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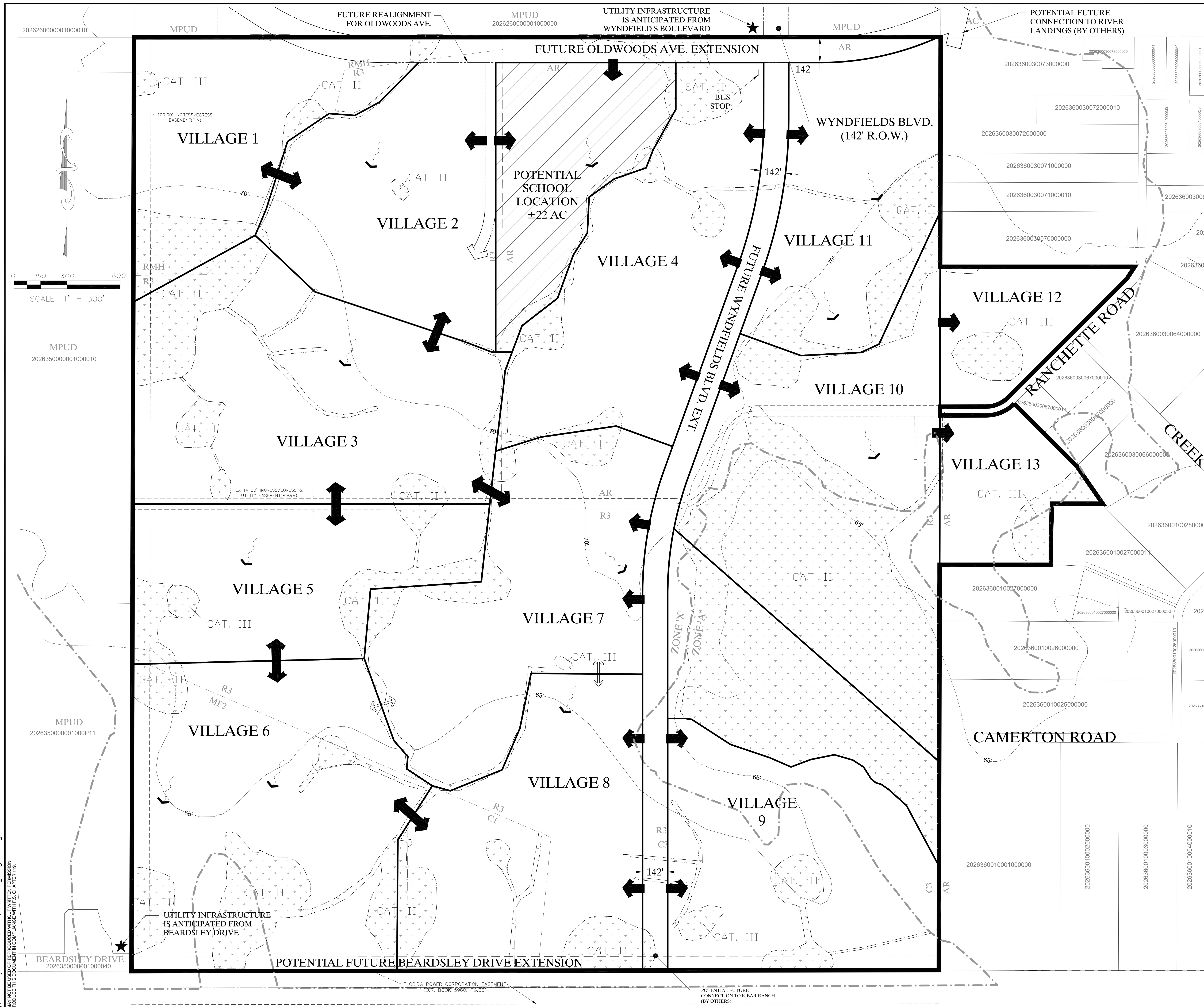
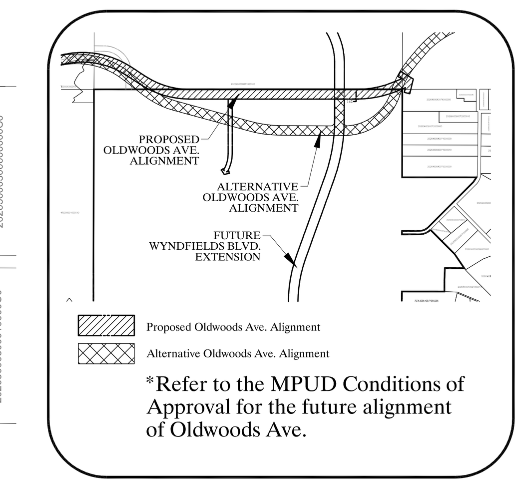
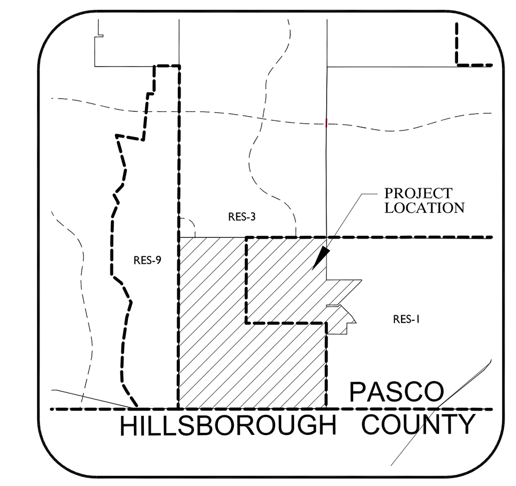




PROPOSED OLDWOODS AVE. ALIGNMENT
N.T.S.



FUTURE LAND USE
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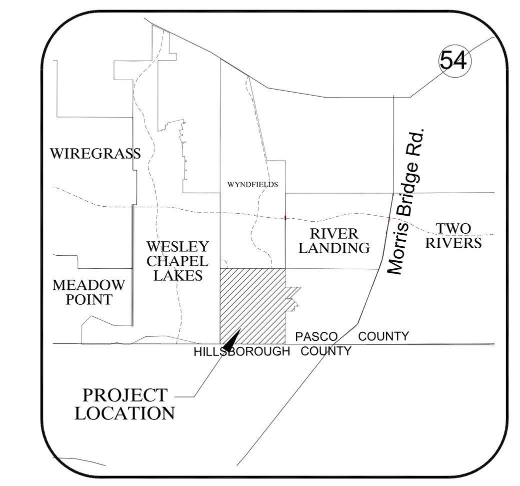


VICINITY MAP
N.T.S.

PARCEL ID:
35-26-20-0000-00100-0000,
35-26-20-0000-00100-0020,
36-26-20-0010-02700-0010,
36-26-20-0030-06800-0000,
& 36-26-20-0030-06900-0000

SITE DATA

MPUD PARCEL

ACREAGE:	±580.0 AC	LAND USE CLASSIFICATION:	RES 1/RES-3
WETLANDS:	±133.0 AC	GROSS RESIDENTIAL ACREAGE:	±447.0 Acres
UPLANDS:	±447.0 AC	TOTAL REQUESTED DENSITY:	1,800 SINGLE FAMILY

ZONING:

EXISTING: AR, R-3, RMH, MF-2, C-1, C-3

PROPOSED: MPUD

* THE MPUD PROPERTY HAS EXISTING ZONING AND DENSITY RIGHTS IN EXCESS OF THE REQUESTED DENSITY.

NOTES

1. ROADWAY ALIGNMENTS AND INTERNAL ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING PERMITTING WITHOUT REQUIRING MPUD MODIFICATIONS.
2. OPEN SPACE MAY INCLUDE, BUT IS NOT LIMITED TO, WETLANDS, LAKES, LANDSCAPED AREAS, HABITAT PROTECTION AREAS, MITIGATION AREAS, RECREATION AREA, AND STORMWATER MANAGEMENT AREAS TO EQUAL A MINIMUM OF 25% OF SITE.
3. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.
4. THE PROJECT LIES WITHIN FLOOD ZONES 'X' AND 'A' PER FLOOD INSURANCE MAP, COMMUNITY PANEL NUMBER 120230 0450 E.
5. RESIDENTIAL VILLAGES MAY BE GATED AT DEVELOPER'S DISCRETION PROVIDED ROADWAYS ARE PRIVATE. SUCH DETERMINATIONS WILL BE MADE AT TIME OF PRELIMINARY SITE PLAN SUBMITTAL.
6. WATER, SEWER AND EMS SERVICES BY PASCO COUNTY, ELECTRIC SERVICE FROM WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE.
7. THE PROJECT WILL COMPLY WITH THE NEIGHBORHOOD PARKS ORDINANCE.
8. THE PROJECT MAY BE PHASED AND DEVELOPED INCREMENTALLY. BUILDOUT SHALL OCCUR PRIOR TO DECEMBER 31, 2017.
9. ALL EXISTING/PROPOSED ROADWAYS WILL PROVIDE UTILITIES THROUGHOUT THE ENTIRE PROJECT.
10. A BUS STOP WILL BE PROVIDED AT THE PRELIMINARY SITE PLAN LEVEL WITHIN THE RIGHT OF WAY ALONG THE MAJOR NORTH-SOUTH ROAD (EXTENSION OF WYNDFIELDS BOULEVARD) AS CONCEPTUALLY DEPICTED ON THE MPUD PLAN.
11. THE SCHOOL LOCATION SHOWN IS CONCEPTUAL ONLY AND SUBJECT TO MUTUAL AGREEMENT BETWEEN THE PROPERTY OWNER AND THE PASCO COUNTY SCHOOL BOARD.

LEGAL DESCRIPTION

LEGAL DESCRIPTION:(PER COMMITMENT #2867412)

PARCEL 1 - FOLIO#36-26-20-0030-06800-0000
TRACT 68 OF THE UNRECORDED SUBDIVISION OF NEW RIVER RANCHETTES UNIT 3, LYING IN SECTION 36, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 36 FOR A POINT OF BEGINNING; THENCE RUN NORTH 0°12'56" EAST, ALONG THE WEST LINE OF SAID SECTION 36, 525.00 FEET; THENCE DUE EAST, 260.64 FEET; THENCE 157.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.0 FEET AND A CHORD OF 153.07 FEET WHICH BEARS, NORTH 67°30'00" EAST; THENCE SOUTH 45°00'00" EAST, 525.00 FEET; THENCE SOUTH 34°40'42" EAST, 258.22 FEET; THENCE DUE WEST 922.19 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE NORTHERLY 25 FEET DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 714, PAGE 799, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL II - FOLIO#36-26-20-0030-06900-0000
NEW RIVER RANCHETTES (UNRECORDED), UNIT 3, TRACT 69 LYING IN SECTION 36, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE RUN NORTH 0°12'56" EAST, ALONG THE WEST LINE OF SAID SECTION 36, 525.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'56" EAST, 798.50 FEET; THENCE DUE EAST 1115.82 FEET; THENCE 81.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CHORD OF 80.92 FEET WHICH BEARS SOUTH 33°19'42" WEST; THENCE SOUTH 45°O0'0O" WEST, 950.79 FEET; THENCE 157.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CHORD OF 153.07 FEET WHICH BEARS SOUTH 67°30'00" WEST; THENCE DUE WEST 260.64 FEET TO THE POINT OF BEGINNING. LESS THE SOUTH 25 FEET AND THE SOUTHEASTERLY 25 FEET OF TRACT 69.

PARCEL III - FOLIO#36-26-20-0010-02700-0010
BEING A PART OF TRACT 27 OF THE UNRECORDED SUBDIVISION OF NEW RIVER RANCHETTES, UNIT NO. 1, LYING IN SECTION 36, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 36 FOR A POINT OF BEGINNING; THENCE EAST 635.27 FEET; THENCE S 01°57'53" W, 186.02 FEET; THENCE S 00°04'13" W, 160.00 FEET; THENCE WEST, 630.00 FEET; THENCE N 00°12'56" E, 345.91 FEET TO THE POINT OF BEGINNING CONTAINS 5.012 ACRES. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTHERLY 15 FEET THEREOF, LESS THE WEST 15 FEET THEREOF. AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTHERLY 15 FEET OF THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 36; THENCE RUN EAST 923.43 FEET; THENCE S 45°00'0O" EAST, 69.66 FOR A POINT OF BEGINNING; THENCE CONTINUE S 45°00'00" E, 625 FEET; THENCE SOUTHWEST 94.81 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 241.42 FEET (CHORD BEARING A DISTANCE OF S 33°45'20" W, 94.20 FEET); THENCE N 67°29'56" W, 584.26 FEET; THENCE WEST 193.78 FEET; THENCE N 00°04'13" E, 160.00 FEET; THENCE N 68°19'23" E 369.96 FEET TO THE POINT OF BEGINNING. LESS THE EAST 25 FEET -THEREOF.

PARCEL IV - FOLIO#35-26-20-0000-00100-0000 (403.89 +/- ACRES)
THAT PORTION OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 89°58'01" WEST ALONG THE SOUTH LINE OF SAID SECTION 35, FOR A DISTANCE OF 2674.80 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 35; THENCE SOUTH 89°58'31" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 1893.45 FEET TO A LINE THAT IS 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 35; THENCE NORTH 00°12'16" EAST ALONG THE SAID PARALLEL LINE, FOR A DISTANCE OF 5286.34 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 89°57'46" EAST ALONG THE NORTH LINE OF SAID SECTION 35, FOR A DISTANCE OF 2091.40 FEET; THENCE SOUTH 00°11'17" WEST, FOR A DISTANCE OF 2642.04 FEET TO THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 35; THENCE SOUTH 89°59'48" EAST ALONG THE SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 2473.88 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE SOUTH 00°09'24" WEST ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 2640.41 FEET TO THE POINT OF BEGINNING,

THE WEST 100.00 FEET OF THE ABOVE-DESCRIBED PARCEL IS SUBJECT TO AN INGRESS/EGRESS EASEMENT.
AND ALSO SUBJECT TO A 60.00 FOOT EASEMENT, FOR INGRESS/EGRESS AND UTILITIES, LYING 30.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

FROM THE SE CORNER OF THE NE 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; NORTH 00°07'39" EAST (R) NORTH 00°09'49" EAST (M), ALONG THE EAST BOUNDARY OF SAID SECTION 35, A DISTANCE OF 525.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE OF EASEMENT; THENCE NORTH 89"59'54" WEST (R) NORTH 89°57'46" WEST (M), PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 35, A DISTANCE OF 1032.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 200.00 FEET, CHORD OF 230.86 FEET AND CHORD BEARING SOUTH 54°45'06" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°30'00", A DISTANCE OF 246.09 FEET TO THE END OF SAID CURVE; THENCE SOUTH 19°30'06" WEST, A DISTANCE OF 274.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 200.00 FEET, CHORD OF 230.81 FEET, AND CHORD BEARING SOUTH 54°44'34" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°28'55", A DISTANCE OF 246.03 FEET TO THE END OF SAID CURVE AT THE QUARTER SECTION LINE OF SAID SECTION 35; THENCE SOUTH 89"59'01" WEST (R) NORTH 89°59'56" WEST (M), ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 3066.39 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE AND EASEMENT, SAID POINT OF TERMINATION BEING A POINT 780.00 FEET EASTERLY FROM THE WEST BOUNDARY OF SAID SECTION 35 (THE "PROPERTY")

PARCEL V - FOLIO#35-26-20-0000-00100-0020
THE EAST 2087.63 FEET OF THE NORTH 2086.58 FEET OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, CONTAINING 100.00 ACRES, MORE OR LESS; TOGETHER WITH A 60 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES CONSISTING OF LAND LYING 30 FEET EACH SIDE OF, AND CONTIGUOUS TO A CENTER-LINE AS FOLLOWS:

FROM THE SE CORNER OF THE NE 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, RUN NORTH 00°07'39" EAST, ALONG THE EAST BOUNDARY OF SAID SECTION 35, A DISTANCE OF 525.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE OF EASEMENT; RUN THENCE NORTH 89"59'54" WEST, PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 35 A DISTANCE OF 1032.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SE, SAID CURVE HAVING A RADIUS OF 200.00 FEET, CHORD OF 230.86 FEET AND CHORD BEARING SOUTH 54°45'06" WEST; RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°30'00" A DISTANCE OF 246.09 FEET TO THE END OF SAID CURVE; RUN THENCE SOUTH 19°30'O6" WEST, A DISTANCE OF 274.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 200.00 FEET, CHORD OF 230.81 FEET AND CHORD BEARING SOUTH 54°44'34" WEST; RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°28'55", A DISTANCE OF 246.03 FEET TO THE END OF SAID CURVE AT THE QUARTER SECTION LINE OF SAID SECTION 35; RUN THENCE SOUTH 89°59'01" WEST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 3063.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE AND EASEMENT, SAID POINT OF TERMINATION BEING AT A POINT 780.00 FEET EASTERLY FROM THE WEST BOUNDARY OF SAID SECTION 35.

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST 1/4 CORNER OF SAID SECTION 35, THENCE NORTH 89°59'48" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 35, FOR A DISTANCE OF 2473.88 FEET; THENCE NORTH 00°11'17" EAST ALONG A LINE PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 35, FOR A DISTANCE OF 2,642.04 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE SOUTH 89°59'07" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 385.16 FEET, TO THE WEST LINE OF THE EAST 2087.63 FEET OF THE NORTH 2086.58 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE SOUTH 00°10'19" WEST ALONG THE SAID WEST LINE OF THE EAST 2087.63 FEET OF THE NORTH 2086.58 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 2086.19 FEET, TO THE SOUTH LINE OF THE EAST 2087.63 FEET OF THE NORTH 2086.58 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE SOUTH 89°58'23" EAST ALONG THE SOUTH LINE OF THE EAST 2087.63 FEET OF THE NORTH 2086.58 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 2087.89 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE SOUTH 00°09'49" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 554.90 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 60.00 FOOT EASEMENT, FOR INGRESS-EGRESS AND UTILITIES, LYING 30.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; NORTH 00°07'39" EAST(R) NORTH 00°09'49" EAST(M), ALONG THE EAST BOUNDARY OF SAID SECTION 35, A DISTANCE OF 525.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE OF EASEMENT; THENCE NORTH 89°59'54" WEST(R) NORTH 89°57'46" WEST(M), PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 35, A DISTANCE OF 1032.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, SAID CARVE HAVING A RADIUS OF 200.00 FEET, CHORD OF 230.86 FEET AND CHORD BEARING SOUTH 54°45'06" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°30'0O", A DISTANCE OF 246.09 FEET TO THE END OF SAID CURVE; THENCE SOUTH 19°30'06" WEST, A DISTANCE OF 274.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 200.O0 FEET, CHORD OF 230.81 FEET, AND CHORD BEARING SOUTH 54°44'34" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°28'55", A DISTANCE OF 246.03 FEET TO THE END OF SAID CURVE AT THE QUARTER SECTION LINE OF SAID SECTION 35; THENCE SOUTH 89°59'01" WEST(R) NORTH 89°59'56" WEST(M), ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 3066.39 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE AND EASEMENT, SAID POINT OF TERMINATION BEING A POINT 780.00 FEET EASTERLY FROM THE WEST BOUNDARY OF SAID SECTION 35.

LEGAL DESCRIPTION:(KING SURVEY)

A TRACT OF LAND LYING AND BEING IN SECTION 35 & 36, TOWNSHIP 26 SOUTH RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35, THENCE SOUTH 00°07'14" WEST, ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 1,317.69 FEET TO THE NORTHWEST CORNER OF TRACT 69, AS SHOWN ON THE UNRECORDED PLAT OF NEW RIVER RANCHETTS UNITS 1, 2 & 3; THENCE NORTH 89°54'19" EAST, ALONG THE NORTH LINE OF SAID TRACT 69, A DISTANCE OF 1,088.61 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RANCHETTS ROAD, AS RECORDED RECORDED IN OFFICIAL RECORDS BOOK 714, PAGE 799, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR(4) COURSES, (1)SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 61.25 FEET, A CENTRAL ANGLE OF 20°03'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 34°52'41" WEST, 60.94 FEET; (2)SOUTH 44°54'19" WEST, A DISTANCE OF 950.78 FEET TO THE POINT OF CURVATURE; (3)SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 137.44 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 67°24'19" WEST, 133.94 FEET; (4)SOUTH 89°54'19" WEST, A DISTANCE OF 260.54 FEET TO THE EAST LINE OF SAID SECTION 35; THENCE SOUTH 00°07'15" WEST, ALONG SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID RANCHETTE ROAD; THENCE ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO(2) COURSES, (1)NORTH 89°54'19" EAST, A DISTANCE OF 260.73 FEET TO THE POINT OF CURVATURE; (2)NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 176.71 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 67°24'19" EAST, 172.21 FEET TO THE NORTHEAST CORNER OF TRACT 68 OF SAID UNRECORDED NEW RIVER RANCHETTES AND A NON TANGENT LINE; THENCE SOUTH 45°05'42" EAST, ALONG THE EAST LINE OF SAID TRACT 68, A DISTANCE OF 500.00 FEET; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 34°46'24" EAST, A DISTANCE OF 258.21 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 68; THENCE SOUTH 89°54'18" WEST, ALONG THE SOUTH LINE OF TRACT 68, A DISTANCE OF 286.91 FEET; THENCE SOUTH 01°52'11" WEST, A DISTANCE OF 186.02 FEET; THENCE SOUTH 00°01'29" EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 89°54'18" WEST, A DISTANCE OF 630.00 FEET TO THE EAST LINE OF SAID SECTION 35; THENCE SOUTH 00°07'15" WEST, ALONG SAID EAST LINE, A DISTANCE OF 2,294.69 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 89°56'14" WEST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2,674.91 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE SOUTH 89°56'34" WEST, ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1,893.46 FEET TO A LINE 780.00 FEET TO WEST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 35; THENCE NORTH 00°09'51" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2,642.82 FEET; THENCE CONTINUE NORTH 00°10'10" EAST, A DISTANCE OF 2,642.91 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE NORTH 89°59'19" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,891.96 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE CONTINUE NORTH 89°59'19" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2,672.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,267,228 SQUARE FEET OR 580.0557 ACRES, MORE OR LESS

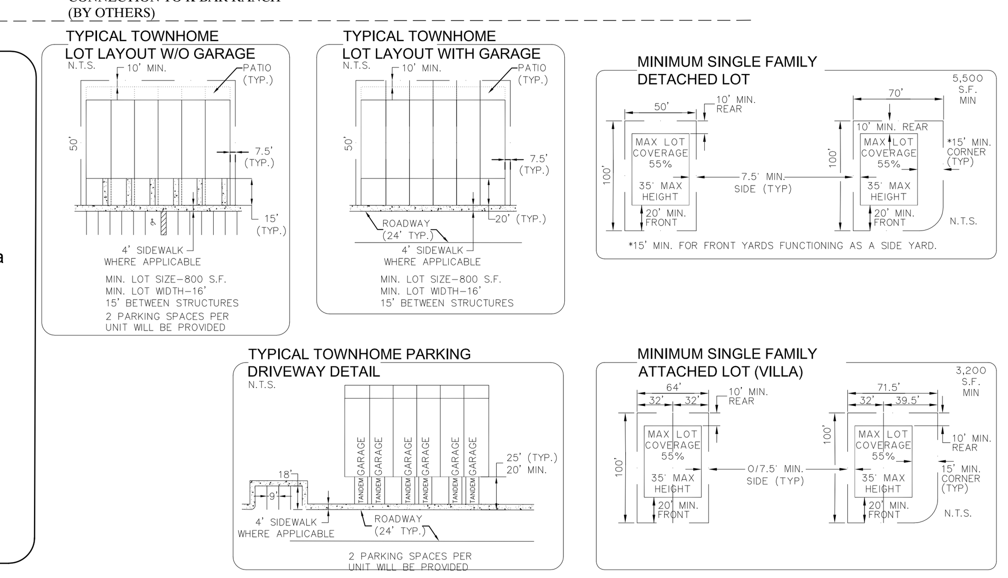
DEVELOPMENT STANDARDS

SETBACKS:	FRONT	SIDE	REAR	LOT COVERAGE	MIN WIDTH	MIN DEPTH	MAX HEIGHT
SINGLE FAMILY (DETACHED)[2]	20'	7.5'	10'	55%	50'	100'	35'[3]
SINGLE FAMILY ATTACHED (TOWNHOME)	20'	0/7.5'[1]	10'	90%	16'	50'	45'
SINGLE FAMILY ATTACHED (VILLAS)[2]	20'	0/7.5'[1]	10'	80%	32'	100'	35'
MULTI FAMILY-2 (MF-2 APARTMENTS)[4]	20'	15'[5]	15'	100%	25'	40'	50'

[1]TOWNHOME & VILLA BUILDINGS SHALL BE SEPARATED BY A MINIMUM OF 15'. TOWNHOME BUILDINGS GREATER THAN 4 UNITS SHALL BE SEPARATED BY 20'.
[2]CORNER LOTS SHALL HAVE A 15' CORNER YARD SETBACK.
[3]COMMUNITY CENTER AND RECREATION BUILDINGS IN THE SINGLE FAMILY AREAS MAY BE PERMITTED A MAX. HEIGHT OF 45'.
[4]MF-2 (APARTMENTS) SHALL NOT EXCEED 600 UNITS PROVIDED TOTAL MPUD DENSITY IS NOT EXCEEDED
[5]20' BETWEEN STRUCTURES

LEGEND

- Property Limits
- Approximate R.O.W.
- Approximate Wetland Line
- ZONE 'A' / ZONE 'X' — FEMA 100 Year Flood Data
- Available SWFWMD Topography Data
- Pasco County Zoning Boundaries
- Access Location
- Potential Cross Access Location
- R3 — Current Zoning
- 20263500000001000000 — Parcel I.D.
- Watershed Flow Directional Arrow



AREA TABULATION

RESIDENTIAL VILLAGE	USE	NO. OF UNITS	GROSS LAND AREA	AVERAGE GROSS DENSITY	NET LAND AREA	AVERAGE NET DENSITY
1**	SFA/SFD	90-110	31.2	3.2	24.8	4.0
2**	SFA/SFD	180-220	36.8	5.4	35.7	5.6
3**	SFA/SFD	180-220	56.2	3.5	44.9	4.4
4**	SFA/SFD	180-220	42.3	4.7	35.6	5.6
5	SFA/SFD	125-155	34.2	4.0	27.9	5.0
6	SFA/SFD	130-170	60.5	2.4	47.2	3.1
7	SFA/SFD	180-220	46.1	4.3	40.2	4.9
8	SFA/SFD	130-170	43.2	3.4	36.4	4.1
9	SFA/SFD	130-170	65.1	2.3	39.4	3.8
10	SFA/SFD	80-100	57.4	1.5	19.9	4.5
11**	SFA/SFD	180-220	33.0	6.0	25.9	7.7
12	SFA/SFD	10-13	13.2	0.8	11.1	1.0
13	SFA/SFD	10-13	13.4	0.8	10.8	1.0
	SCHOOL SITE		24.0		22.0	
TOTAL		1,800	556.6	3.2	421.8	4.2

* THE TOTAL 1800 UNITS WILL BE MADE UP OF 540 (SFA) SINGLE FAMILY ATTACHED (TOWNHOMES) AND 1260 (SFD) SINGLE FAMILY DETACHED UNITS.
** MULTI FAMILY (APARTMENTS) MAY BE DEVELOPED IN VILLAGES 1-4, & 11

OWNER
MERCANTILE BANK
2307 WEST KENNEDY BLVD.
2ND FLOOR
TAMPA, FL 33609
813-250-3012

MASTER PLANNED UNIT DEVELOPMENT
LIVINGSTON (FKA GRIMSLEY)

PREPARED BY: PASCO COUNTY, FLORIDA

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

NO.	DATE	DESCRIPTION	APP'D BY
6	2-4-10	REVISED FOR SUBMITTAL TO PASCO COUNTY	SDS
5	9-11-09	REVISED FOR SUBMITTAL TO PASCO COUNTY	SDS
4	11-17-08	REVISED SCHOOL SITES AND ACCESS	EAL
3	10-7-08	REVISED PER TRANSPORTATION MEETING	EAL
2	8-8-08	REVISED PER TRANSPORTATION MEETING	EAL
1	6-13-08	REVISED PER PASCO COUNTY COMMENTS	EAL

JOB NO.: 4603-000-001
DATE: 05/25/2007
SCALE: 1"=300'
DRAWN BY: CRH