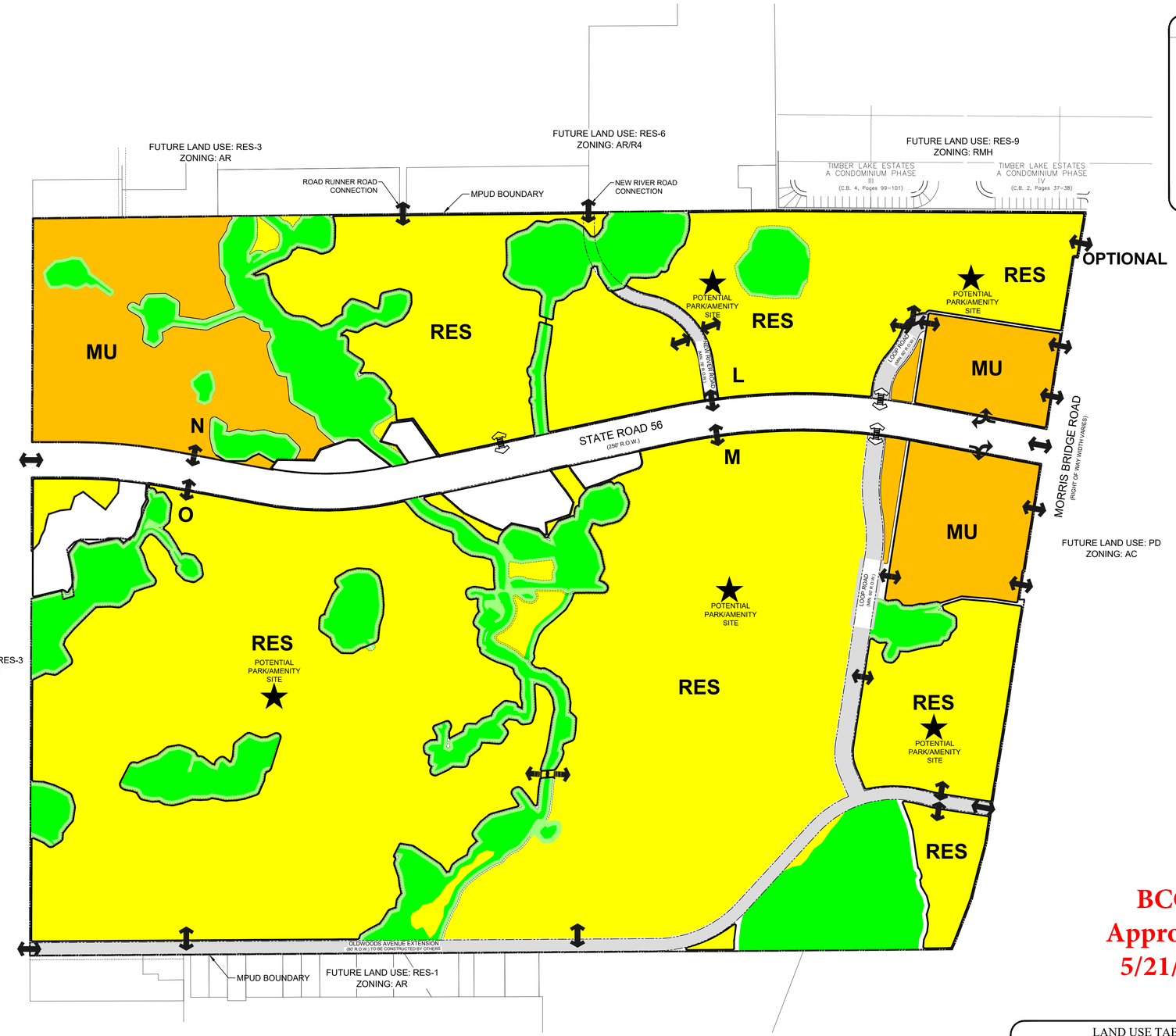

LEGEND

- RESIDENTIAL
- MIXED USE
- WETLAND PRESERVE
- WETLAND PRESERVE SETBACK
- RIGHT OF WAY
- FULL ACCESS
- DIRECTIONAL ACCESS
- RIGHT IN / RIGHT OUT ACCESS

N

DENSITY/INTENSITY CALCULATION

TOTAL ACREAGE	801 AC
WETLANDS ACREAGE	131 AC
DEVELOPABLE ACREAGE	681 AC
PROPOSED RESIDENTIAL UPLANDS ACREAGE	559 AC
PROPOSED RESIDENTIAL WETLANDS ACREAGE	105 AC
PROPOSED MIXED USE ACREAGE	111 AC
PROPOSED INTERNAL ROW	26 AC
TOTAL WETLANDS	131 AC
DENSITY INCENTIVE (CATEGORY I)	(30 AC x 0.25)
WETLANDS PRESERVED	7.5 AC
DENSITY INCENTIVE (CATEGORY II/III)	(75 AC x 0.10)
WETLANDS PRESERVED	7.5 AC
WETLAND INCENTIVE ACREAGE	15 AC
EXISTING RES-3 FUTURE LAND USE	3 DU/ACRE
EXISTING FLU MAX RESIDENTIAL UNITS ALLOWED*	2,055 DU
MAXIMUM RESIDENTIAL UNITS**	1,999 DU
MAXIMUM COMMERCIAL SQ FT	400,000 SF
COMMERCIAL RETAIL	(250,000 SF)
OFFICE	(150,000 SF)

*MAXIMUM UNITS ALLOWED PER CURRENT RES-3 FLU = DEVELOPABLE ACREAGE + WETLAND INCENTIVE ACREAGE X 3 DU/ACRE

**SUBJECT TO TRIP CONVERSION RATIO IN MPUD CONDITIONS

GENERAL NOTES

1. INTERNAL ROADWAY ALIGNMENT, EXTERNAL ACCESS POINTS, AND CROSS ACCESS POINTS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING PDP/PSP/CP DESIGN AND PERMITTING WITHOUT REQUIRING MPUD MODIFICATION.
2. THE SITE LIES IN FLOOD ZONES "A" AND X PER FEMA FLOOD INSURANCE MAPS.
3. THE SITE LIES IN THE PASCO COUNTY WATER/WASTEWATER SERVICE AREAS.
4. A COMMUNITY DEVELOPMENT DISTRICT AND/OR HOMEOWNERS ASSOCIATION SHALL MANAGE AND MAINTAIN COMMON AREAS AND FACILITIES.
5. NEIGHBORHOOD PARK LOCATIONS AND POTENTIAL AMENITY SITES ARE CONCEPTUAL AND MAY BE MODIFIED DURING PDP/PSP/CP DESIGN AND PERMITTING WITHOUT REQUIRING MPUD MODIFICATION. UNLESS OTHERWISE APPROVED BY THE COUNTY, ACREAGES OF PARKS SHALL COMPLY WITH THE LAND DEVELOPMENT CODE REQUIREMENTS.
6. PENDING DEVELOPMENT ACTIVITIES, INTERIM BONA FIDE AGRICULTURAL USES ARE PERMITTED AND MAY CONTINUE WITHIN THE PROPERTY.
7. POST DEVELOPMENT ACREAGES SET FORTH IN THE SITE DATA TABLE ARE CONCEPTUAL AND MAY BE MODIFIED DURING PDP/PSP/CP DESIGN AND PERMITTING WITHOUT REQUIRING MPUD MODIFICATION.
8. WETLAND PRESERVE AREAS SHALL NOT BE LESS THAN 105± ACRES.
9. MPUD ALLOWABLE USES INCLUDING: RESIDENTIAL, MIXED USE, COMMERCIAL, CONSERVATION. SEE CONDITIONS OF APPROVAL FOR SPECIFIC LIST OF ALLOWABLE USES PER TRACT.
10. INTERNAL AND EXTERNAL LANDSCAPE BUFFERS WILL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
11. NO WELLHEAD PROTECTION AREAS OR SPECIAL PROTECTION AREAS FOR COMMUNITY WATER SYSTEM SUPPLY WELLS ARE LOCATED WITHIN 1,000 FT. OF THE SITE, OR WITHIN THE PROPOSED DEVELOPMENT.
12. PORTIONS OF THE SITE ARE WITHIN THE 100-YEAR FLOODPLAIN.
13. OPEN SPACE WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 905 UNLESS OTHERWISE APPROVED BY THE COUNTY.
14. APPROXIMATE SITE ELEVATIONS RANGE FROM 70 TO 83.
15. NO CRITICAL LINKAGES EXIST ON SITE.
16. NO SCHOOL SITES OR FIRE STATIONS ARE PROPOSED ON SITE.
17. EXISTING EASEMENTS WERE IDENTIFIED AS SHOWN. PROPOSED EASEMENTS/COMMON AREA TRACTS SHALL BE DETERMINED AT PRELIMINARY SITE PLAN SUBMITTAL.
18. THE DEVELOPER OF THE RIVER LANDING MPUD IS ONLY RESPONSIBLE FOR CONSTRUCTION OF THE NEW RIVER ROAD CONNECTION FROM SR 56 NORTH TO THE NORTHERN MOST ACCESS POINT WITHIN THE DEVELOPMENT SERVING ADJACENT PHASES OF DEVELOPMENT. THE DEVELOPER IS NOT RESPONSIBLE FOR WETLAND IMPACTS ASSOCIATED WITH THE ROADWAY.

BCC Approved 5/21/19

SITE DATA

WETLANDS	105± ACRES
RESIDENTIAL TRACTS	559± ACRES
MIXED USE TRACTS	111± ACRES
RIGHT-OF-WAY	26± ACRES (LESS S.R. 56)
TOTAL SITE ACREAGE	801± ACRES

WETLAND DATA

WETLANDS CAT.	PRE-DEVELOPMENT	POST-DEVELOPMENT
CATEGORY I	31± ACRES	30± ACRES
CATEGORY II & III	100± ACRES	75± ACRES
TOTAL	131± ACRES	105± ACRES

LAND USE TABLE

EXISTING FUTURE LAND USE	RES-3
PROPOSED FUTURE LAND USE	PD - PLANNED DEVELOPMENT
EXISTING ZONING	MASTER PLANNED UNIT DEVELOPMENT (MPUD) & AGRICULTURAL (AC)
PROPOSED ZONING	MASTER PLANNED UNIT DEVELOPMENT (MPUD)

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
9432 CAMDEN FIELD PARKWAY RIVERVIEW, FL 33578
P: 813-443-5282 F: 813-443-5283 EMAIL: info@waldropengineering.com

MASTER PLANNED UNIT DEVELOPMENT

RIVER LANDING

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

MASTER SITE PLAN

PLAN REVISIONS

1	01/08/2019	REVISED PER COUNTY COMMENTS

0 200 400 800
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 685-01-E14

SHEET : 2

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