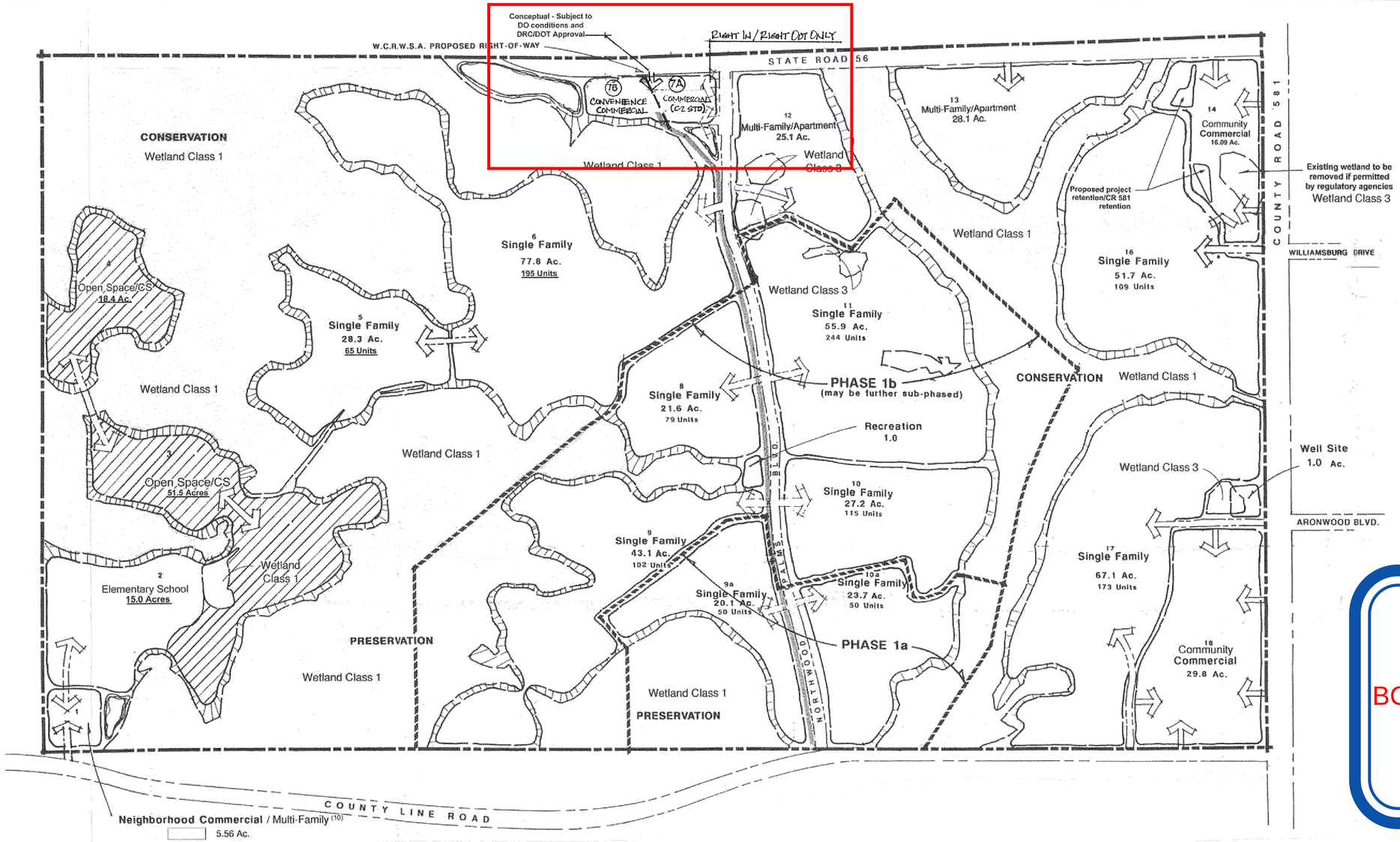

LEGEND

- PROJECT BOUNDARY
- DEVELOPABLE AREAS
- WETLANDS (CONSERVATION/PRESERVATION)
- SWFWMD WETLANDS TO BE RETAINED
- ROADWAYS/ACCESS
- OPEN SPACE/COMPENSATORY STORAGE

BCC Approved 11-05-2013

LAND USE DATA

USE	ACRES		Proposed Change	UNITS/GFA
COMMERCIAL (1)	~~57.36~~	63.3	6	562,500 SF
~~RESIDENTIAL SUPPORT (6)~~	~~6.0~~		(6)	
MULTI-FAMILY/APARTMENT (10)	53.2			~~648~~ 624
SINGLE FAMILY (1)	~~486.4~~	416.5	(69.9)	~~1,182~~ 1,215
RECREATION	1.0			
ROADS (2)	35.47			
STORMWATER MANAGEMENT PONDS (3)	8.28			
OPEN SPACE/COMPENSATORY STORAGE	~~20.8~~	90.7	69.9	
SCHOOL SITE ~~(9)~~	15.0			
WELL SITE	1.0			
SUBTOTAL:	684.51			
CONSERVATION/PRESERVATION	399.99			
TOTAL:	1084.5			~~1,830~~ 1,839 UNITS/ 562,500 SF

NOTES:

(1) ~~Pursuant to RES04-205, III.A, 25,000 square feet of commercial is conceptually approved and 261 units are conceptually approved.~~ 25,000 sq. ft commercial on Parcel 7 and 260 total units on Parcels 5 & 6 specifically approved per NOPC considered by the BCC on 3/6/2012

(2) Includes rights-of-way for Northwood Palms Bouldvard and SR-56.

(3) Indicates stormwater management ponds not included within development parcels.

(4) School site reserved for dedication as specified in the applicable approved DO and MPUD conditions.

(5) Alteration of SWFWMD wetlands may occur following agency approval.

(6) ~~Residential Support (6 acres) on Tract 7 will be composed of such uses as day care, churches, libraries or schools. These facilities will be designed in a way that serves the community and minimizes traffic impacts.~~

(7) ~~Based on typical use of a church of 10,000 s.f. Any amount of residential support use that generates less than 8 p.m. peak hour trips shall be allowed.~~

(8) "Commercial" is synonymous with "retail" for the purposes of DRI thresholds.

(9) ~~The single family acreage shall be 486.4 upon the 15.0 acre school site being dedicated to Pasco County as outlined in the Development Order.~~

(10) Parcel 1 may be developed with multi-family (not more than 200 units) and/ or no more than 65,000 square feet of neighborhood commercial uses in accordance with approved entitlements and the Land Use Equivalency Matrix (LUEM). 624 Multi-Family/Apartment units are specifically approved for Parcel 12 & 13 as specified in the applicable approved DO

(11) Wetland Classifications per Pasco County GIS MapPages website.

(12) Access point locations shown to Parcel 14 & 7 are conceptual and are not approved. All access points shall be reviewed for compliance with the Pasco County Access Management Standards at the time of preliminary plan/site review.

SOURCE OF SITE PLAN:
King Engineering Associates, Inc. Site Plan, Revised 12/11/96
Engelhardt, Hammer & Associates revised MPUD Development Plan, approved 7/26/2005 by BCC.
Engelhardt, Hammer & Associates revised MPUD Development Plan, approved 2/9/2010 by BCC.

No.	DATE	REVISION DESCRIPTION
3	5-17-13	DIVIDED PARCEL 7 INTO 7A AND 7B. BOTH PARCELS WILL REMAIN COMMERCIAL, BUT 7A WAS CHANGED TO C-2 STANDARDS (PASCO LDC)
2	2/1/2012	Per County Review: Remove Residential Support from Parcel 7. Note 6 & 7 & Land Use Data chart. Correct Scriveners Error on Land Use Data chart to Match Multi-Family DO entitlements & Modify Note 10 to specify location of MF entitlements. Revise Note 4 to Match Map H School Note. Remove Note 9 because acreage adjusted on Land Use Data chart relied. 15 acre school site. Add Note 12 related to Access points.
1	12/2010	Applicant Request: Shift All Residential Units from Tracts 2 & 4 to Tracts 5 & 6 (20 Total), Revise Tract 2 Parcel Size to 15 Developable Acres and Label School Site Per DO Conditions, Change Tract 3 & 4 Land Use from Residential to Open Space/Compensatory Storage & Add access to Tract 7.

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0' 400' 800'
SCALE: 1" = 400'

REVISED MPUD DEVELOPMENT PLAN

NORTHWOOD