

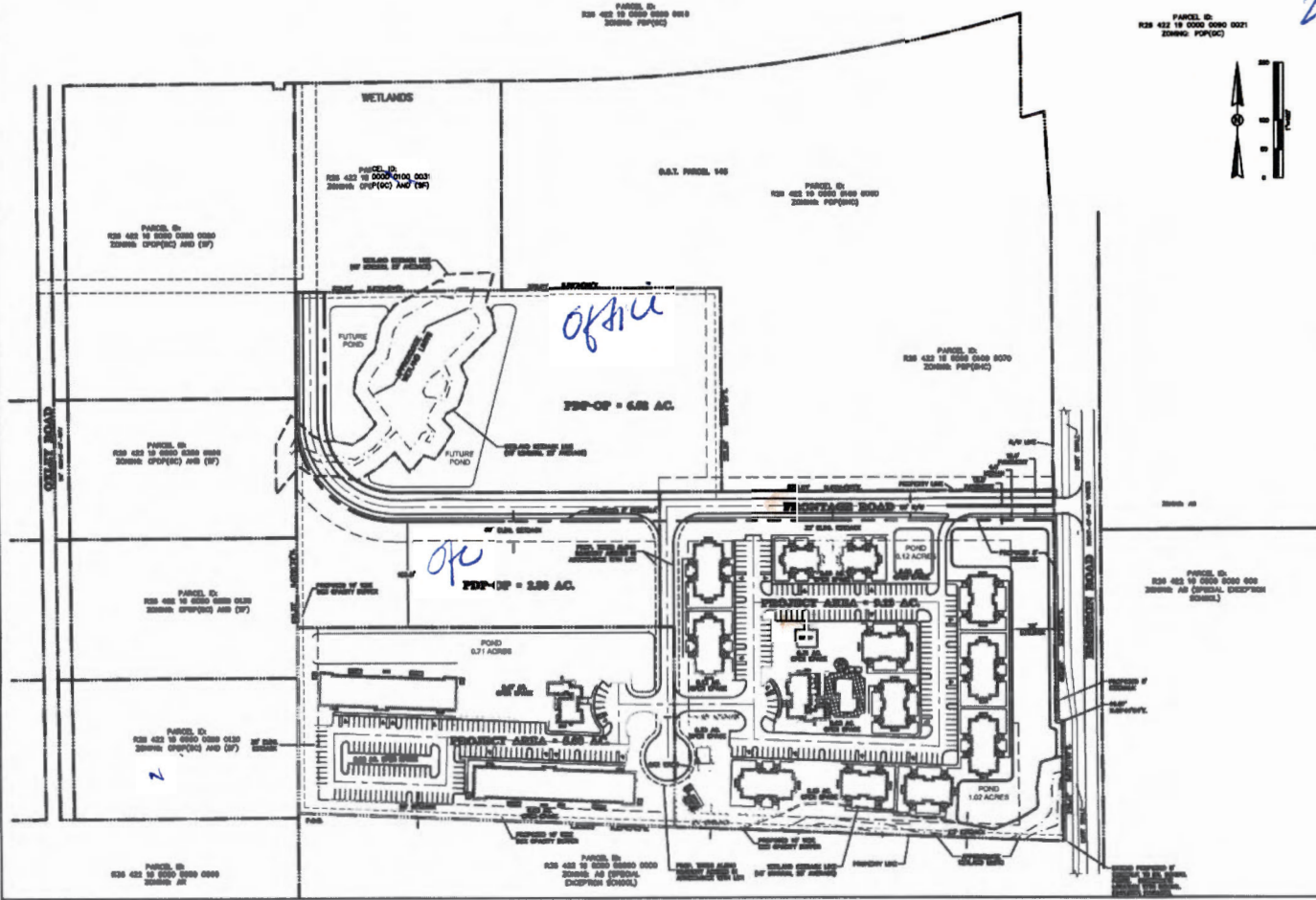
11-08-56

LOCATION MAP

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 1.5MB UNITS = 128 SPACES 3 FOR 1000 SF X 1440 SF=6 SPACES
PARMBS PROVIDED	128 SPACES (INCL. N/C) 3 N/C SPACES
8.15 AC BYE	
PARMBS REQUIRED	1.5 SPACES/1 BR & 2 BR 2.0 SPACES/CON 1.5MB UNITS = 84 SPACES 2.5MB UNITS = 50 SPACES 3 FOR 1000 SF X 1440 SF=6
PARMBS PROVIDED	84+50=64 = 172 SPACES 172 TOTAL SPACES 172 SPACES (INCL. N/C) 14 N/C 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
Totals for Master Plan		23.45		9.5	222	60,000	0.15
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 WILLAGE BOULEVARD, 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 FILING NO. 1128120 0100 0 EFFICIENT
 APRIL 17, 2004, 2004 17
 FUNDING: BARRING BARRING
 BARRING PROPERTY LAND 70
 BARR PROPERTY LAND 70
 BARR PROPERTY LAND 30
 FUTURE ROAD 20

NOTES

1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION RECORD.
2. SWAMPED FINAL CONFIGURATION FUNCTION AND SWAMPED 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

HAMILTON
ENGINEERING & SURVEYING, INC.

TEL (813) 282-2435
FAX (813) 282-3626

108 NORTH HOPKINS AVENUE, SUITE 100
TAMPA, FL 33606

MASTER PLAN
EMERSON OAKS
EMERSON ROAD
HERNANDO COUNTY

15421712			
NO.	DATE	REVISION	
LUCAS CARLO PE License # 010308			
Project: WH-10		Material: F-10	
PC-080039			
RS-225-19F			
PC-14-08			
1 OF 1			

H08-06



LEGEND	
DETAIL	DESCRIPTION
	PARCEL LINES
	BUILDING SETBACK LINE
	FLOOD ZONE AREA
	BUFFER AREAS
	TOWN/HOUSE/ AMENITY AREAS
	DRA/ NATURAL VEGETATION/ PARK AREAS
	VEHICULAR/ PEDESTRIAN BRIDGE
	SITE INGRESS/ EGRESS
	EXISTING WETLAND AREA
	25' WETLAND CONSERVATION SETBACK



GMC

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

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

Drawing Name:

MASTER SITE
PLAN
BUFFER
EXHIBIT

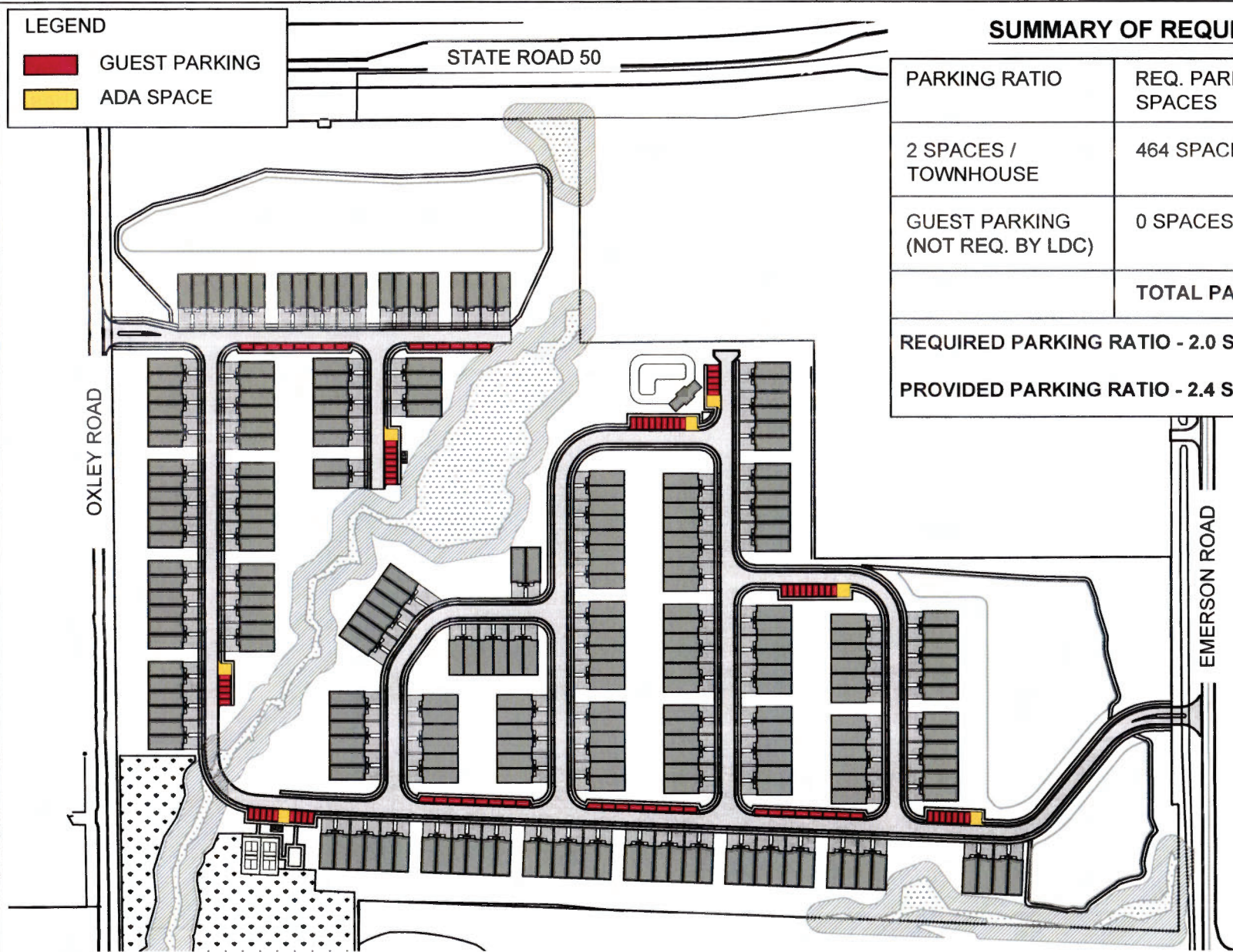
Drawing No.: PD-1.0

LEGEND

- GUEST PARKING
- ADA SPACE

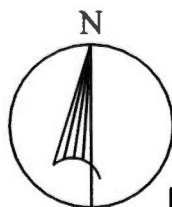
SUMMARY OF REQUIRED PARKING

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