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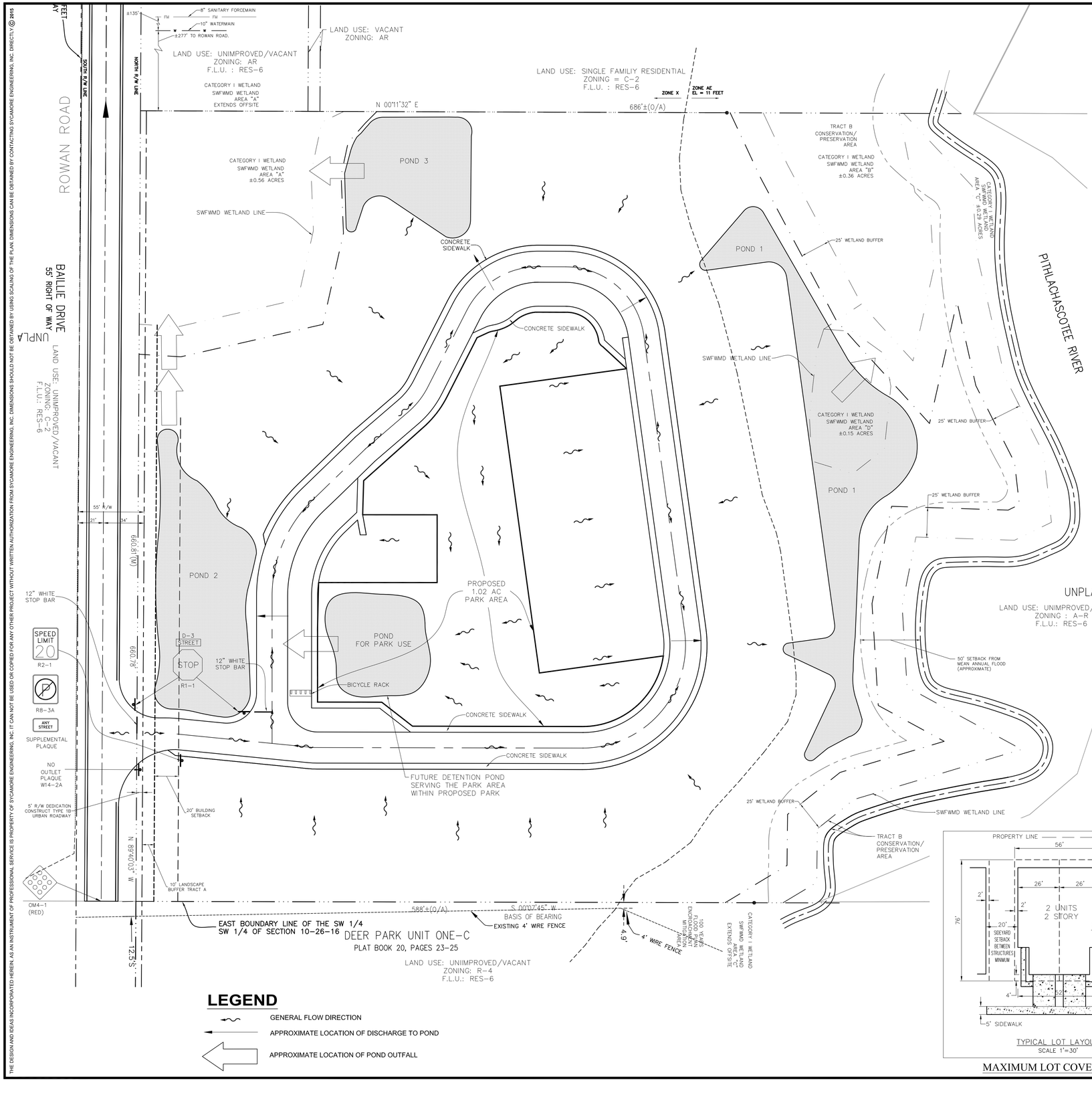


LEGEND

- GENERAL FLOW DIRECTION
- APPROXIMATE LOCATION OF DISCHARGE TO POND
- APPROXIMATE LOCATION OF POND OUTFALL

Line Table		
Line #	Length	Direction
L1	32.967	N31° 03' 30.49"W
L2	44.790	N89° 22' 14.80"W
L3	39.442	N38° 37' 32.17"W
L4	146.080	N16° 37' 33.21"W
L5	108.996	S28° 32' 49.99"W
L6	68.202	S86° 29' 21.71"W
L7	58.524	N78° 35' 40.65"W
L8	82.467	N1° 52' 36.17"E
L9	34.359	N25° 55' 43.53"W
L10	57.555	S83° 27' 39.91"W
L11	73.367	S63° 18' 03.29"W
L12	103.763	S77° 20' 10.14"W
L13	57.145	S85° 56' 53.58"W
L14	83.616	S46° 40' 07.97"W
L15	3.633	S0° 11' 31.76"W
L16	67.288	N78° 42' 37.19"E
L17	18.784	N47° 10' 02.88"E
L18	50.529	N86° 44' 38.12"E
L19	78.627	S77° 16' 58.53"E
L20	42.889	S47° 40' 30.13"W
L21	21.622	S48° 22' 05.33"W
L22	44.572	S62° 02' 41.13"W
L23	87.078	S62° 01' 04.06"W
L24	47.635	S64° 56' 22.10"W
L25	37.654	N33° 38' 32.88"W
L26	20.037	S72° 20' 37.12"E
L27	54.545	S83° 42' 13.57"E
L28	37.098	N86° 56' 05.49"E
L29	35.831	N17° 08' 01.98"E
L30	33.612	N38° 07' 40.27"W
L31	52.640	N84° 04' 09.47"W
L32	27.142	S79° 20' 26.19"W
L33	32.597	S35° 43' 24.09"W
L34	24.649	S4° 52' 10.35"W
L35	20.398	S25° 51' 16.73"E
L36	43.084	S77° 55' 17.91"E
L37	48.554	N87° 44' 14.45"E
L38	58.991	S77° 15' 27.52"E
L39	102.463	S12° 51' 29.08"E
L40	32.750	S3° 34' 02.55"W

NORTH

0 40 80
GRAPHIC SCALE

SITE DATA

PARCEL ID: 10-26-16-0000-02600-0000
PROPOSED UNITS: 55 UNITS

SITE AREA

Total Open Space:	10.29 Ac
Total Upland Area:	8.93 Ac
Total Wetland Area:	1.36 Ac

WETLAND AREA

Category I:	1.36 Ac
Category III:	0.00 Ac
Total Wetland Area:	1.36 Ac

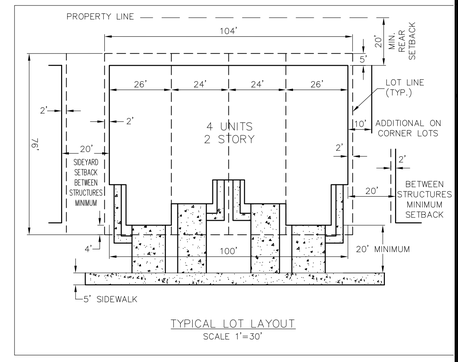
PROPOSED USE AREA

Townhomes:	1.87 Ac
Stormwater Ponds:	0.97 Ac
Roadway/Parking/Sidewalk:	1.25 Ac
Driveway:	0.43 Ac
Wetlands:	1.36 Ac
Open Space / Recreational Area:	1.02 Ac
Pervious Area	3.39 Ac
Total Area:	10.29 Ac

DENSITY CALCULATION

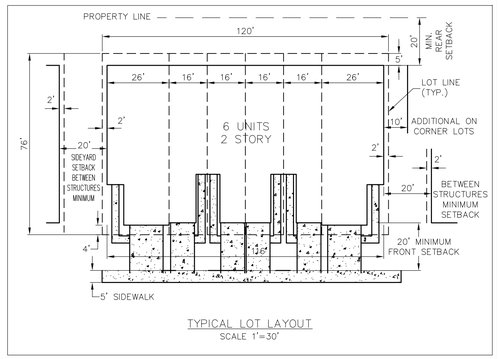
Upland (Ac) x 6 Unit/Ac = 8.93 Ac x 6 Units/Ac	53.6 Units
Wetland (Ac) x 0.25 = 1.36 Ac x 0.25 x 6 Units/Ac	2.04 Units
	55.64 Units
Total Allowable	55 Units

NOTES:
1. RES-6 LAND USE ALLOWS 6 UNITS / ACRE DENSITY
   EXISTING ZONING: MPUD
   PROPOSED ZONING: MPUD
2. PROJECT LIES WITHIN FLOOD ZONES AE & X PER FIRM COMMUNITY PANEL 120230 0252 F, DATED SEPTEMBER 26, 2014
3. UTILITY PROVIDER:
   WATER & SEWER: PASCO COUNTY UTILITIES.
   ELECTRICAL SUPPLY: DUKE ENERGY.
   FIRE PROTECTION: PASCO COUNTY FIRE DEPARTMENT.



TYPICAL LOT LAYOUT
SCALE 1"=30'

MAXIMUM LOT COVERAGE - 100 %



TYPICAL LOT LAYOUT
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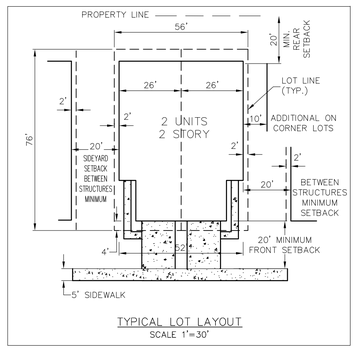

TYPICAL LOT LAYOUT
SCALE 1"=30'

MAXIMUM LOT COVERAGE - 100 %

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. FOR LOCATION OF ALL UTILITIES TWO COMPLETE BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
811 Know what's below. Call before you dig.

J.D. ALSABBAGH, P.E.
FL P.E. #58995

Activity	Name	Date
Designed by:	JDA	03/15
Drawn by:	LD	03/15
Checked by:	JDA	03/15
Approved by:	JDA	03/15

F.L. C.A. # 9485 & L.B. # 7961

No.	Date	Revision - Description
1	06-23-15	Revised Per County Comments

Scale: 1" = 40'
Start Date: MARCH, 15
Job No. D0104
File: MPUD
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• Construction Management
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RIVERWALK PRESERVE
BAILLIE DRIVE & ROWAN ROAD
NEW PORT RICHEY, PASCO COUNTY, FL

NEW PORT RICHEY, PASCO COUNTY, FL

Sheet No.
1 OF 1