

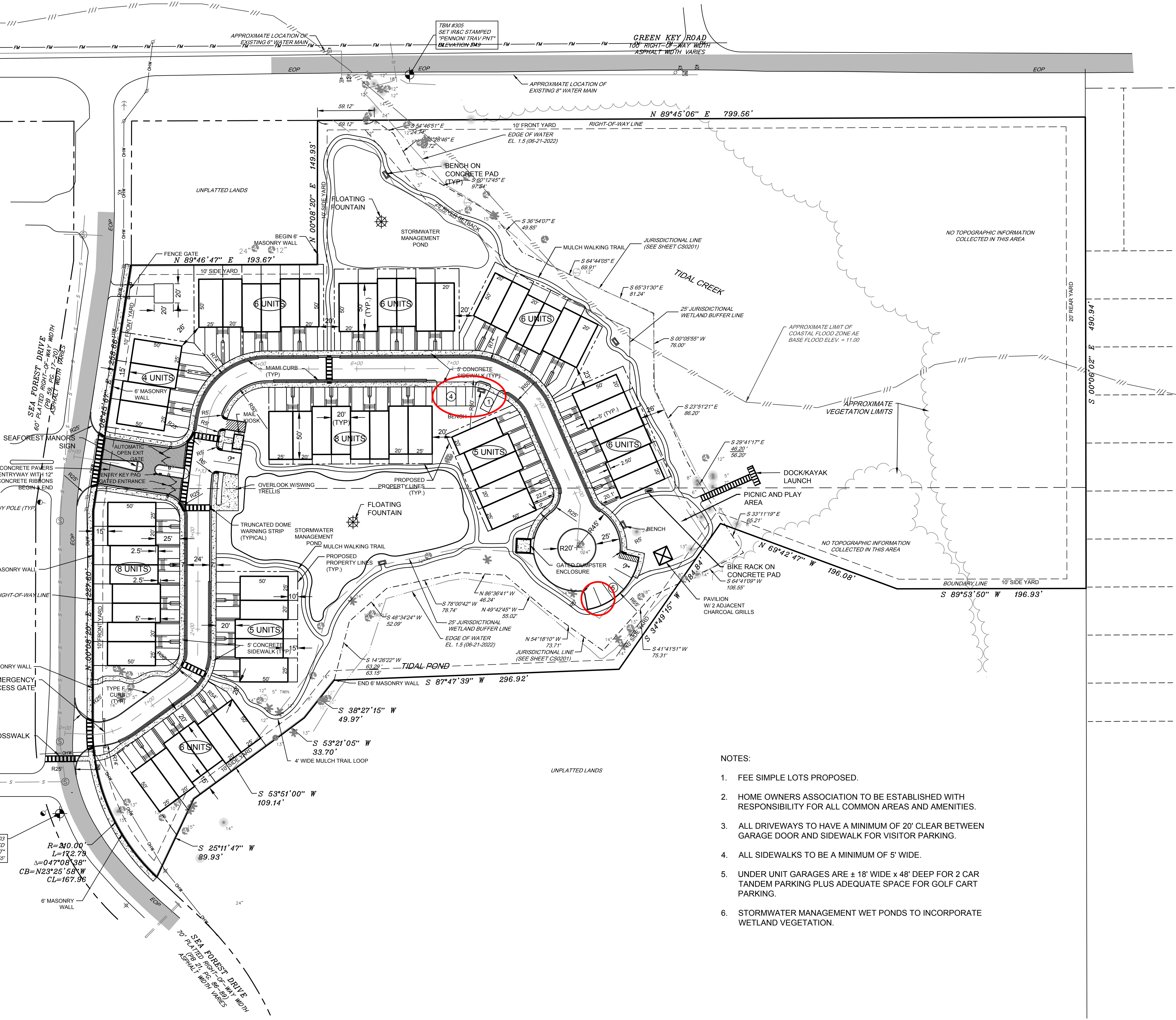
**LEGEND**

---	EXISTING PROPERTY BOUNDARY
---	EXISTING CONDITIONS TEXT
---	EXISTING POTABLE WATER
---	EXISTING SANITARY LINE
---	EXISTING OVERHEAD WIRES
---	PROPOSED RIGHT-OF-WAY
---	TEXT
---	PROPOSED CONDITIONS TEXT
---	LIMIT OF COASTAL FLOOD ZONE AE: BFE = 11.0
---	REMAINDER OF SITE FLOOD ZONE AE: BFE = 10.0

**SITE CHARACTERISTICS TABLE**

THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, PASCO COUNTY AND THE CITY NEW PORT RICHEY.

<b>OWNER:</b> NPR TOWNHOMES, LLC 3400 S. OCEAN BOULEVARD THE ATRIUMS, UNIT 1E PALM BEACH, FLORIDA 33480 PHONE: (561) 562-3914	<b>ENGINEER:</b> JASON SHERIDAN, P.E. PENNONI 401 THIRD ST WINTER HAVEN, FL 33880 PHONE: 727-325-1257									
<b>GENERAL DEVELOPMENT CHARACTERISTICS</b>	PROPERTY TAX ID: 08-26-16-0050-03700-0030 PROPERTY AREA: 12.30 AC DEVELOPED AREA: 6.30 AC (CLUSTERED) BUILDING USE: RESIDENTIAL NUMBER OF FLOORS: 4 (INCLUDES UNDER-UNIT PARKING GARAGE)									
<b>PROPERTY LOCATION</b>	6450 SEAFORREST DRIVE NEW PORT RICHEY, FLORIDA									
<b>LOT SIZE (CLUSTERED)</b>	MINIMUM: 1,590 SF AVERAGE: 1,876.09 SF TOTAL INTERNAL LOTS AREA: 112,565.25 S.F. = 2.58 ACRES = 20.96%									
<b>ZONING AND LANDUSE CLASSIFICATIONS</b>	<table border="1"> <tr><th>ZONING:</th><th>CODE</th><th>PROPOSED</th></tr> <tr><td>PDD/RI</td><td>PDD</td><td>PDD</td></tr> <tr><td>LAND USE:</td><td>MED. &amp; LOW DENSITY RESIDENTIAL</td><td>MED. &amp; LOW DENSITY RESIDENTIAL</td></tr> </table>	ZONING:	CODE	PROPOSED	PDD/RI	PDD	PDD	LAND USE:	MED. & LOW DENSITY RESIDENTIAL	MED. & LOW DENSITY RESIDENTIAL
ZONING:	CODE	PROPOSED								
PDD/RI	PDD	PDD								
LAND USE:	MED. & LOW DENSITY RESIDENTIAL	MED. & LOW DENSITY RESIDENTIAL								
<b>PROPOSED # OF DWELLING UNITS</b>	61	60								
<b>PROPOSED DWELLING UNITS/ACRE</b>	5 DU/AC	4.87 DU/AC								
<b>BUILDING SETBACKS (TRACT)</b>	FRONT: 25' SIDE: 7.5' REAR: 20' RIVER/CREEK: 40'	FRONT: 10' SIDE: 10' REAR: > 400' RIVER/CREEK: 25'								
<b>BUILDING SEPARATION</b>	--	20' MIN.								
<b>BUILDING HEIGHT</b>	35'	50'								
<b>OPEN SPACE</b>	--	401,907.39 S.F. 9.23 ACRES = 74.86%								
<b>IMPERVIOUS COVERAGE (NO BUILDINGS)</b>	--	71,812.41 S.F. 1.65 AC = 13.38%								
<b>TOTAL BUILDING COVERAGE</b>	40%	63,376 S.F. 1.45 AC = 11.76%								
<b>TOTAL LOT COVERAGE</b>	60%	135,187.41 S.F. 3.10 AC = 25.14%								



**NOTES:**

1. FEE SIMPLE LOTS PROPOSED.
2. HOME OWNERS ASSOCIATION TO BE ESTABLISHED WITH RESPONSIBILITY FOR ALL COMMON AREAS AND AMENITIES.
3. ALL DRIVEWAYS TO HAVE A MINIMUM OF 20' CLEAR BETWEEN GARAGE DOOR AND SIDEWALK FOR VISITOR PARKING.
4. ALL SIDEWALKS TO BE A MINIMUM OF 5' WIDE.
5. UNDER UNIT GARAGES ARE ± 18' WIDE x 48' DEEP FOR 2 CAR TANDEM PARKING PLUS ADEQUATE SPACE FOR GOLF CART PARKING.
6. STORMWATER MANAGEMENT WET PONDS TO INCORPORATE WETLAND VEGETATION.

**Pennonni**

**PENNONI ASSOCIATES, INC.**  
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Winter Haven, FL 33880  
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COA #00007819

**811**

Know what's below.  
Call before you dig.

This form has been digitally signed and sealed by Michael Jason Sheridan on the date indicated here. Printed copies of this signature must be verified on any electronic copies.

**MICHAEL JASON SHERIDAN, P.E.**  
L I C E N S E  
No 88424  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

MICHAEL JASON SHERIDAN, P.E., EOR  
FL P.E. LIC. NO. 88424

**SEAFORREST MANORS**  
6450 SEAFORREST DRIVE  
NEW PORT RICHEY, FLORIDA

**OVERALL SITE PLAN**

**NPR TOWNHOMES, LLC**  
3400 S. OCEAN BOULEVARD THE ATRIUMS, UNIT 1E  
PALM BEACH, FLORIDA, 33480

NO.	DATE	REVISIONS	BY
1	12/01/2023	REVISED PER DRG REZONING COMMENTS	MF

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PROJECT	NPRTL22001
DATE	9/20/2023
DRAWING SCALE	1"=50'
DRAWN BY	MF
APPROVED BY	CWS

**CS1000**

**NOT FOR CONSTRUCTION**

U:\Account\NPRTL22001 - Secondary Master of Submittal - Site Plan\DESIGN\_SHEETS\NPRTL22001\_CS1000.dwg PLOTTED: 4/10/2024 2:10 PM BY: C. Wayne Swartz PROJECT STATUS: - PLOTSTYLE: Pennoni.ctb