

180
 180 on 14.13 ac = 12.74 units 2008

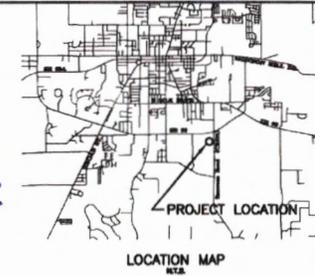
14-08-06

04
 84
 +96
 180 dr total
 office or alf
 6.52a
 2.99 ac

LAND USE - 0.60 AC. SITE		
LAND USE	AREA	INTENSITY

PARKING TABLE	
0.60 AC. SITE	
PARKING REQUIRED	1.5 SPACES/1 BR & 2 BR 1.5/2.0 UNITS = 120 SPACES 8 PER 1000 SF X 1400 SF=8 SPACES
PARKING PROVIDED	150+11= 137 SPACES 137 TOTAL SPACES
0.13 AC. SITE	
PARKING REQUIRED	1.5 SPACES/1 BR & 2 BR 3.0 SPACES/2BR 1.5/2.0 UNITS = 84 SPACES 3.0/10 UNITS = 30 SPACES 5 PER 1000 SF X 1400 SF=8
PARKING PROVIDED	84+20+8 = 112 SPACES 112 TOTAL SPACES
PARKING PROVIDED	170 SPACES (INCL. 1/2) 14 1/2 SPACES

Requested Modification by Approved Uses for PDP-4R26-422-19-0000-0100-8030							
Phase	Parcel	Area	Approved Uses	Density		Intensity	
				Units per acre	Parcel 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 OP & ALF/Nursing Home	15.0	42	OR	24.000 0.20
	4.00	5.52	OP uses Plus ALF/Nursing Home	n-a	n-a		36.000 0.13
Totals				9.5	222		60.000 0.15
Master Plan				23.45			10.6 248
Original Plan				23.45			12.0 281

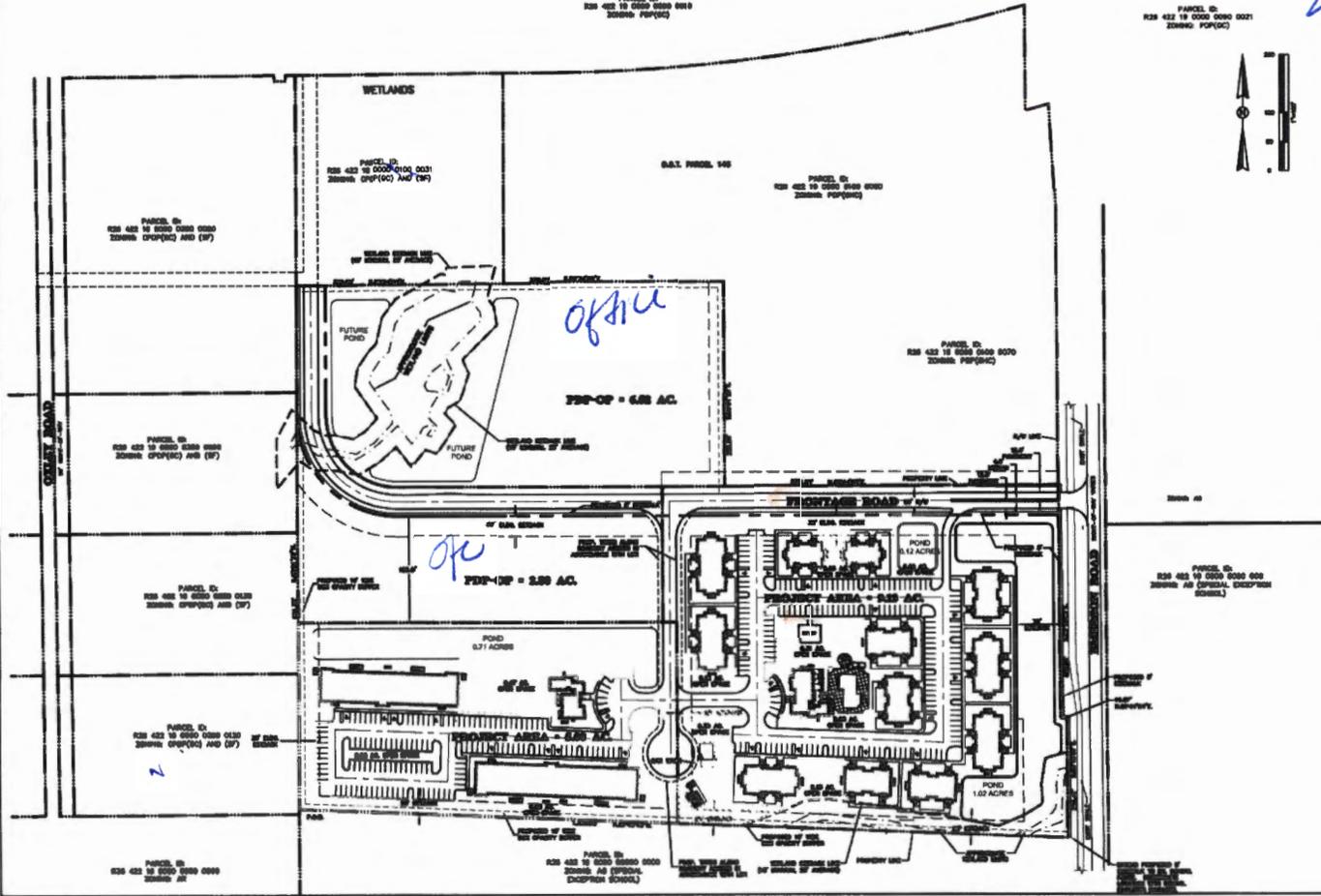


LAND USE - 0.13 AC. SITE		
LAND USE	AREA	INTENSITY

PARCEL ID: 826 422 19 0000 0000 0010
 ZONING: PDP(SIC)

PARCEL ID: 826 422 19 0000 0000 0021
 ZONING: PDP(SIC)

APPROVED MASTER PLAN
BCC HEARING DATE: 4/1/06
COMMENTS:
 See PD 91
 For Specific
 Conditions
VERIFIED BY: (CD)



SITE DATA
APPLICANT:
 THE GERRARD GROUP OF FLORIDA, INC.
 880 WALLACE BOULEVARD, SUITE 300
 WEST PALM BEACH, FLORIDA 33409
PROJECT AREA - APPROX 15.48 ACRES
 LOCATED IN EASTERN 1/4, TOWNSHIP 26N, RANGE 18E,
 HERNANDO COUNTY, FLORIDA
CURRENT ZONING: PDP (SIC)
FUTURE LAND USE MAP DESIGNATION: COMMERCIAL
PLANNED DEVELOPMENT (PDP) PERIOD:
 COMMUNITY PLAN, INC. (L15) 10 0100 00
 APRIL 17, 1994, BULK "Y"
PERMITTED BUILDING SETBACKS:
 NORTH PROPERTY LINE: 20'
 EAST PROPERTY LINE: 20'
 WEST PROPERTY LINE: 20'
 SOUTH PROPERTY LINE: 20'
 PROGRESS ROAD: 30'

- NOTES:**
1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION RECORD.
 2. SHORING, PILING, FOUNDATION FUNCTION AND DRAINAGE SIZE AND LOCATION SHALL BE DETERMINED WITH FINAL GEOTECH AND SWYDOR ON CONSTRUCTION PLANS AND FINAL PLAN.

Received
 MAY 12 2008
 Hernando County
 Planning Department

HAMILTON
 ENGINEERING & SURVEYING, INC.
 38 NORTH NEWPORT AVENUE, SUITE 600
 TAMPA, FL 33606
 TEL: (813) 280-3333
 FAX: (813) 280-3035
 E-MAIL: EHS@HAMILTONSURV.COM

MASTER PLAN
EMERSON OAKS
EMERSON ROAD
HERNANDO COUNTY

NO.	DATE	REVISION

LUCAS CALVO, P.E.
 LICENSE # 016306

20-080039
 20-223-197
 03-14-08

1 OF 1

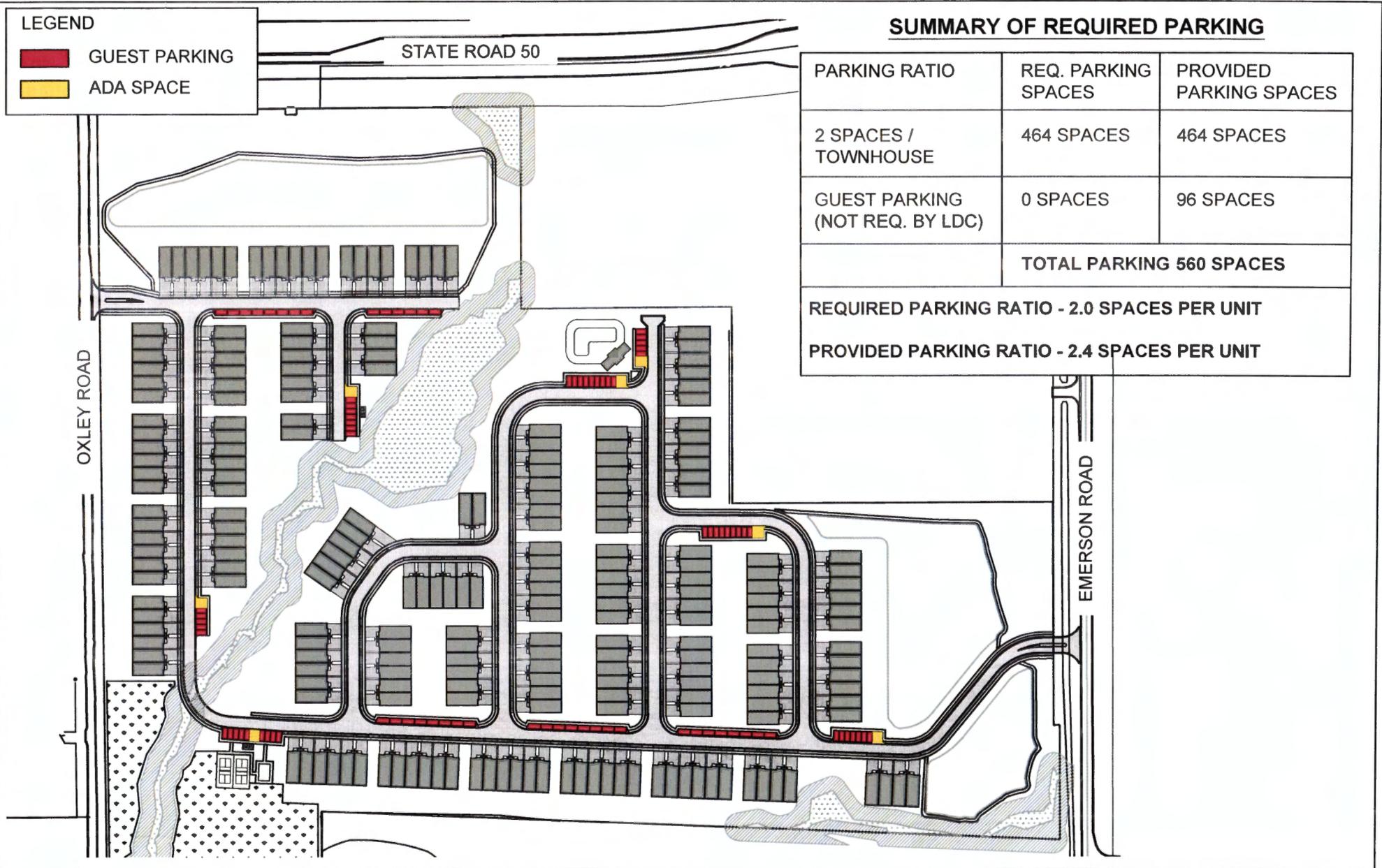
H08-06

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