

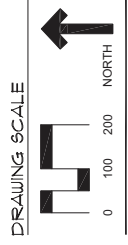
PROJECT NAME
MARTIN
MARIETTA
MATERIALS
AGGREGATE
TRANSFER
FACILITY

PROJECT APPLICANT
MARTIN
MARIETTA
MATERIALS
 2710 Wycliff Road
 Raleigh, NC 27607

CONSULTANTS
Planning, Environmental &
Transportation Engineering
by:

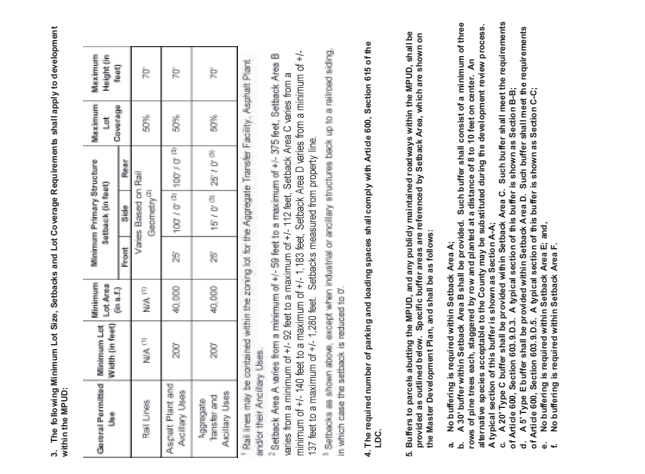
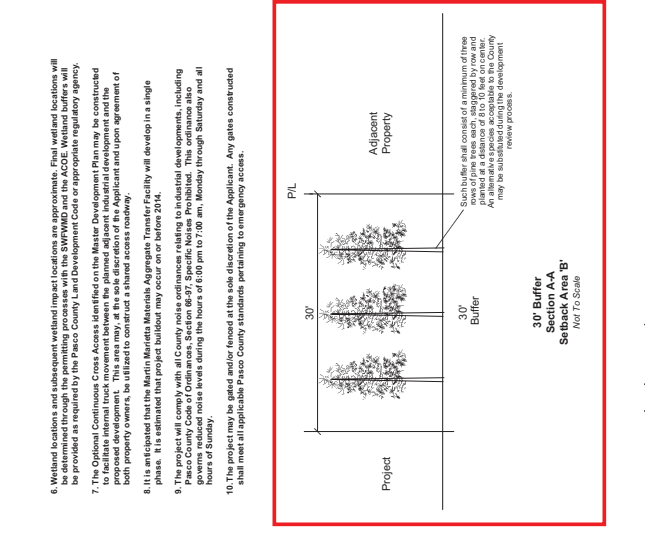
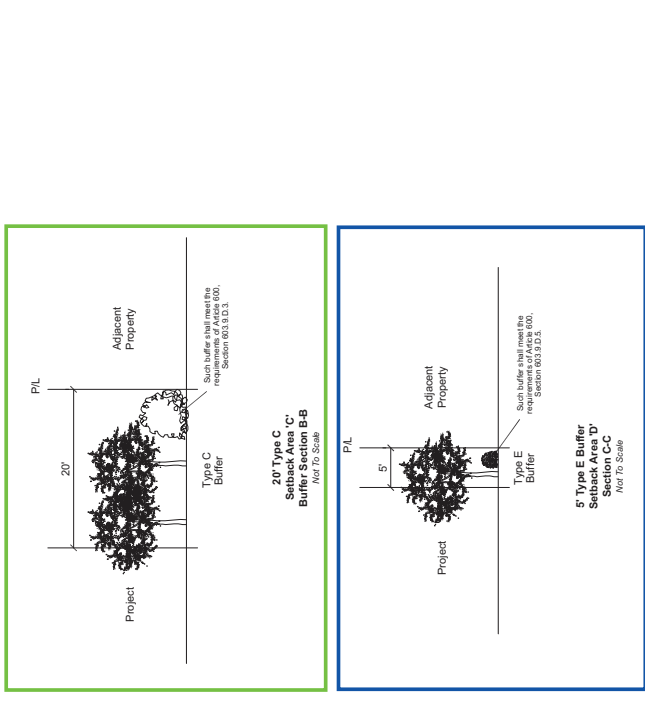
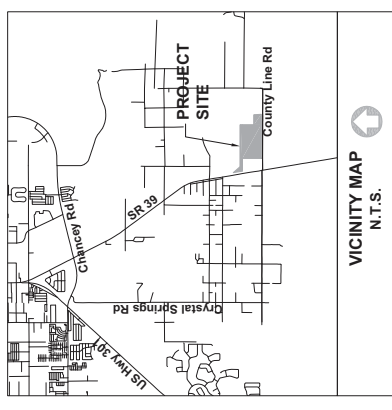
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Legal Counsel:
 Hobby & Hobby, P.A.
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FIN: 07225-001-000
Designed by: ch/2424
Drawn by: jr/1520
Checked by: jr/1520
Initial Drawing Date: 01/28/10
REVISIONS:



DRAWING SCALE
 0 100 200 NORTH
DRAWING TITLE
MPUD SITE
PLAN

DRAWING NUMBER
P01
SHEET 1 OF 2



3. The following Minimum Lot Size, Setbacks and Lot Coverage Requirements shall apply to development within the MPUD:

General Description	Minimum Lot Width (in feet)	Minimum Lot Area (in sq ft)	Minimum Primary Structure Setback (in feet)	Minimum Rear Setback (in feet)	Minimum Side Setback (in feet)	Minimum Coverage (%)	Maximum Height (in feet)
Residential	2007	40,000	25	100 (0' to 100')	100 (0' to 100')	50%	70'
Aggregate Transfer/ Ancillary Uses	2007	40,000	25	15 (0' to 25')	25 (0' to 50')	50%	70'

4. The required number of parking and loading spaces shall comply with Article 600, Section 416 of the LDC.

5. Buffers to enclose abutting the MPUD, and any publicly maintained roadways within the MPUD, shall be established in accordance with the following:

- No buffering is required within Subback Area A.
- A 30' buffer shall be provided within Subback Area B. Such buffer shall consist of a minimum of three rows of pine trees with a minimum of 10' between rows and a minimum of 10' from the outer edge of the rows to the adjacent property. An alternative species acceptable to the County may be substituted for the pine trees.
- A typical section of this buffer is shown as Section A-A.
- A 30' buffer shall be provided within Subback Area C. Such buffer shall meet the requirements of Article 600, Section 603.03.3. A typical section of this buffer is shown as Section B-B.
- A 30' Type E Buffer shall be provided within Subback Area D. Such buffer shall meet the requirements of Article 600, Section 603.03.3. A typical section of this buffer is shown as Section C-C.
- No buffering is required within Subback Area E, and.
- No buffering is required within Subback Area F.

6. Wetland locations and subsequent wetland impact locations are approximate. Final wetland locations will be provided as required by the Pasco County Land Development Code or appropriate regulatory agency.

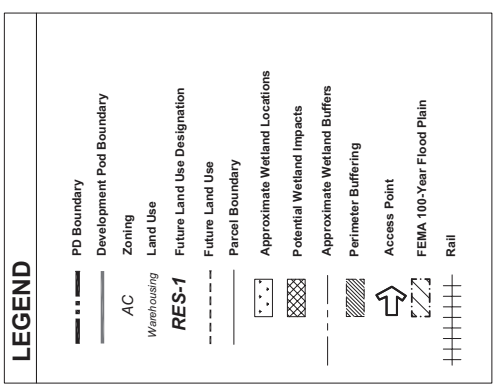
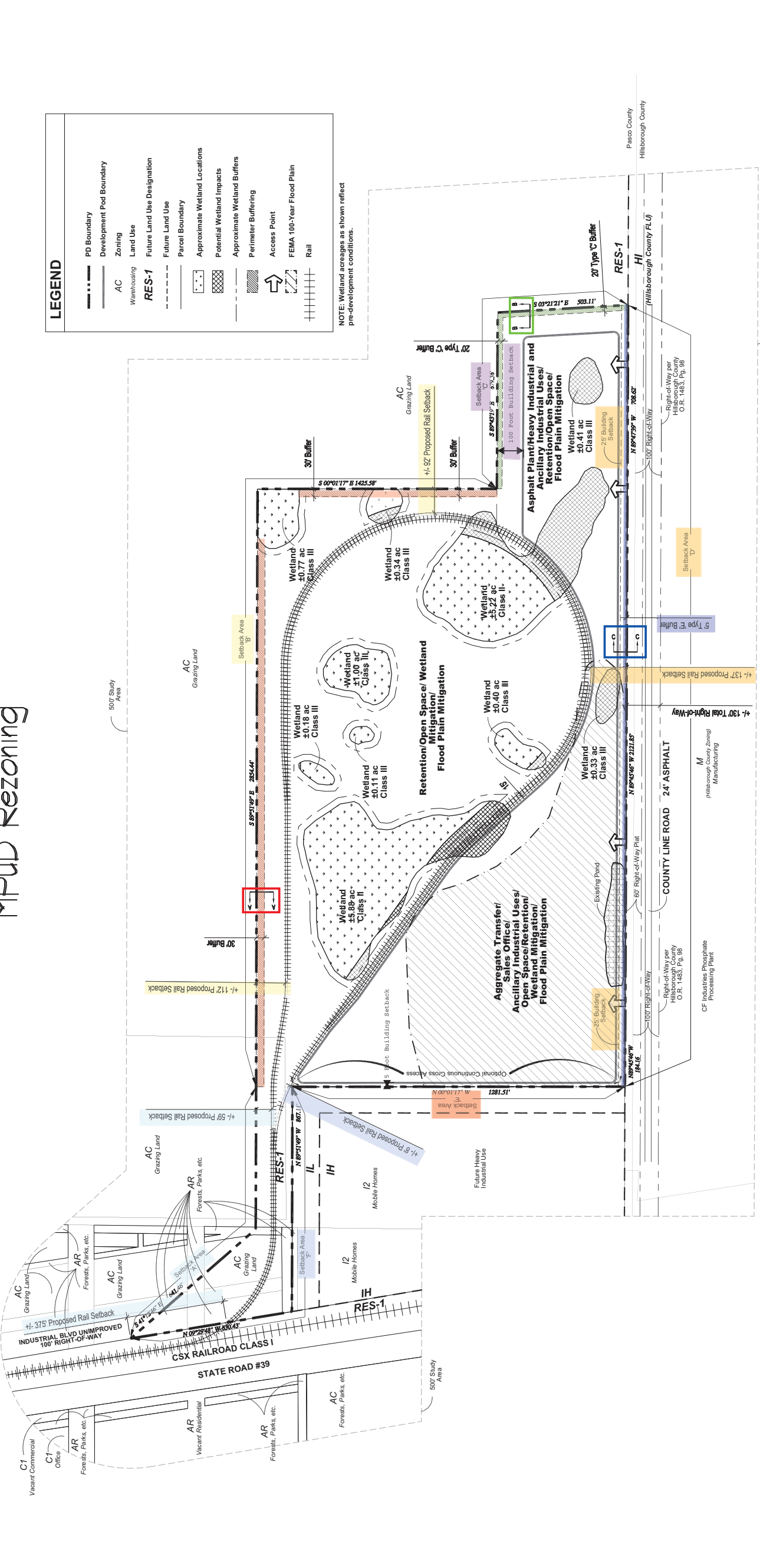
7. The Optional Continuous Cross Access identified on the Master Development Plan may be constructed to facilitate internal truck movement between the planned adjacent industrial development and the proposed development. Such access shall be subject to a separate agreement and upon agreement of both property owners, be subject to construction of a shared access roadway.

8. It is anticipated that the Martin Marietta Materials Aggregate Transfer Facility will develop in a single phase. It is estimated that the project building may occur on or before 2014.

9. The project will comply with all County noise ordinances relating to industrial developments, including Pasco County Code of Ordinances, Section 66-97 Specific Noise Prohibited. This ordinance also includes noise level limits during the hours of 6:00 pm to 7:00 am. Industry through industry area at the hours of Sunday.

10. The project may be gated and/or fenced at the sole discretion of the Applicant. Any gates constructed shall meet all applicable Pasco County standards pertaining to emergency access.

MPUD Rezoning



NOTE: Wetland acreages as shown reflect pre-development conditions.

WETLANDS

Category	Pre-Dev (Acres)	Post-Dev (Acres)
Category I	0.00	0.00
Category II	3.55	2.54
Category III	14.66	10.68
TOTAL	18.21	13.22

Max. Permitted FAR: 0.1

Proposed Max. Encroached Development (in A-1): 5,000 plus ancillary industrial uses

Proposed FAR: 0.097 Gross 0.091 Net