



**SITE SCHEDULE:**  
 TOTAL LAND AREA = 4.9 ACRES +/-  
 RETAIL/OFFICE BUILDING FLOOR AREA = 7,800 SQ.FT.  
 PARKING REQUIRED = 32 SPACES  
 (BASED ON ONE SPACE PER 250 SQ.FT.)  
 PARKING SHOWN = 37 SPACES  
 DAY CARE BUILDING FLOOR AREA = 4,600 SQ.FT.  
 NUMBER OF TOWNHOUSE UNITS SHOWN = 24 UNITS

**NOTE:**  
 1.) THIS IS A CONCEPT SITE PLAN FOR A PROPOSED DEVELOPMENT ON A PARCEL ON SUNSHINE GROVE ROAD WITH KEY NUMBER 344817. THIS PLAN IS INTENDED FOR DISCUSSION ONLY.  
 2.) THIS DRAWING IS NOT BASED ON ANY SURVEY. THIS IS NOT A SURVEY. THE PARCEL BOUNDARY LINES, CONTOUR LINES AND THE LOCATION OF PLUMERIA BOULEVAD HAVE BEEN SCALED FROM THE HERNANDO COUNTY GIS WEBSITE. ACCURACY CANNOT BE ASSURED/GUARANTEED.  
 3.) CENTRAL WATER IS AVAILABLE ON THE WEST SIDE OF SUNSHINE GROVE ROAD. CENTRAL SEWER IS AVAILABLE IN THE FORM OF A SANITARY FORCE MAIN ALONG THE WEST SIDE OF SUNSHINE GROVE ROAD. FOR THIS DEVELOPMENT, AN INTERNAL SANITARY GRAVITY SEWER SYSTEM AND A SANITARY PUMP STATION WILL BE NEEDED.  
 4.) SEE SEPARATE SITE INFORMATION REPORT PREPARED BY FURMAN CIVIL DESIGNS, INC.

REVISION	DATE	DESCRIPTION

**ENGINEERING INSPECTIONS**  
 ENGINEER OF RECORD:  
 MICHAEL D. WILBURN, P.E.  
 LICENSE NO. 76061  
 PO BOX 938  
 FLORAL CITY, FL 34436  
 PHONE (352)-697-5384

**DRAFTING DESIGN**  
 DESIGNER OF RECORD:  
 Paul Furman  
 13424 Brooksville Road  
 Brooksville, Florida 34614  
 352-232-2849  
 pfurman@bellsouth.net

Patel Development - Sunshine Grove Road  
 SHEET 1 of 1  
 SCALE: 1"=30'  
 FCD Project No.: 24-110  
 DATE: May 2025  
 Concept Site Plan #1



CERTIFICATE OF AUTHORIZATION  
 32355