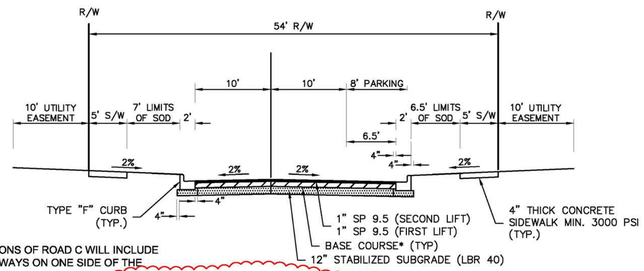
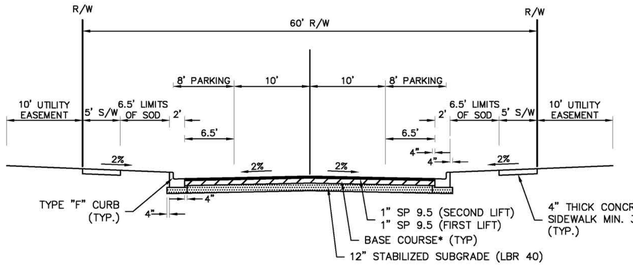
WIREGRASS RANCH - MUTRM NEIGHBORHOOD PLAN - LENNAR PARCEL (PORTION OF M21)

*PORTIONS OF ROADS B, C, D & E MAY NOT HAVE PARALLEL PARKING ON EITHER SIDE OF THE ROAD

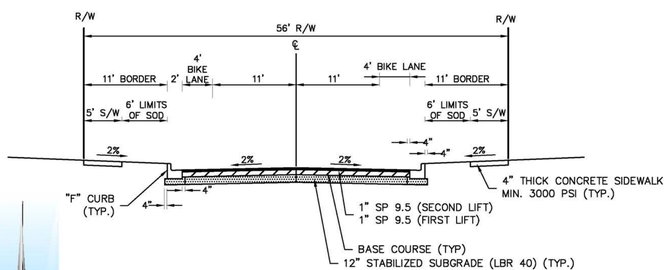


PORTIONS OF ROAD C WILL INCLUDE DRIVEWAYS ON ONE SIDE OF THE ROAD

TYPICAL ROADWAY SECTION
SLOW STREET - 54' R/W (ROAD B, C, D & E)
SCALE: 1" = 10'
DESIGN SPEED = 25 MPH
POSTED SPEED = 20 MPH



TYPICAL ROADWAY SECTION
SLOW STREET - 60' R/W (ROAD D) (AND PORTIONS OF ROAD C)
SCALE: 1" = 10'
DESIGN SPEED = 25 MPH
POSTED SPEED = 20 MPH

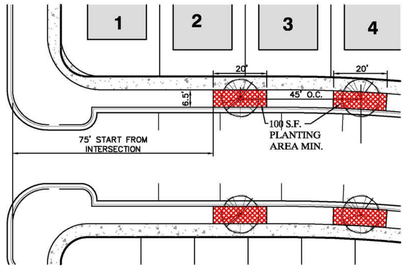


TYPICAL ROADWAY SECTION
LOW STREET - 56' R/W (ROAD A)
SCALE: 1" = 10'
DESIGN SPEED = 35 MPH
POSTED SPEED = 30 MPH

MUTRM ROAD SECTIONS
1" = 10'

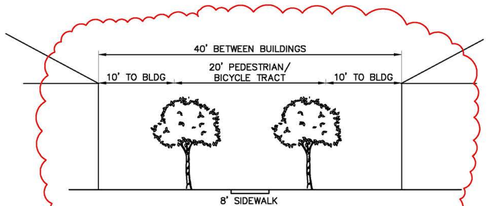
PARKING CALCULATIONS:
SF and Townhome Required: 2 spaces/unit
(147) SF units - 294 spaces required
SF and Townhome Proposed: All Alley-loaded SF lots have 2-car garages = 2 spaces/unit
All Alley-loaded Townhomes have 1 car garages + 25' of driveway = 2 spaces/unit
All Front-loaded Townhomes have 2 car garages + 25' of driveway = 3 spaces/unit

Multi-Family (MF) Required: 2 spaces/unit + 1 space per 5 units for visitor parking
(60) MF condo units = 120 + 24 visitor = 144 spaces required
MF Proposed: Condos have 133 parking spaces proposed in parking lot
Neighborhood has 110 on-street parallel parking spaces (of which, 17 are in close walking proximity to condos)

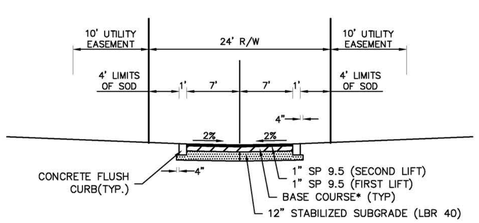


STREET TREE PLANTING DETAIL
N.T.S.

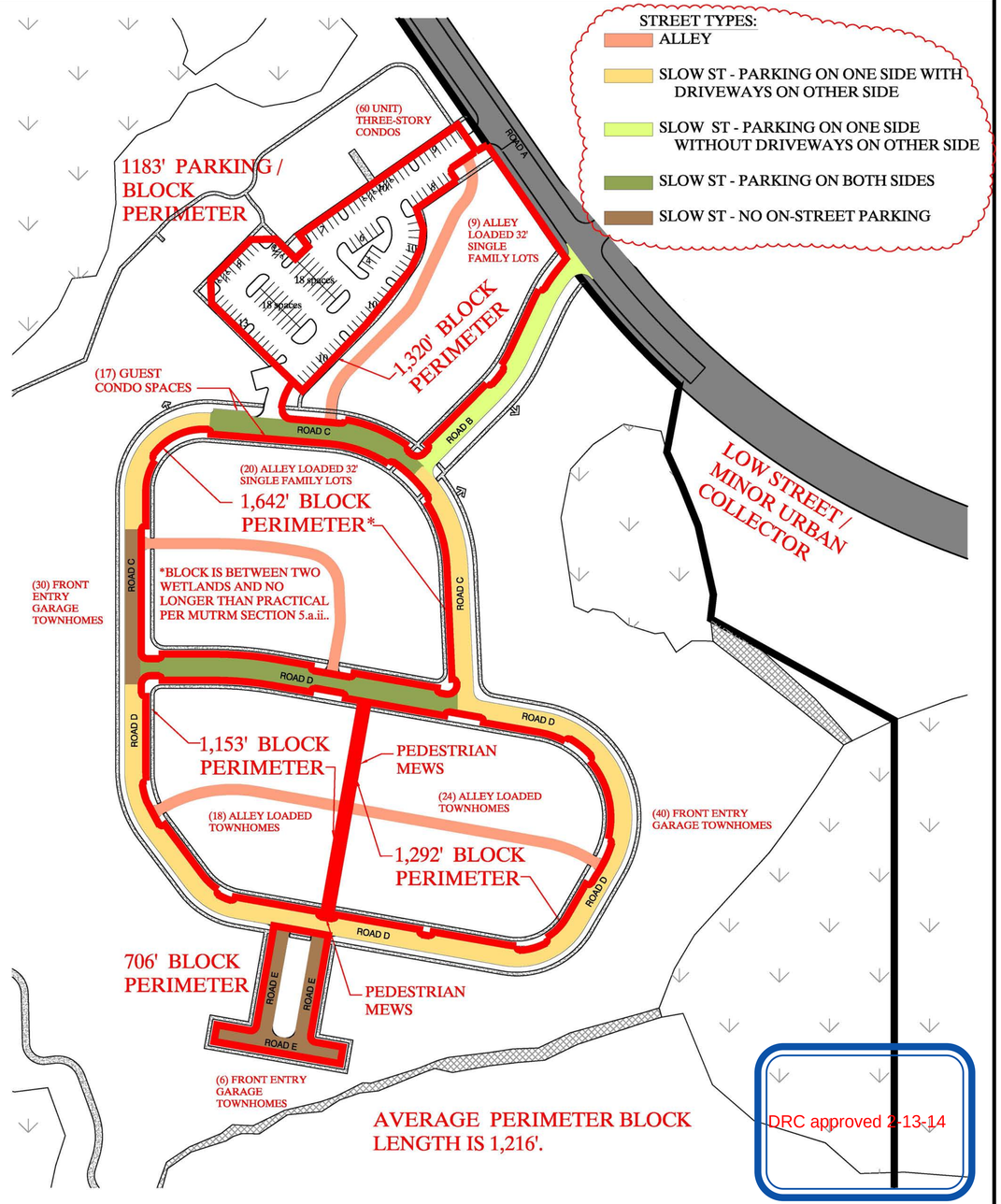
ALTERNATE TO MUTRM SEC. 4.d.v.6.c. (ROOT SYSTEMS) 10' MIN. SPACE BETWEEN CURB AND SIDEWALK TO PROVIDE 100 S.F. MINIMUM PLANTING AREA IN 6.5' X 20' MINIMUM SPACE TO ALLOW OPTIMAL ROOT GROWTH AREA. ROOT BARRIERS WILL BE PROVIDED ALONG SIDEWALK SIDE OF PLANTING ISLAND WHERE PLANTING ISLAND WIDTH IS LESS THAN 8'.



PEDESTRIAN/BICYCLE TRAIL SECTION
SCALE: 1" = 10'



TYPICAL ROADWAY SECTION
ONE-WAY ALLEY - 24' R/W
SCALE: 1" = 10'
DESIGN SPEED = 10 MPH
POSTED SPEED = 10 MPH



M21 Residential Neighborhood
Block Plan
1" = 100'

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SCALE
0 300 600

PASCO COUNTY

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY

H:\PLANNING\projects\316\300\002\Concepts\MUTRM Neighborhood Plan\MUTRM Neighborhood Plan.dwg , January 24, 2014 11:03 AM, ELIZABETH A. LYON-HALL, King Engineering Associate Inc.
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