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

Notes:
1. All residential development blocks to be 6 units per acre minimum and 8 units per acre average.

2. At least one non-residential or mixed use neighborhood of at least 10 acres including a commercial component will be designated in Parcel M21, consistent with DA Section 1.b. of Exhibit O.

3. Proposed use per block for the Lennar Parcel is shown on the plan. All other parcels shall remain a mix of uses to be determined at time of submittal for each neighborhood plan.

4. Development will comply with the DA Exhibit O MUTRM Planning & Development Standards, and/or MPUD and/or TND standards, unless an alternate standard is approved.

5. Trees shall be consistent with MUTRM Section 4.d.v.6. and the tree planting area detail on sheet 2.

6. Two parks are proposed along the project perimeter, neither of which are interior to a block. No neighborhood park acreage is required per the Parks Master Plan, and a Conservation Corridor trail is proposed and identified. Access to the trail is from the Park.

EXISTING SITE DATA:
TOTAL GROSS SITE AREA (TSA): 53.89 ACRES
TOTAL WETLANDS: 12.60 ACRES
TOTAL UPLAND SITE AREA (NET): 41.29 ACRES

POND AREA: 7.14 ACRES
PARK/OPEN SPACE AREA: 13.65 ACRES
STREETS/PEDESTRIAN AREA: 5.42 ACRES

PROPOSED MUTRM AREA* (MA): 15.08 ACRES
*MUTRM AREA IS NET OF WETLANDS, PONDS, OPEN SPACE/PARKS, AND STREETS/PEDESTRIAN FACILITIES PER MUTRM STANDARDS

PROPOSED GROSS DENSITY: 207 UNITS/TSA = 3.84
PROPOSED NET DENSITY: 207 UNITS/NET=5.01
PROPOSED MUTRM DENSITY: 207 UNITS/MA=13.73

PROPOSED:
(29) 32' WIDE SINGLE FAMILY DETACHED LOTS WITH REAR-ALLEY LOADED DETACHED GARAGES

(60) 3-STORY CONDO PRODUCT

(76) FRONT-LOADED GARAGE TOWNHOMES

(42) REAR-ALLEY LOADED DETACHED GARAGE TOWNHOMES
(207) UNITS TOTAL PROPOSED

THIS NEIGHBORHOOD PLAN IS TO BE SPECIFIICALLY APPROVED FOR THE LENNAR PARCEL. THE REMAINING PROPOSED ROADWAY GEOMETRY AND DETAILS ARE FOR INFORMATIONAL PURPOSES ONLY TO SHOW HOW THE LENNAR PARCEL IS INTERCONNECTED INTO THE OVERALL MUTRM AREA.

Chancey Road

Bruce B. Downs Blvd. (CR 581)

Wiregrass Ranch Blvd.

MINOR URBAN COLLECTOR ROAD

STABILIZED EMERGENCY ACCESS

1/4 MILE WALKING DISTANCE FROM PARK

(60 UNIT) THREE-STORY CONDOS

(30) FRONT ENTRY GARAGE TOWNHOMES

(9) ALLEY LOADED 32' SINGLE FAMILY LOTS

LOW STREET / MINOR URBAN COLLECTOR ROAD

(20) ALLEY LOADED 32' SINGLE FAMILY LOTS

LENNAR PARCEL BOUNDARY

CONCEPTUAL CONSERVATION CORRIDOR TRAIL LOCATION, TO BE DESIGNED BY OTHERS

CONSERVATION CORRIDOR TRAIL

(18) ALLEY LOADED TOWNHOMES

(24) FRONT ENTRY GARAGE TOWNHOMES

(24) ALLEY LOADED TOWNHOMES

(40) FRONT ENTRY GARAGE TOWNHOMES

CONNECTION TO PASCO COUNTY PARK

POND

PARK

MUTRM AREA

PASCO PARK

STRICKLAND ROAD

LAJUANA ROAD

DRC approved 2-13-14

SITE LOCATION MAP

-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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PG. 1 OF 3

SCALE 0 300 600

Note: Neighborhood Block Plan depicted in Parcels M5, M6, M7, and V2 is conceptual in nature and non-binding per DA Exhibit O #1.d.ii.5.

PASCO COUNTY

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

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