

Suncoast Pkwy & Spring Hill Drive
Hernando County, FL

CONCEPT PLAN "H"



PROJECT DATA

TOTAL PROJECT AREA:	
RESIDENTIAL MULTIFAMILY	13.99± Ac
RESIDENTIAL TOWNHOMES	11.04± Ac
OUTLOT 1	1.55± Ac
OUTLOT 2	2.67± Ac
OUTLOT 3	1.11± Ac
OUTLOT 4	1.04± Ac
OUTLOT 5	1.76± Ac
ROAD TRACT	2.23± Ac
POND TRACT	1.67± Ac
TOTAL	37.06± Ac

JURISDICTION:
HERNANDO COUNTY, FL

PROPERTY FUTURE LAND USE:
RESIDENTIAL

PROPERTY ZONING:
PDP(GC) EXISTING
PDP-C PROPOSED

PROPOSED DENSITY/INTENSITY:	
RESIDENTIAL MULTIFAMILY	
(2) 52- UNIT BUILDINGS	
(2) 60- UNIT BUILDINGS	
(1) 76 UNIT BUILDING	
TOTAL	300 DU
RESIDENTIAL TOWNHOMES	100 DU
OUTLOT 1	2,500 SF
OUTLOT 2	19,432 SF
OUTLOT 3	6,528 SF
OUTLOT 4	6,950 SF
OUTLOT 5	98,400 SF
TOTAL	136,153 SF

TREE PRESERVATION AREAS:	
MULTIFAMILY	0.94 Ac. +/-
TOWNHOMES	2.74 Ac. +/-
TOTAL	3.67 Ac. +/-

PROPOSED PARKING:	
MULTIFAMILY	507 SPACES (1.69 SP / UNIT)
OUTLOT 1	28 SPACES (11.2 SP / 1000 SF)
OUTLOT 2	101 SPACES (5.2 SP / 1000 SF)
OUTLOT 3	22 VAC SPACES
	4 BUG PREP
OUTLOT 4	26 SPACES (3.73 SP / 1000 SF)
OUTLOT 5	12 SPACES (0.12 SP / 1000 SF)
	4 LOADING SPACES

NOTES:
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1014759 / 3385010
SCALE: 1" = 100' DATE: 02-24-22
DRAWN BY: Kiraly PROJ. MGR: Pensa

PROVIDED FOR...

Maxx Development Partners

PROVIDED BY...

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