



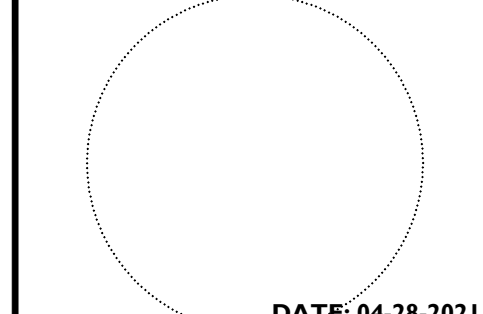
REVISIONS

REV	DATE	DESCRIPTION
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BARDEZ
5048 POINTE EMERALD LANE, BOCA RATON, FL 33486
(O) 561-465-5949 | (e) nbarnett@bardezco.com

PROJECT DESCRIPTION
4210 MADISON STREET
TOWNHOUSE DEVELOPMENT
ADDRESS: 4210 MADISON STREET, NEW PORT RICHEY, PASCO COUNTY
PARCEL ID: 16-26-16-0010-06100-0010
PREPARED FOR: ZEITGEIST, INC.

CERTIFICATION



DATE: 04-28-2021
NOEL BARNETT
PROFESSIONAL ENGINEER
FL LICENSE NO. 72006
FL BUSINESS C.A. NO.: 32223

SHEET TITLE

CONCEPT PLAN 'A'

SHEET ID

A-1.0

'MF-1' DEVELOPMENT REGULATIONS		
STANDARD	REQUIRED	PROVIDED
LOT AREA	15,000 SF	>15,000 SF
LOT WIDTH	100 FT	>100 FT
LOT DEPTH	100 FT	>100 FT
MAXIMUM DENSITY	12.0 UNITS / AC	12.0 UNITS / AC
MAXIMUM BUILDING COVERAGE	40.0 %	<40.0 %
FRONT YARD SETBACK	20.0 FT	20.0 FT
SIDE YARD SETBACK	10.0 FT	10.0 FT
REAR YARD SETBACK	15.0 FT	15.0 FT
STRUCTURE SEPARATION	15.0 FT	15.0 FT
MAXIMUM BUILDING HEIGHT	45.0 FT	<45.0 FT

OFF-STREET PARKING SUMMARY TABLE		
OFFSTREET PARKING - SECTION 907.1.E	REQUIRED	PROVIDED
1-3 BR: 2.0 PARKING SPACES / UNIT	RESIDENT PARKING: (60) 2/3-BR DWELLING UNITS = 60 UNITS x (2 SPACES / UNIT) = 120 PARKING SPACES	135 PARKING SPACES (120 RESIDENT + 15 GUEST)
4 BR: 3.0 PARKING SPACES / UNIT	GUEST PARKING: (60) DWELLING UNITS = 60 UNITS x (0.25 SPACES/UNIT) = 15 PARKING SPACES	
VISITOR PARKING: 0.25 PARKING SPACES / UNIT		