

PROJECT NO. 2309	DATE 1/23/24	JOB NUMBER 17	SCALE 1" = 40' (1/4" = 20')	SHEET NO. 1	TOTAL SHEETS 1	USER NAME flicia
12 UNIT HOUSING						
MASTER PLAN						

PROJ CIVIL 360

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

12 SOUTH MAIN STREET (RIVERFRONT) | FANTA LAND CORP | PHONE: (352) 394-4255

1. STATEMENT OF INTENT:
THE OWNER IS DESIROUS OF BUILDING A 12 UNIT APARTMENT COMPLEX. THE OWNER OWNS TWO LOTS TO THE WEST OF THE PROPOSED APARTMENT COMPLEX. THE PROPOSED PROJECT WOULD BE LOCATED ON THE EAST AND WEST SIDES OF THE PROPOSED PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SWFLAND.

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

KEY NUMBERS: 676281 & 676409

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: POP (MF)

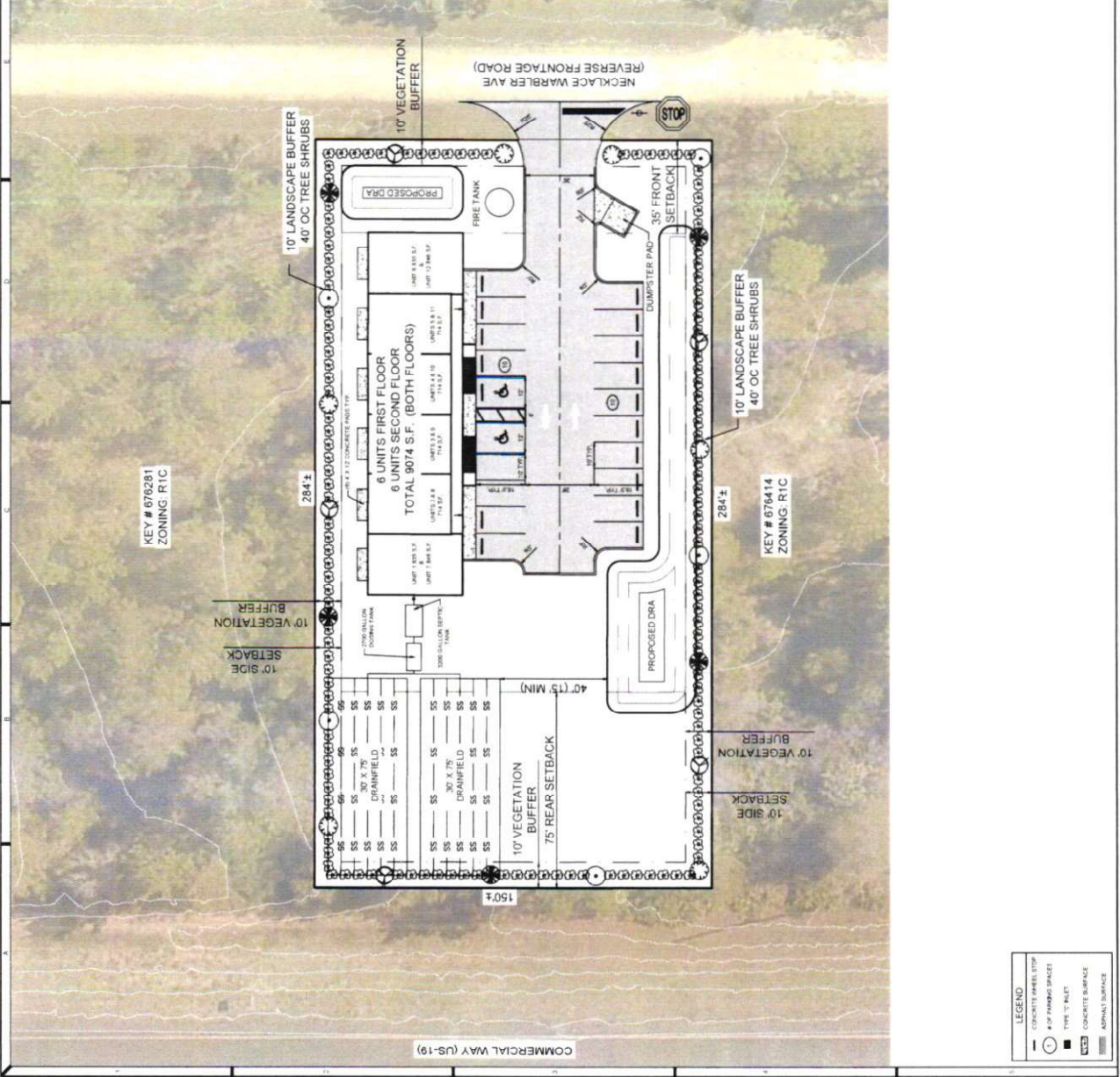
5. PARKING CALCULATIONS:
MULTIFAMILY
1.5 SPACES PER UNIT (2 BEDROOM)
12 PROPOSED UNITS X 1.5 SPACES PER UNIT = 18 SPACES REQUIRED
18 SPACES REQUIRED W/ 1 BEING HANDICAP
20 SPACES PROVIDED W/ 7 BEING HANDICAP

6. PERIMETER SETBACKS:
FRONT: 35' (NECKLACE WARBLE)
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 (0.6066 AC)
TOTAL PERVIOUS: 69,025.176 SF (1.5820 AC)
PROPOSED IMPERVIOUS: 10,794.168 SF (0.2478 AC)

PROPOSED SEWER SYSTEM	1,000 GPD
PROPOSED WATER USAGE	1,000 GPD
TOTAL DAILY WATER DEMAND	2,000 GPD
TOTAL DAILY SEWER DEMAND	1,000 GPD

PROPOSED SEWER SYSTEM
PROPOSED WATER USAGE
TOTAL DAILY WATER DEMAND
TOTAL DAILY SEWER DEMAND



Received
FEB 7 2024
Planning Department
Hernando County, Florida