IREGRASS RANCH

MUTRM NEIGHBORHOOD PLAN
LENNAR PARCEL (PORTION OF M21)

DRC approved 2-13-14

Chancey Road

PRODUCT DESCRIPTION:

Condominium - Condominiums are 3 stories each with single story units. Each building will be served by an elevator and will include a resident accessible roof terrace for additional open space / recreation.

Single-Family Detached - One and two-story units, with front porches and attached rear alley loaded 2 car garages. Each unit will include a private courtyard between the home and the garage.

Front-Load Townhomes - 28-30' wide two-story townhomes with 2 car garages and driveways. Rear patios will be provided.

Rear Alley-Loaded Townhomes - 20' wide two-story townhomes with private courtyards between the unit and the detached garages. Each garage is a single-car garage with 25' deep driveway.

POND

(60 UNIT) THREE-STORY CONDOS

STABILIZED EMERGENCY ACCESS

(9) ALLEY LOADED 32' SINGLE FAMILY LOTS

CONCEPTUAL CONSERVATION CORRIDOR TRAIL LOCATION, TO BE DESIGNED BY OTHERS

(30) FRONT ENTRY GARAGE TOWNHOMES

PARK

POND

LOW STREET / MINOR URBAN COLLECTOR ROAD

PARK

(20) ALLEY LOADED 32' SINGLE FAMILY LOTS

LENNAR PARCEL BOUNDARY

POND

POND

CONSERVATION CORRIDOR TRAIL

(18) ALLEY LOADED TOWNHOMES

(24) ALLEY LOADED TOWNHOMES

(6) FRONT ENTRY GARAGE TOWNHOMES

POND

(40) FRONT ENTRY GARAGE TOWNHOMES

CONNECTION TO PASCO COUNTY PARK

-LEGEND-

- Potential Transit Corridor Easement
- 25' Wetland Setback Line
- Wetland
- Conservation Coridor
- Proposed Right of Way
- MUTRM Limits
- Potential Bus Stop Location
- Potential Transit Station

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PASCO COUNTY

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