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## NOTES

### GENERAL:

PROJECT SHALL COMPLY WITH THE DESIGN STANDARDS SET FORTH BY CRYSTAL RIVER, FLORIDA.  
1. SEE THE DRAINAGE PLAN FOR POND TYPICAL SECTION.

### LANDSCAPING & IRRIGATION:

ALL LANDSCAPING AND IRRIGATION SHALL MEET OR EXCEED THE REQUIREMENTS OF CRYSTAL RIVER LAND DEVELOPMENT REGULATIONS.

### SIGNAGE:

MASTER SIGN PLAN WILL COMPLY WITH THE SIGNAGE REGULATIONS IN THE LAND DEVELOPMENT REGULATIONS.

### EASEMENTS:

1. ANY EASEMENT SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO FINAL PLAT.

### STORMWATER MANAGEMENT:

OWNERSHIP AND MAINTENANCE OF STORM WATER POND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.  
THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET CRYSTAL RIVER CODES AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 12017C0189E EFFECTIVE JANUARY 15, 2021 PROPERTY IS WITHIN ZONE "AE".

### SANITARY LIFT STATION:

OWNERSHIP AND MAINTENANCE OF THE SANITARY LIFT STATION SHALL BE THE RESPONSIBILITY OF THE OWNER.

### UTILITY NOTES:

1. FIRE HYDRANTS TO BE INSTALLED AS DESIGNED. CALCULATIONS SHALL MEET THE REQUIREMENTS OF ANNEX H & I OF NFPA 1, 2020 EDITION AND COORDINATED WITH CRYSTAL RIVER FIRE AND RESCUE.  
2. FIRE HYDRANTS SHALL MEET CRYSTAL RIVER UTILITY STANDARDS.  
3. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE CRYSTAL RIVER FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED. NFPA 1 & 101, 2020 EDITION (FPFC 7TH EDITION).

### FDOT NOTE:

ALL DISTURBED AREAS IN THE FDOT RIGHT OF WAY WILL BE SODED.

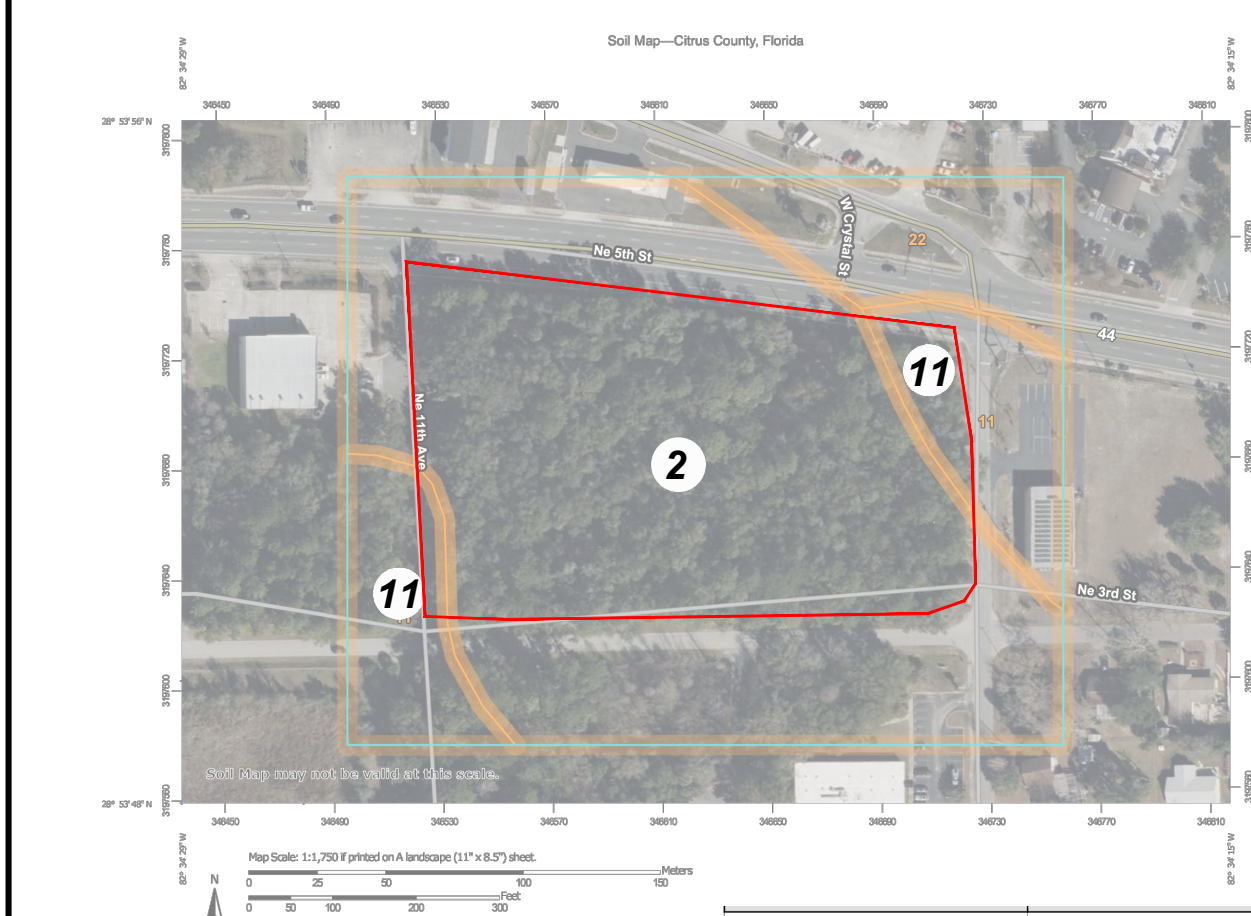
### GUESTROOM COUNT BREAKDOWN

|                              | GROUND FLOOR | 2ND FLOOR | 3RD FLOOR | 4TH FLOOR | TOTAL |
|------------------------------|--------------|-----------|-----------|-----------|-------|
| IMMEDIATE                    | 8            | 8         | 8         | 8         | 32    |
| WALK-IN BEDROOM              | 8            | 1         | 1         | 1         | 11    |
| QUEEN BEDROOM                | 8            | 11        | 11        | 11        | 41    |
| WALK-IN BEDROOM - ACCESSIBLE | 1            | 1         | 1         | 1         | 4     |
| QUEEN BEDROOM - ACCESSIBLE   | 1            | 1         | 1         | 1         | 4     |
| IMMEDIATE CONNECTING         | 8            | 1         | 1         | 1         | 11    |
| QUEEN BEDROOM - CONNECTING   | 8            | 1         | 1         | 1         | 11    |
| TOTAL                        | 7            | 20        | 20        | 20        | 67    |

| TOTAL GROSS AREA PER FLOOR |        |
|----------------------------|--------|
| FIRST FLOOR                | 12,673 |
| SECOND FLOOR               | 12,764 |
| THIRD FLOOR                | 12,764 |
| FOURTH FLOOR               | 12,764 |
| TOTAL BUILDING GROSS       | 50,965 |

RESTAURANT AREA 2,500 SF

NOTES:  
1. BUILDING HEIGHT (EXCEPT ALLOWED APPURTENANCES) SHALL NOT EXCEED 50 FEET MEASURED FROM THE MINIMUM FLOOD ELEVATION.  
2. THE PROPOSED HOTEL'S DINING FACILITY IS FOR "IN-HOUSE" GUESTS ONLY. THEREFORE NO PARKING SPACES ARE REQUIRED.  
3. THE PROPOSED DRIVEWAY CROSSING BETWEEN LOTS 1 & 2 FROM EAST TO WEST CONSTITUTES CROSS ACCESS.



### SITE DATA

TOTAL SITE AREA: 5.46 AC (100.00%)

POND 1 TRACT 0.28 AC (05.13%)  
POND 2 TRACT 0.70 AC (12.82%)  
LOT 1 (PHASE 2) 1.58 AC (28.94%)  
HOTEL TRACT 2.90 AC (53.11%)

IMPERVIOUS AREA = 3.42 AC (62.68%)  
PERVIOUS AREA = 2.04 AC (37.32%)

### SETBACKS

LOCATION:  
11TH AVENUE: 15'  
12TH AVENUE: 15'  
NE 3RD STREET: 25'  
SR 44 W GULF TO LAKE HWY: 25'

ADJACENT ZONING: CH/R-2/PI  
ZONING: CH  
FLU: HC

LOT 2 (HOTEL) - PHASE 1  
REQUIRED:  
HOTEL PARKING REQUIRED 76 SPACES  
72 ROOMS X (1 SPACE/SLEEPING ROOM) = 72 SPACES  
TOTAL REQUIRED SPACES 76 SPACES  
\*CRYSTAL RIVER CODE OF ORDINANCES, TABLE 6.04.07(A)

PROVIDED:  
HOTEL REGULAR SPACES 71 SPACES  
A.D.A. ACCESSIBLE SPACES 6 SPACES  
BOAT PARKING 4 SPACES  
TOTAL PROVIDED 81 SPACES

LOT 1 (FUTURE DEVELOPMENT) - PHASE 2  
PROPOSED REGULAR SPACES 89 SPACES

BIKE PARKING  
REQUIRED:  
10% OF REGULAR VEHICLE PARKING = 11 PARKING SPACES  
PROVIDED:  
2-6 UNIT BIKE RACK = 12 BIKE SPACES



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08-13-2025 BC REVISION PER FDOT COMMENTS

| REVISIONS  |    |                                      |            | REVISIONS |                                    |            |    |
|------------|----|--------------------------------------|------------|-----------|------------------------------------|------------|----|
| DATE       | BY | DESCRIPTION                          | DATE       | BY        | DESCRIPTION                        | DATE       | BY |
| 04-23-2025 | BC | REVISION PER FDOT COMMENTS           | 05-15-2024 | BC        | REVISION PER CLIENT                | 04-23-2025 | BC |
| 03-11-2025 | BC | REVISION PER FDOT COMMENTS           | 04-11-2024 | BC        | REVISION PER CLIENT/SWFWM COMMENTS | 08-29-2024 | JT |
| 08-29-2024 | JT | REVISION PER FDOT/ARCHITECT COMMENTS | 01-15-2024 | BC        | REVISION PER CITY COMMENTS         | 07-29-2024 | JT |
| 07-29-2024 | JT | REVISION PER HILTON COMMENTS         | 01-11-2024 | BC        | REVISION PER SWFWM COMMENTS        | 06-19-2024 | MF |
| 06-19-2024 | MF | REV 6 PER SWFWM                      | 11-06-2023 | BC        | REVISION PER CITY COMMENTS         |            |    |

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FLORIDA REG. NUMBER  
48274

**OVERALL SITE PLAN**  
HOME 2 SUITES BY HILTON  
CRYSTAL RIVER, FLORIDA

DATE: SEP. 2023  
PROJECT NO.: MAV-1  
DRAWN BY: BC  
CHECKED BY: DMS  
SCALE: 1" = 30'  
SHEET: 7 OF 26