

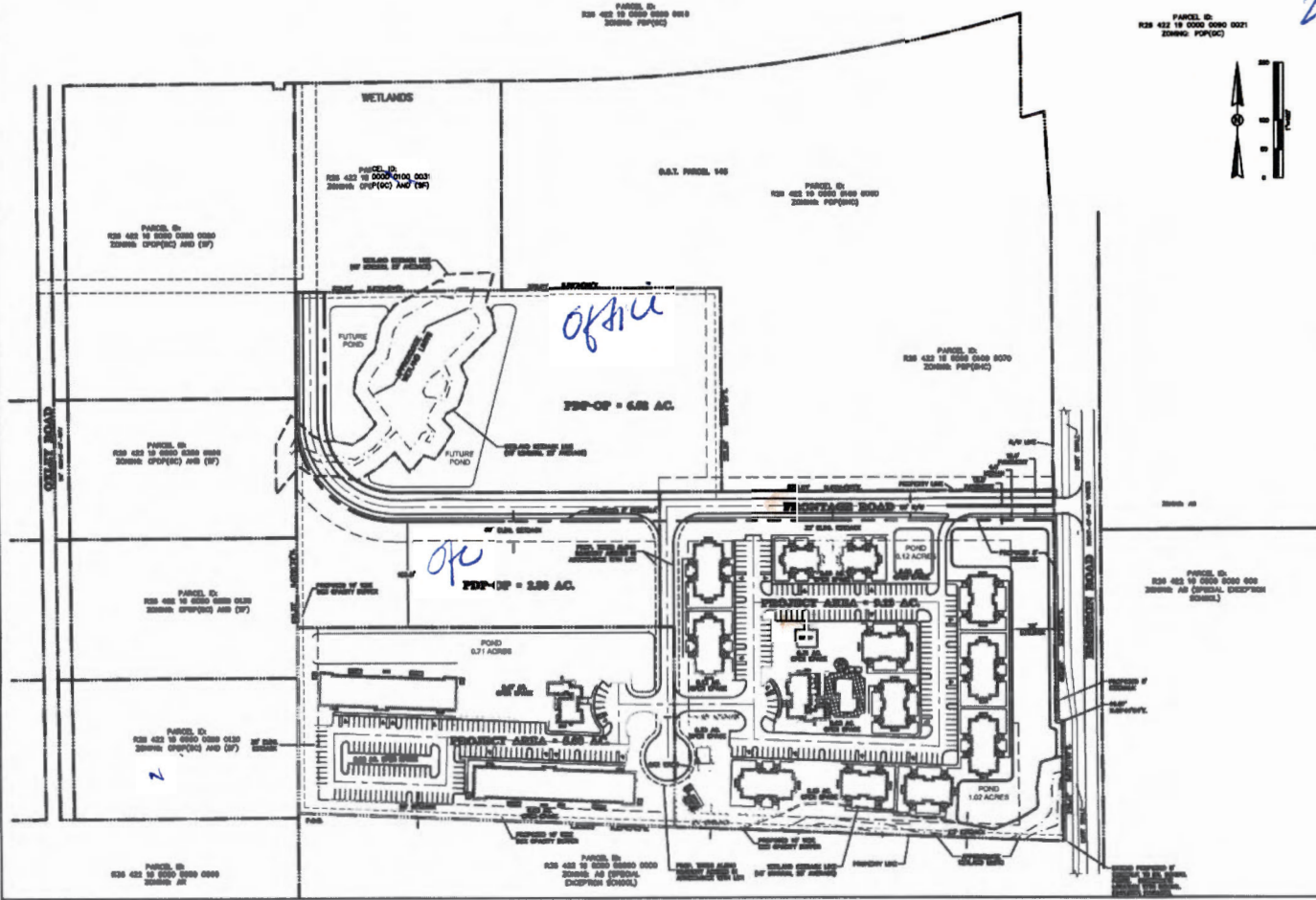
11-08-56

**LOCATION MAP**  
H.Z.C.

| LAND USE - 0.13 AC. SITE |          |                       |
|--------------------------|----------|-----------------------|
| LAND USE                 | AREA     | INTENSITY             |
| REST OF LOT              | 0.00 AC. |                       |
| DRIVEWAY                 | 0.00 AC. |                       |
| PORCH                    | 0.00 AC. |                       |
| COURTYARD SPACE          | 0.00 AC. |                       |
| PAVING AREA              | 0.00 AC. |                       |
| TOTAL                    | 0.13 AC. | NO MANUFACTURING UNIT |

| 8.00 AC. BYE    |                                                                                                                             |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------|
| PARMBS REQUIRED | 1.5 SPACES/1 BR & 3 BR<br>1.5MB UNITS = 128 SPACES<br>3 FOR 1000 SF X 1440 SF-B                                             |
| PARMBS PROVIDED | 128 SPACES (INCL. N/O)<br>3 K/C SPACES                                                                                      |
| 8.15 AC. BYE    |                                                                                                                             |
| PARMBS REQUIRED | 1.5 SPACES/1 BR & 2 BR<br>2.0 SPACES/CON<br>1.5MB UNITS = 84 SPACES<br>2.5MB UNITS = 50 SPACES<br>3 FOR 1000 SF X 1440 SF-B |
| PARMBS PROVIDED | 84+50=134 = 172 SPACES<br>172 TOTAL SPACES<br>172 SPACES (INCL. N/O)<br>14 N/O SPACES                                       |

| Requested Modification by Approved Uses for PDP-#R28-422-19-0000-0100-0030 |        |              |                                      |                |                |                |                  |
|----------------------------------------------------------------------------|--------|--------------|--------------------------------------|----------------|----------------|----------------|------------------|
| Phase                                                                      | Parcel | Area         | Approved Use                         | Density        |                | Intensity      |                  |
|                                                                            |        |              |                                      | Units per acre | Per-Acre Units | Square Footage | Floor Area Ratio |
| 1.00                                                                       | 1.00   | 9.13         | MultiFamily                          | 10.5           | 95.00          | n/a            | n/a              |
| 2.00                                                                       | 2.00   | 5.00         | MultiFamily                          | 16.8           | 84.00          | n/a            | n/a              |
| 3.00                                                                       | 3.00   | 2.80         | MultiFamily or DP & ALF/Nursing Home | 15.0           | 42             | 24,000         | 0.20             |
|                                                                            | 4.00   | 8.52         | OP Uses plus ALF/Nursing Home        | n/a            | n/a            | 36,000         | 0.13             |
| <b>Totals for Master Plan</b>                                              |        | <b>23.45</b> |                                      | <b>9.5</b>     | <b>222</b>     | <b>60,000</b>  | <b>0.15</b>      |
| Original Prop.                                                             |        | 23.45        |                                      | 10.6           | 248            | 0.00           | 0.00             |
| Revised Prop.                                                              |        | 23.45        |                                      | 12.0           | 281            | 0.00           | 0.00             |



**APPROVED MASTER PLAN**  
**BCC HEARING DATE:** 4/9/00  
**COMMENTS:**  
 See PD 91  
 For Specific  
 Conditions  
**VERIFIED BY:** (signature)

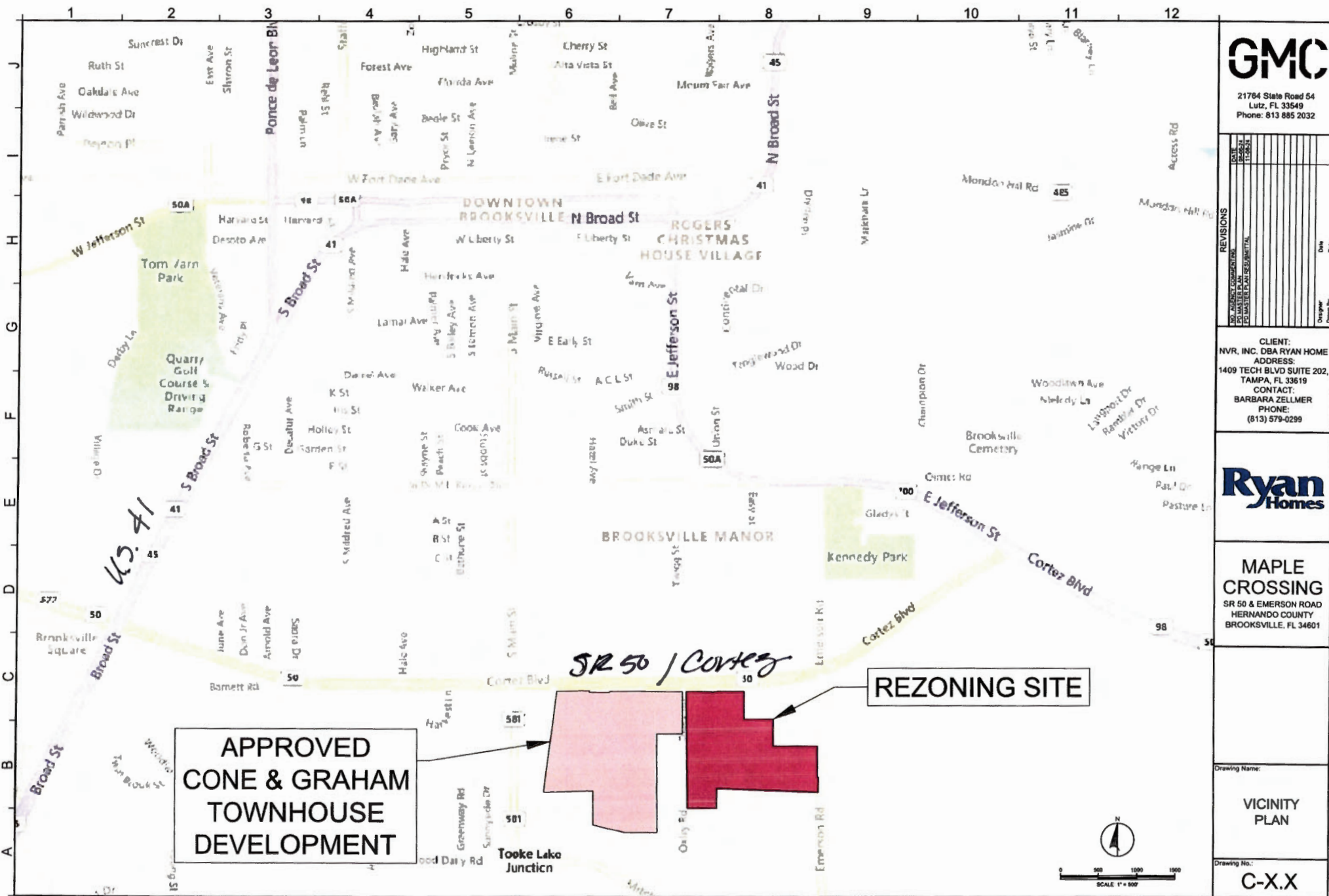
SITE AREA  
 APPLICANT: THE CROWN GROUP OF FLORIDA, INC.  
 880 WILLIAM BOWLINGER, SUITE 200  
 WEST PALM BEACH, FLORIDA 33409  
 PROJECT AREA: APPROX. 33.45 ± ACRES  
 LOCATED IN SECTION 34, TOWNSHIP 28S., RANGE 18E.  
 HERRINGSPRING, FLORIDA  
 CURRENT ZONING: RSP 10  
 FUTURE LAND USE MAP DESIGNATION: COMMERCIAL  
 PLANNED DEVELOPMENT MAP  
 COMBINATION FORM, NO. 1128120 0100 0 EFFICIENT  
 APRIL 17, 1994, 2006 17  
 FURNISHED BALANCE BETWEEN  
 BAKER PROPERTY LIND. 70'  
 BAKER PROPERTY LIND. 70'  
 BAKER PROPERTY LIND. 30'  
 PROPOSED ROAD 20'

**NOTES**

1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION RECORD.
2. BRIDGE FINAL CONFIGURATION FUNCTION AND SPANNING SIZE AND LOCATION SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON CONSTRUCTION PLANS AND FINAL PLAN.

Received  
MAY 12 2008  
Hernando County  
Planning Department

H08-06



**GMC**

21764 State Road 54  
Lutz, FL 33549  
Phone: 813 885 2032

**CLIENT:**  
NVR, INC. DBA RYAN HOME  
**ADDRESS:**  
1409 TECH BLVD SUITE 202,  
TAMPA, FL 33619  
**CONTACT:**  
BARBARA ZELLMER  
**PHONE:**  
(813) 579-0299

**Ryan Homes**

**MAPLE CROSSING**  
SR 50 & EMERSON ROAD  
HERNANDO COUNTY  
BROOKSVILLE, FL 34601

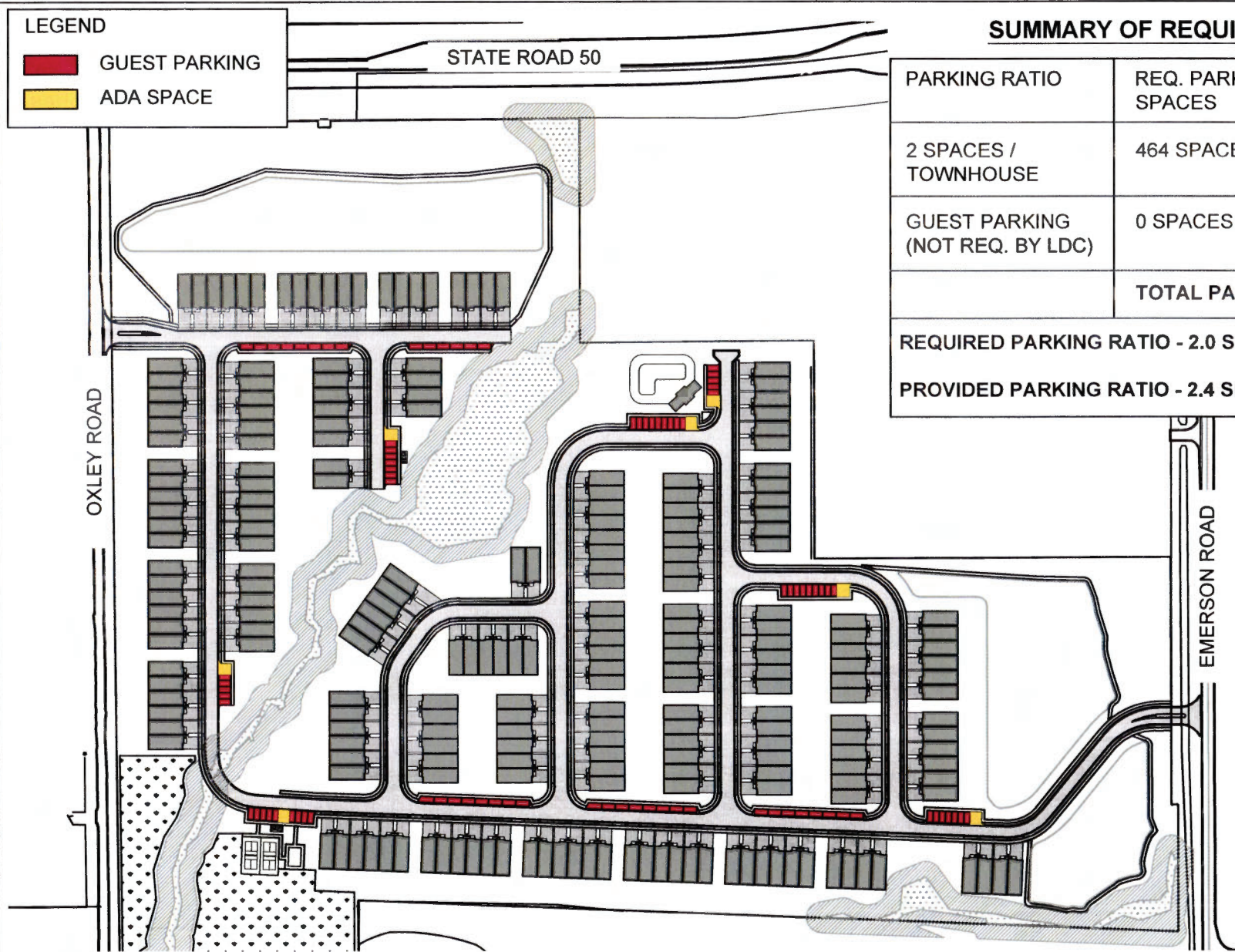


**LEGEND**

- GUEST PARKING
- ADA SPACE

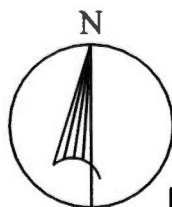
**SUMMARY OF REQUIRED PARKING**

| PARKING RATIO                                | REQ. PARKING SPACES | PROVIDED PARKING SPACES |
|----------------------------------------------|---------------------|-------------------------|
| 2 SPACES / TOWNHOUSE                         | 464 SPACES          | 464 SPACES              |
| GUEST PARKING (NOT REQ. BY LDC)              | 0 SPACES            | 96 SPACES               |
| TOTAL PARKING 560 SPACES                     |                     |                         |
| REQUIRED PARKING RATIO - 2.0 SPACES PER UNIT |                     |                         |
| PROVIDED PARKING RATIO - 2.4 SPACES PER UNIT |                     |                         |



MAPLE CROSSING EXHIBIT

STATE ROAD 50 &  
EMERSON ROAD,  
BROOKSVILLE, FL 34601



N.T.S.

DATE: 1/21/2025

MAPLE CROSSING  
PARKING  
EXHIBIT