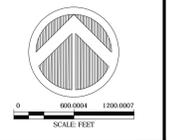


LEGEND:

- Property Limits
- Parcel Boundaries
- Approximate Wetland Line
- Proposed Pond/Open Space/Park Limits
- Potential School Location
- Pasco County Parcels
- Project Access Location
- Drainage Flow Arrow



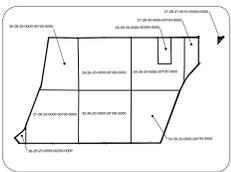
King
 ENGINEERING ASSOCIATES, INC.
 4921 Memorial Highway One Memorial Center, Suite 300
 Tampa, Florida, 33634
 Phone: (813) 886-8881, Fax: (813) 886-8882
 www.kingengineering.com
 Engineering License #2610

NO.	DATE	REVISION FOR CONTENT	BY
1	11/02/15		EAL

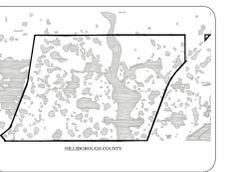
1000' FROM BOUNDARY OF MAIN PROJECT AREA



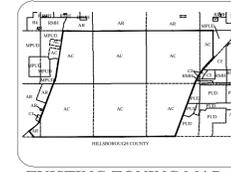
VICINITY MAP
 SECTION 27, 28, 29, 30, 31, 32, 33, 36
 TOWNSHIP 26S, RANGE 20E, 21E
 HILLSBOROUGH COUNTY, FLORIDA



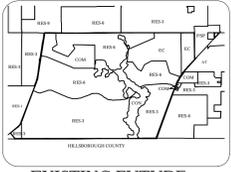
PARCEL ID MAP



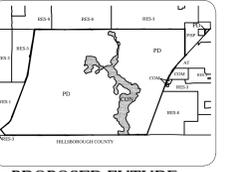
EXISTING FEMA MAP
 FEMA FLOOD ZONE A
 FEMA FLOOD ZONE AE
 FEMA FLOOD ZONE X



EXISTING ZONING MAP



EXISTING FUTURE LAND USE MAP



PROPOSED FUTURE LAND USE MAP

SITE DATA

MPUD PARCEL

ACREAGE: ±3,524.7 AC
 WETLANDS: ±984.3 AC
 EXISTING LAKES: ±0 AC
 UPLANDS: ±2,540.4 AC
 ZONING: AC & AR
 EXISTING: AC & AR
 PROPOSED: MPUD

WETLANDS

WETLAND ACRES:	WETLAND IMPACTS:
CATEGORY I: ±237.8 AC	CATEGORY I: ±10.0 AC
CATEGORY II: ±578.5 AC	CATEGORY II: ±12.6 AC
CATEGORY III: ±168.0 AC	CATEGORY III: ±19.5 AC
TOTAL: ±984.3 AC	TOTAL: ±42.1 AC

PROPOSED ENTITLEMENTS:

SINGLE-FAMILY RESIDENTIAL: 5,000 DU (INCLUDES 1,125 AGE RESTRICTED)
 MULTI-FAMILY RESIDENTIAL: 1,400 DU
 RETAIL: 600,000 S.F.
 OFFICE/TARGET INDUSTRY: 1,330,000 S.F.
 INDUSTRIAL: 1,330,000 S.F.

REFER TO THE RESIDENTIAL DESIGN STANDARDS CHART AND MPUD CONDITIONS OF APPROVAL FOR ALL RESIDENTIAL DEVELOPMENT STANDARDS SUCH AS BUILDING SETBACKS, BUILDING HEIGHTS, MAXIMUM F.A.R., ETC.

MULTI-FAMILY SHALL MEET WF-3 STANDARDS
 OFFICE/TARGET INDUSTRY SHALL MEET PO-2 OR I-1 STANDARDS
 INDUSTRIAL SHALL MEET I-1 STANDARDS
 RETAIL SHALL MEET C-3 STANDARDS

- NOTES**
- WATER, SEWER AND EMS SERVICES BY PASCO COUNTY; ELECTRIC SERVICE FROM WITH LACOGNIE RIVER ELECTRIC CO-OPERATIVE (WRCE) AND TAMPA ELECTRIC COMPANY (TECO). FORCE MAIN EXISTS ALONG CHANCY RD AND WATER MAIN EXISTS ALONG MORRIS BRIDGE NORTH OF THE SITE AND ALONG U.S. 301. UTILITIES WILL BE EXTENDED TO SITE.
 - ROADWAY ALIGNMENTS, INTERNAL ACCESS POINTS AND CROSS ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE SUBJECT TO COUNTY ACCESS MANAGEMENT STANDARDS AND FINAL APPROVAL OF THE MASTER ROADWAY PLAN.
 - PARKS AND OPEN SPACE ARE CONCEPTUALLY SHOWN ON THE MPUD PLAN. THE FINAL LOCATION OF ALL PARKS (DISTRICT AND NEIGHBORHOOD) WILL BE DETERMINED AT TIME OF PRELIMINARY SITE PLAN AND MAY ALSO BE SUBJECT TO A MASTER PARKS PLAN WITH PASCO COUNTY. OPEN SPACE MAY INCLUDE, BUT IS NOT LIMITED TO WETLANDS, LAKES, LANDSCAPED AREAS, MITIGATION AREAS, GOLF COURSE, PARKS AND OTHER RECREATION AREAS, AND STORMWATER MANAGEMENT AREAS. DETAILED OPEN SPACE AND PARK CALCULATIONS WILL BE PROVIDED AT TIME OF PRELIMINARY PLAN SUBMITTAL.
 - THE SITE LIES WITHIN FLOOD ZONES 'A' AND 'X' ACCORDING TO FEMA FLOOD INSURANCE MAPS (FIRM 0601, FIRM 0602, FIRM 0603, AND FIRM 0607, UPDATED 9/01/14). NO BASE FLOOD ELEVATIONS HAVE BEEN IDENTIFIED ON THESE MAPS.
 - APPROVED MPUD LAND USES MAY BE CONVERTED, SUBJECT TO LAND USE EQUIVALENCY MATRIX AND THE LIMITATIONS SPECIFIED IN THE MPUD CONDITIONS OF APPROVAL.
 - PROJECT ACCESS SHALL BE PROVIDED VIA S.R. 56, MORRIS BRIDGE ROAD, AND U.S. HIGHWAY 301.
 - THE LOCATION OF USES WITHIN THE MPUD LIMITS SHALL BE CONSISTENT WITH THE PROVISIONS CONTAINED WITHIN THE MPUD CONDITIONS OF APPROVAL. THE PROPOSED ENTITLEMENTS ARE CONCEPTUALLY SHOWN BUT ARE NOT GEOGRAPHICALLY ASSIGNED AND THEREFORE ALLOW FOR FLEXIBILITY ON THE LOCATION WITH THE MPUD LIMITS.
 - COMMON AREAS WILL BE OWNED AND MAINTAINED BY AN HOA, CDD OR OTHER RESPONSIBLE ENTITY TO BE APPROVED BY THE COUNTY. TO BE ESTABLISHED.
 - EACH INDIVIDUAL PARCEL WILL BE DEVELOPED AS ITS OWN PHASE OR PHASES. PARCELS MAY BE DEVELOPED OUT OF NUMERICAL ORDER SO LONG AS NECESSARY INFRASTRUCTURE IS PROVIDED OR COMMITTED TO SERVE THAT PARCEL.
 - THE 10-YEAR WELLHEAD PROTECTION ZONE IS APPROXIMATELY 335' EAST OF THE MIXED USE PARCEL OF THE PROJECT SITE, BUT APPROXIMATELY 2,845' EAST OF THE PROJECT BOUNDARY ON U.S. HWY 301.
 - THERE ARE NO CRITICAL LINKAGES ON OR WITHIN 500' OF THE SUBJECT PROPERTY. THE HILLSBOROUGH TO GREEN SWAMP CRITICAL LINKAGE IS APPROXIMATELY ONE MILE EAST OF THE SITE.
 - ALL NON-IMPACTED WETLAND AREAS ARE PROPOSED FOR PRESERVATION/CONSERVATION AREAS. PARKS MAY INCLUDE PRESERVATION OF UPLAND AREAS. NO OTHER PRESERVATION/CONSERVATION AREAS ARE PROPOSED.
 - DRAINAGE RUNOFF (POST DESIGN) WILL BE DIRECTED VIA PIPES AND SWALES. THE SITE DOES NOT LIE WITHIN A BASIN OF SPECIAL CONCERN OR LIE WITHIN ANY AREAS DEPICED ON MAPS 2-4. FLOOD PRONE AREAS OF THE PASCO COMPREHENSIVE PLAN, KNOWN FLOODING AREAS, LIE IMMEDIATELY TO THE NORTH OF THE SITE.
 - MOBILITY PLAN: BIKE LANES TO BE PROVIDED ON BOTH SIDES OF ALL TYPE I STREETS PER LDC REQUIREMENTS. SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF ALL ROADS (EXCEPT TYPE II ALLEYS). STANDARD LOCAL AND MAJOR LOCAL BUS STOPS WILL BE PROVIDED IN LOCATIONS TO BE DETERMINED IN COORDINATION WITH THE PCPT DEPARTMENT. A SUPERSTOP MAY BE PROVIDED AT S.R. 56 & THE MORRIS BRIDGE INTERSECTION, IF REQUIRED BY PCPT.

Parcel Number	Gross	Acres	
		Wetland	Upland
Parcel 1	416.3	114.1	302.2
Parcel 2	190.7	53.6	137.1
Parcel 3	413.5	86.9	326.6
Parcel 4	406.0	131.6	274.4
Parcel 5	309.4	134.9	174.5
Parcel 6	288.5	117.2	171.2
Parcel 7	34.0	7.3	26.7
Parcel 8	17.4	5.1	12.3
Parcel 9	226.4	88.2	138.2
Parcel 10	289.8	92.9	196.9
Parcel 11	113.6	7.5	106.0
Parcel 12	243.1	58.0	185.2
Mixed Use Parcel 1	63.6	17.1	46.5
Mixed Use Parcel 2	46.3	11.9	34.4
Mixed Use Parcel 3	23.5	6.4	17.2
Mixed Use Parcel 4	13.5	5.0	8.4
Mixed Use Parcel 5	196.7	16.9	179.9
Mixed Use Parcel 6	3.0	0.0	3.0
Right-of-Way	230.2	29.7	200.5
Total	3,527.5	984.3	2,543.2

NOTES:

- PARCELS 1-12 MAY ALSO DEVELOP RESIDENTIAL USES CONSISTENT WITH THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT STANDARDS IN THE LAND DEVELOPMENT CODE, WHICH MAY REDUCE FRONT, SIDE AND REAR YARD SETBACKS ETC.
- PARCELS 9 MAY INCLUDE SINGLE FAMILY ATTACHED, SINGLE FAMILY DETACHED, TOWNHOMES, CONDOMINIUMS, AND APARTMENT USES.
- MIXED USE PARCELS MAY INCLUDE MULTI-FAMILY, CONDOMINIUMS, APARTMENTS, OFFICE, RETAIL, AND LIGHT INDUSTRIAL USES.

DEVELOPMENT STANDARDS

PROPOSED USES	LOT SIZES		SETBACKS				LOT COVERAGE	
	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	CORNER YARD (FT)		MAX LOT COVERAGE
SINGLE FAMILY ATTACHED	48	100	20	7.5	15	10	100%	
SINGLE FAMILY DETACHED	45	100	20	7.5	15	10	65%	
TOWNHOMES	15	50	15	0/7.5*	5	7.5	45	100%
MULTI-FAMILY	N/A	N/A	20	15	15	10	35	100%
RETAIL	N/A	N/A	25	10	10	10	65	50%
OFFICE	N/A	N/A	25	15	15	10	120	50%
LIGHT INDUSTRIAL	N/A	N/A	25	10	10	10	65	80%

*MINIMUM 15 FEET BETWEEN BUILDINGS

LEGAL DESCRIPTION

Parcel 1:
 In Section 36, Township 26 South, Range 20 East, Pasco County, Florida; All that part lying South and East (or Southeast) of Morris Bridge Road, (State Road 579) LESS AND EXCEPT that portion of the above described parcel conveyed to Tampa Electric Company, by Special Warranty Deed, recorded December 22, 2008 in Official Records Book 7987, Page 930, public records of Pasco County, Florida.

Parcel 2:
 In Section 27, Township 26 South, Range 21 East, Pasco County, Florida; All that part of the NE 1/4 of the NW 1/4 of the NE 1/4, and all that part of the W 3/8, lying North and West (or Northwest) of U.S. Highway 301, (State Road 41).

Parcel 3:
 In Section 28, Township 26 South, Range 21 East, Pasco County, Florida; All that part lying North and West (or Northwest) of U.S. Highway 301, (State Road 41).

Parcel 4:
 All of Section 29, Township 26 South, Range 21 East, Pasco County, Florida.

Parcel 5:
 In Section 30, Township 26 South, Range 21 East, Pasco County, Florida; All that part lying East of Morris Bridge Road, (State Road 579)

Parcel 6:
 In Section 31, Township 26 South, Range 21 East, Pasco County, Florida; All that part lying East of Morris Bridge Road, (State Road 579)

Parcel 7:
 All of Section 32, Township 26 South, Range 21 East, Pasco County, Florida.

Parcel 8:
 In Section 33, Township 26 South, Range 21 East, Pasco County, Florida; All that part lying West of U.S. Highway 301, (State Road 41)

TWO RIVERS
 LENNAR HOMES
 4600 W. CYPRESS STREET
 TAMPA, FL 33607

MPUD SITE PLAN

JOB NO: 3183-400-001
 DATE: 11/2/15
 SCALE: AS SHOWN