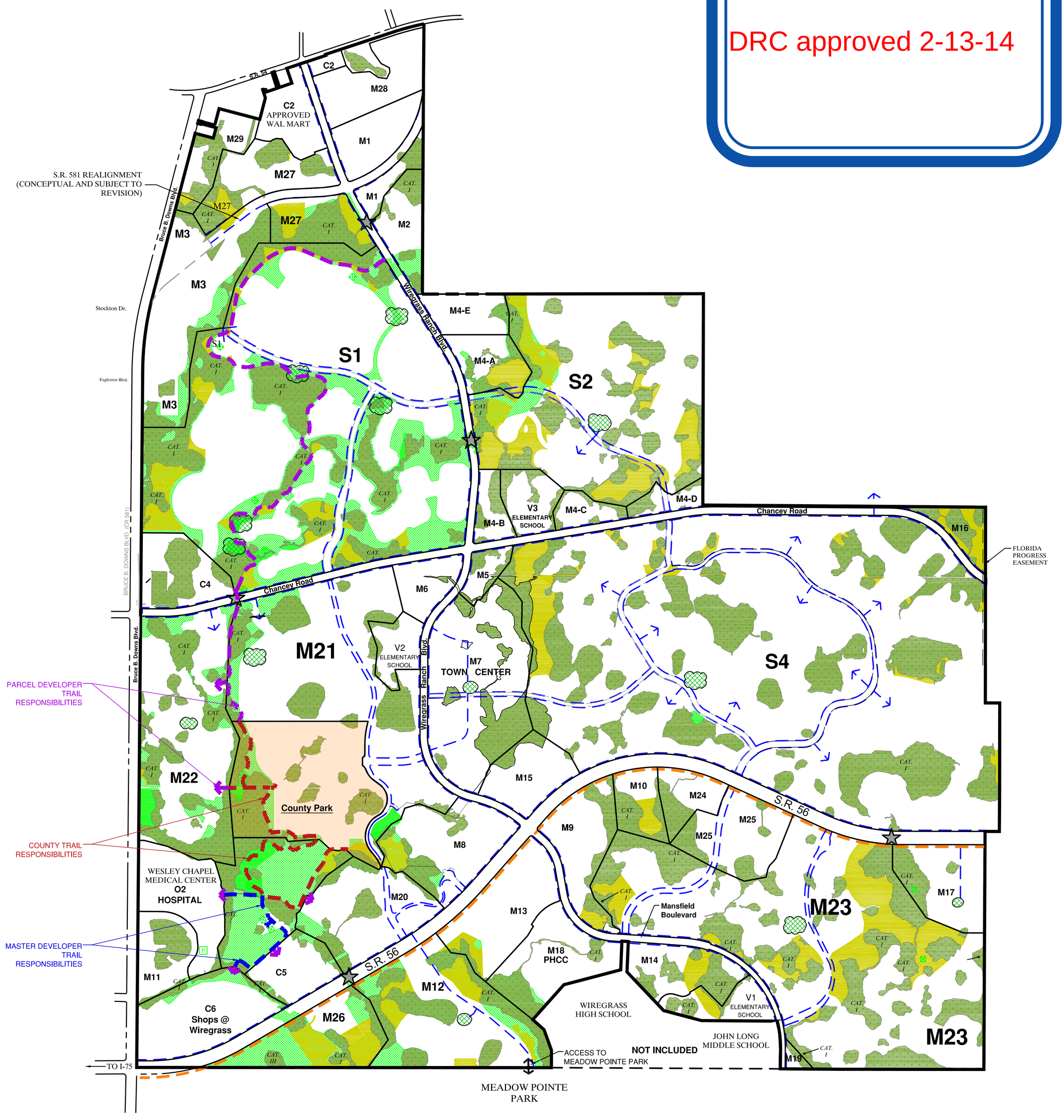
WIREGRASS RANCH

CONCEPTUAL MASTER PARKS PLAN

DRC approved 2-13-14



PARKS TABULATION

65 ACRE NEIGHBORHOOD PARKS
138 ACRE COUNTY PARK

TOTAL PARKS PROVIDED: ±203 AC

NEIGHBORHOOD PARKS TABULATION

25.0 AC NEIGHBORHOOD PARKS PROVIDED:

S1:	±9 AC
S2:	±4 AC
M22:	±2 AC
S4:	±5 AC
M23:	±2 AC
M7:	±1 AC
M12:	±1 AC
M17:	±1 AC

40.0 AC PARKS IN CONSERVATION CORRIDOR

TRAIL RESPONSIBILITIES

- COUNTY TRAIL RESPONSIBILITIES
- MASTER TRAIL DEVELOPER RESPONSIBILITIES
- PARCEL DEVELOPER TRAIL RESPONSIBILITIES

NOTES

1. PARK SITES AS SHOWN WITHIN S1, S2, M22, S4, M23, M7, M12, AND M17 ARE CONCEPTUAL IN NATURE. FINAL LOCATIONS AND CONFIGURATIONS WITHIN EACH PARCEL SHALL BE DETERMINED AT THE TIME OF PRELIMINARY PLAN SUBMITTAL OF EACH RESIDENTIAL DEVELOPMENT. ANY REVISIONS TO THE LOCATION AND ACREAGES SHOWN WILL NEED TO BE APPROVED BY THE MASTER DEVELOPER.

2. PASSIVE PARKS IN CONSERVATION CORRIDOR UPLAND AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIKING TRAILS, BOARDWALK , PUBLIC PARKING AREA, INTERPRETIVE TRAILS/ SIGNS, FISHING AREAS, CANOE/ KAYAK LAUNCHES, PICNIC SHELTERS , NATURE CENTER, AND OTHER SIMILAR USES.

3. ACCESS FROM PARCEL M-12 TO EXISTING MEADOW POINTE COMMUNITY PARK CONSISTS OF A 24' WIDE PUBLIC ROADWAY WITH AN 8' WIDE BIKE PATH ON ONE SIDE AND A 5' WIDE SIDEWALK ON THE OTHER SIDE.

4. PARCEL M7 SHALL BE SUBJECT TO THE TOWN CENTER GREENSPACE REQUIREMENTS OF THE PASCO COUNTY TND ORDINANCE AND SHALL PROVIDE A MINIMUM OF ONE (1) ACRE OF PARKS AND SHALL BE CREDITABLE TOWARD THE NEIGHBORHOOD PARKS REQUIREMENT.

-LEGEND-

- Proposed Trail
- Sidewalks Internal to Parcels (for illustrative purposes only)
- Existing Multi-Use Trail
- County Park
- Neighborhood Parks
- Interpretive Signage
- Parking Area (Conceptual Location)
- Approximate Wetland Line
- Vehicular and Pedestrian Connection
- Approved Wildlife Crossing
- Proposed Mitigation Areas (for illustrative purposes only)
- Proposed Upland Preservation Areas (for illustrative purposes only)
- Conceptual Conservation Corridor (for illustrative purposes only)

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SCALE
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PASCO COUNTY

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

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