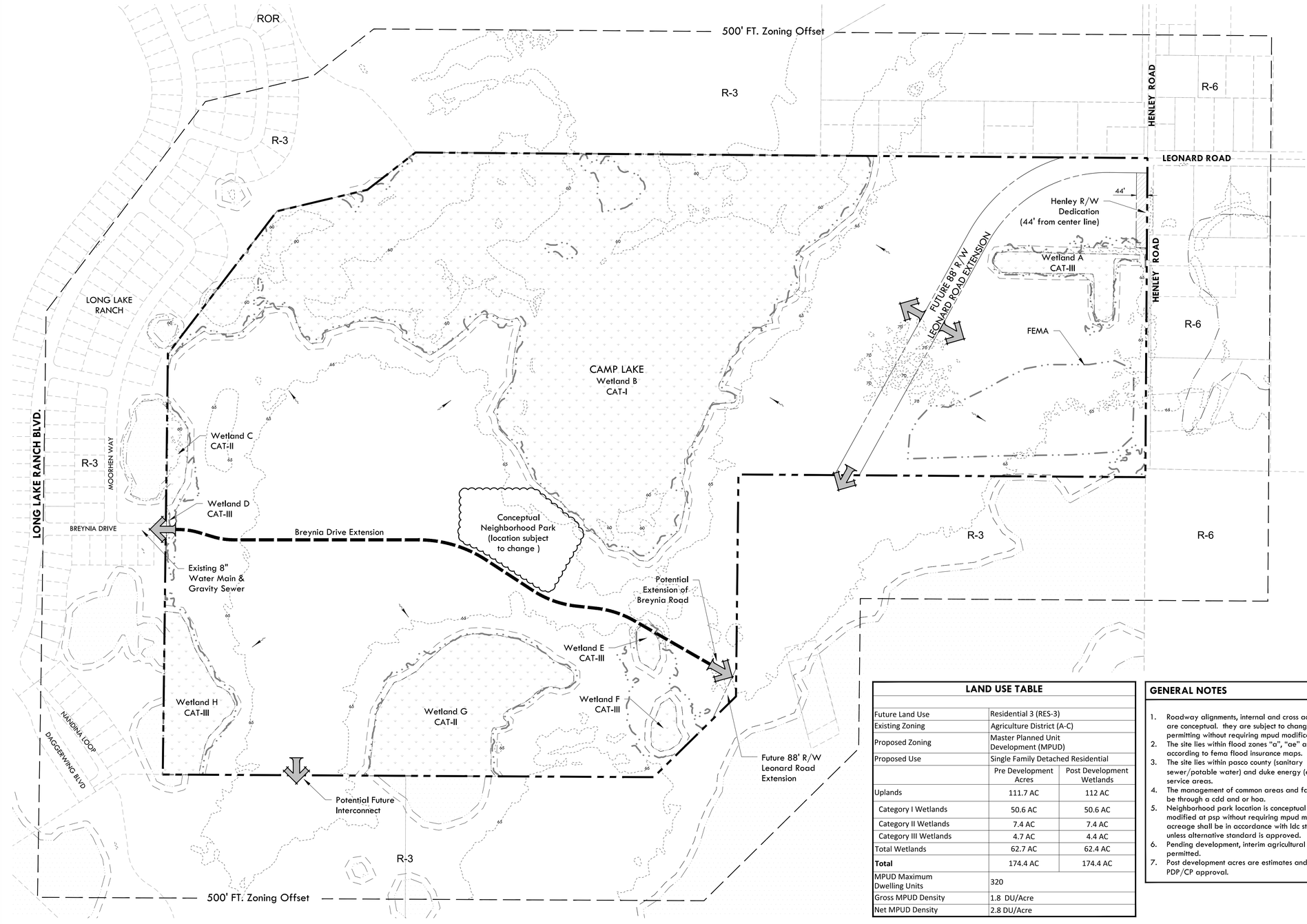


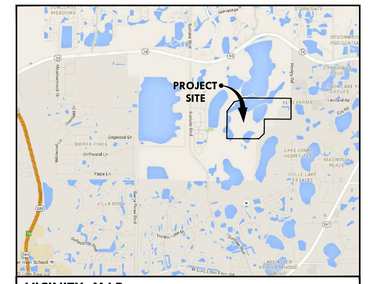
N
W E
S

0 200 400 600

SCALE: 1" = 200'

LEGEND

- PROJECT BOUNDARY
- APPROVED SWFWMD JD WETLANDS
- WETLANDS (BY OTHERS)
- 25' FT WETLAND SETBACK
- 2014 FEMA BOUNDARY
- PROPOSED TYPE II STREET
- EXISTING CONTOUR ELEVATION
- 500' FT ZONING OFFSET
- MAJOR ACCESS POINT
- EXISTING PARCELS WITHIN 500' FT OF ZONING OFFSET
- R-3 FUTURE LAND USE
- EXISTING DRAINAGE FLOW DIRECTION



VICINITY MAP

Sections 34. Township 26 S., Range 18E., Pasco County, Florida

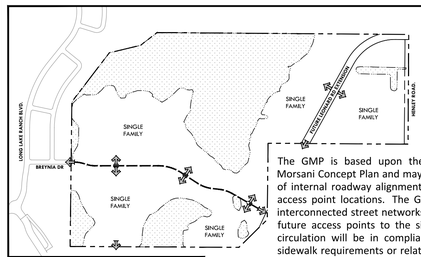
AERIAL MAP

LAND USE TABLE

Future Land Use	Residential 3 (RES-3)	
Existing Zoning	Agriculture District (A-C)	
Proposed Zoning	Master Planned Unit Development (MPUD)	
Proposed Use	Single Family Detached Residential	
	Pre Development Acres	Post Development Wetlands
Uplands	111.7 AC	112 AC
Category I Wetlands	50.6 AC	50.6 AC
Category II Wetlands	7.4 AC	7.4 AC
Category III Wetlands	4.7 AC	4.4 AC
Total Wetlands	62.7 AC	62.4 AC
Total	174.4 AC	174.4 AC
MPUD Maximum Dwelling Units	320	
Gross MPUD Density	1.8 DU/Acre	
Net MPUD Density	2.8 DU/Acre	

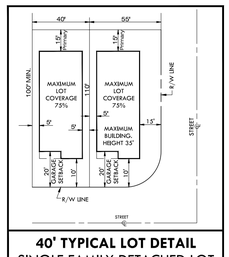
GENERAL NOTES

1. Roadway alignments, internal and cross access points are conceptual. they are subject to change during permitting without requiring mpud modification.
2. The site lies within flood zones "a", "ae" and "x" according to fema flood insurance maps.
3. The site lies within pasco county (sanitary sewer/potable water) and duke energy (electric) service areas.
4. The management of common areas and facilities shall be through a cdd and or hoa.
5. Neighborhood park location is conceptual and may be modified at psp without requiring mpud modification. acreage shall be in accordance with ldc standards unless alternative standard is approved.
6. Pending development, interim agricultural uses are permitted.
7. Post development acres are estimates and subject to PDP/CP approval.

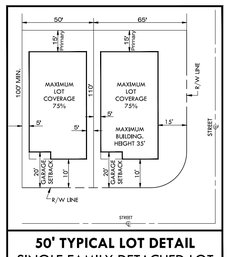


GENERALIZED MOBILITY PLAN

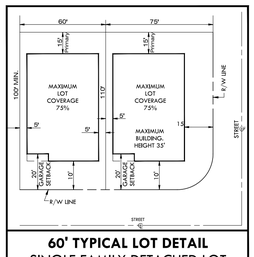
The GMP is based upon the non-binding Morsani Concept Plan and may vary in terms of internal roadway alignments and specific access point locations. The GMP illustrates interconnected street networks and multiple future access points to the site. Pedestrian circulation will be in compliance with LDC sidewalk requirements or related alternative standard approvals.



40' TYPICAL LOT DETAIL
SINGLE FAMILY DETACHED LOT



50' TYPICAL LOT DETAIL
SINGLE FAMILY DETACHED LOT



60' TYPICAL LOT DETAIL
SINGLE FAMILY DETACHED LOT

MASTER DEVELOPMENT PLAN
MORSANI MPUD
Pasco County, Florida
Zoning Petition Number RZ-XXXX

PROFESSIONAL TEAM

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REVISIONS	
DESCRIPTION	DATE
PASCO SUBMITTAL	11.16.15

PREPARED FOR:

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Office: 813-938-1250

PREPARED BY:

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DRAWN:	GIRALDO	CHECKED:	K. LOVE
JOB NO.:	HWB-MR-001	DATE:	10/15/2015
		FILE:	PD MPUD.dwg

SHEET 1 OF 1