W/ 2 BEING HANDICAP

6. PERIMETER SETBACKS
 FRONT: 35' (NECKLACE WARBLER)
 SIDES: 10' (WEST) & 10' (EAST)
 REAR: 75' (US 19)

7. ON-SITE AREA CALCULATIONS

EXISTING PERVIOUS	42,518.916 SF	(0.9754 AC)
PROPOSED PERVIOUS	26,506.260 SF	(0.6005 AC)
PROPOSED BUILDING	5,218.488 SF	(0.1191 AC)
PROPOSED IMPERVIOUS	10,794.168 SF	(0.2478 AC)

PROPOSED SEWER SYSTEM	
FLOW RATES DERIVED FROM CHAPTER 61C, CODE	
RESIDENTIAL	2 BEDROOMS = 200 GPD
12 - 2 BEDROOM UNITS	12 (200) = 2400 GPD
MIN. TOTAL DAILY FLOW = 2400 GAL/DAY	
TYPICAL 8\"/>	

LEGEND

	CONCRETE WHEEL STOP
	# OF PARKING SPACES
	TYPE 'C' INLET
	CONCRETE SURFACE
	ASPHALT SURFACE

Received
 FEB 7 2024
 Planning Department
 Hernando County, Florida

NO.	DATE	DESCRIPTION	BY

FANTA
 12 UNIT HOUSING
 MASTER PLAN

PROCIVIL 360
 CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
 SITE DEVELOPMENT/PLANNING & ZONING/
 PERMITTING/CONSTRUCTION SERVICES

12 SOUTH MAIN STREET, SUITE 200, WOODBRIDGE, FLORIDA 34986
 PHONE: (781) 393-4250

DISTRICT ELECTRONIC SIGNATURE NOTE
 I, JAMES R. BROWN, BEING DULY SWORN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA, LICENSE NO. 12500, AND I AM THE DESIGNER OF THE PROJECT SHOWN ON THESE PLANS. I HAVE REVIEWED THESE PLANS AND I AM SURE THAT THEY ACCURATELY REPRESENT THE PROJECT AS SHOWN ON THESE PLANS. I HAVE REVIEWED THESE PLANS AND I AM SURE THAT THEY ACCURATELY REPRESENT THE PROJECT AS SHOWN ON THESE PLANS.

NO.	DATE	DESCRIPTION	BY
1	02		