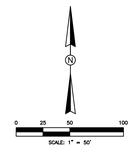


DEVELOPMENT DATA:

PARCEL ID NUMBERS:	054245.5100 & 054246.0400
PROJECT LOCATION:	Grecko Drive & Chancey Road, Wesley Chapel Pasco County, Florida
ZONING DESIGNATION:	MPUD (Petition No. 6319; Approved 02/22/05)
FUTURE LAND USE:	RES-3
PROJECT AREA:	24.47 Ac.
LAND USE:	Single-Family Attached Residential (Without Garage)
DWELLING UNITS:	84 Units
DENSITY:	3.43 du/ac Overall
FLOOD ZONE:	A & X (FEMA F.I.R.M. Panels 12101C 0434F dated September 26, 2014)
PARKING REQUIRED:	2 Spaces/DU + 0.25 Spaces/DU for Guests (2 spaces x 84 units) + (0.25 spaces x 84) = 189 Spaces
PARKING PROVIDED:	260 Spaces (+/-)

NOTE
At the time of this conceptual layout survey data was neither provided to, or requested from Hamilton Engineering & Surveying, Inc. This plan has been derived using a combination of PDF plans, GIS Property Appraiser data from Pasco County, and aerial imagery analysis. The final unit total is subject to change pending field verification and agency regulations.

LEGEND

- TOP OF POND BANK (EXISTING)
- WETLAND LINE
- LIMITS OF WETLAND SETBACK BUFFER
- FEMA SPECIAL FLOOD HAZARD AREA LINE

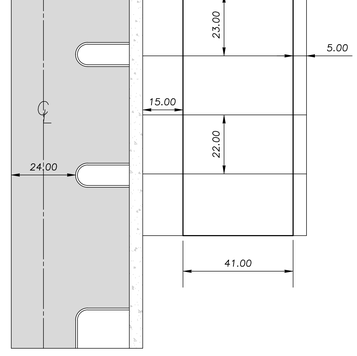
DEVELOPMENT STANDARDS

MINIMUM REQUIREMENTS FROM MPUD ZONING CONDITIONS:
Minimum Lot Width: 20'
Minimum Lot Depth: 30'
Minimum Front Yard from Back of Sidewalk: 15'
Minimum Side Yard: 0'
Minimum Separation Between Buildings: 15'*
Maximum Building Coverage: 100%

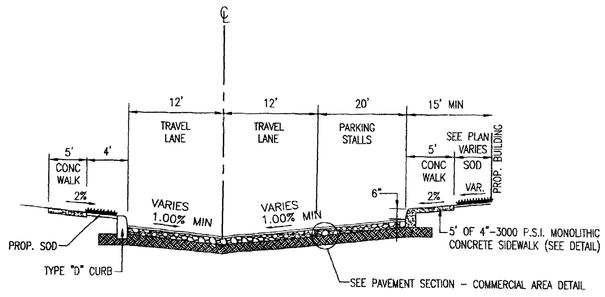
*All buildings exceeding more than four units/lots: Minimum separation of 20' between buildings

PROVIDED TYPICAL LOT DIMENSIONS:
Minimum Lot Width: 22' (23' for end units)
Minimum Lot Depth: 61'
Minimum Front Yard from Back of Sidewalk: 15'
Minimum Rear Yard: 5' (for HVAC Pad)
Minimum Side Yard: 0'
Minimum Separation Between Buildings: 15'/20' (where required by zoning)
Building Coverage: 67%

TYPICAL LOT LAYOUT



TYPICAL ROADWAY SECTION (PRIVATE)



HAMILTON
ENGINEERING & SURVEYING INC
3406 W. Lemon Street
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EB #7913 CA #8414

CONCEPT PLAN - ASHTON OAKS TOWNHOMES

ASHTON OAKS TOWNHOMES - HIGHLAND HOMES
GRECKO DRIVE, WESLEY CHAPEL
PASCO COUNTY, FLORIDA

NO.	DATE	REVISION	BY

HEATHER C. WHITE, PE
License # 54691

JUNE 30, 2017

DRAWN BY: MCCAFFREY | CHECKED BY: KUHL
JOB #: 03288.0008
SEC TWP RNG: 22/26S/20E
DATE: 06/30/2017

SHEET TITLE:

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