

RIVER LANDING

MPUD Master Plan

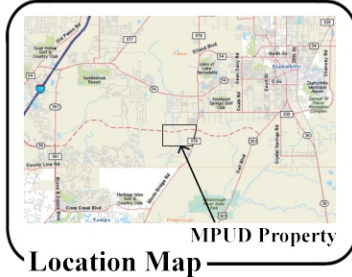
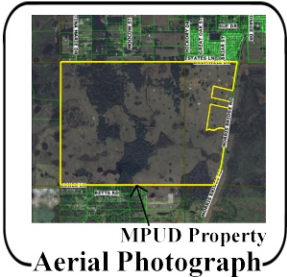
Pasco County, Florida

PREPARED FOR:

The Linville Family
c/o Zephyr Egg Company
P.O. Box 2679
Zephyrhills, Florida 33539-2679

PREPARED BY:

KING HELIE PLANNING GROUP, INC.
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Professional Team

Legal
Hobby and Hobby
109 Brush St., Suite 250
Tampa, FL 33602
Phone: 813-223-3338

Traffic Engineering
Lincks & Associates, Inc.
5023 W Laurel Street
Tampa, FL 33607
Phone: 813-289-0039

Surveying
Bill R. Brown P.L.S. Land Surveying
38351 Hwy. 54 E.
Zephyrhills, FL 33542
Phone: 813-788-6822

Civil Engineering
Spring Engineering
3014 US Hwy. 19 N.
Holiday, FL 34691
Phone: 727-938-1516

Environmental Consulting
Biological Research Associates
3910 US Hwy. 301 N #180
Tampa, FL 33619
Phone: 813-664-4500

Utility Companies

Telephone
Verizon Florida, Inc.
1200 Cleveland St., FL CW5033
Clearwater, FL 33755
Phone: 727-562-1101

Water
Pasco County Utilities
7530 Little Rd., Suite 205
New Port Richey, FL 34654
Phone: 727-847-8145 Ext. 8621

Sewer
Pasco County Utilities
7530 Little Rd., Suite 205
New Port Richey, FL 34654
Phone: 727-847-8145 Ext. 8621

Cable
Bright House Networks
30432 State Road 54
Wesley Chapel, FL 33541
Phone: 813-788-7634

Electricity
WREC
PO Box 278
Dade City, FL 33526
Phone: 352-588-5115

Emergency Services
Pasco County Fire Rescue
Station 16
34335 Chancey Road
Zephyrhills, FL 33543

Site Data

Acreege \pm 825.50 Ac.
Wetlands \pm 148.12 Ac.
Uplands \pm 677.38 Ac.
Land Use Classification - RES-3
Zoning :
Existing AC (Improved Pasture)
Proposed MPUD

Legal Description:

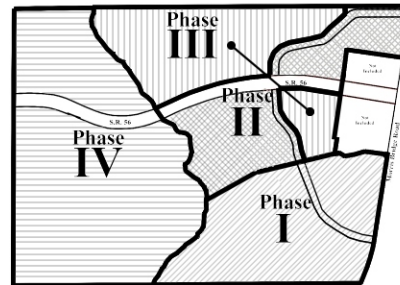
ALL OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 20 EAST, AND THAT PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST, LYING WEST OF MORRIS BRIDGE ROAD, IN PASCO COUNTY, FLORIDA, (COMPLETE LEGAL DESCRIPTION ON BOUNDARY SKETCH)

River Landing Land Use Schedule

Residential Villages							
Village Residential Use	Acres	Dwelling Units	Gross Density	Wetland Acres	Upland Acres	Net Density	Percentage of Total Residential
1 Multi-family	26.0	400	15.38	-	26.0	15.38	20.0
2 Townhomes	33.0	312	9.45	-	33.0	9.45	15.6
Single Family							
3 Single Family	16.6	69	4.16	-	16.6	4.16	3.4
4 Single Family	22.1	81	3.67	-	22.1	3.67	4.0
5 Single Family	63.2	219	3.47	4.16	59.04	3.71	11.0
6 Single Family	51.1	186	3.64	.30	50.80	3.66	9.3
7 Single Family	55.8	167	2.99	.20	55.60	3.00	8.4
8 Single Family	139.4	358	2.57	12.31	127.09	2.82	17.9
9 ⁶ Single Family	71.5	207	2.90	1.96	69.54	2.98	10.4
Sub-Totals	478.7	1,999		18.93	459.77		100.0

Roadways	R.O.W. Acres	Width	Classification	Wetlands	Open Space Acres			
					Wetlands - Class	I	II	III
S.R. 56	43.0	250'	Arterial	2.30	148.12	74.50	37.78	35.84
Loop road	21.7	142'	Collector	.81				23.9
Morris Bridge Road			R.O.W.		6.0			
R.O.W. Preservation	5.2	142'	Preservation					117.81
Total	69.9							295.83 = 36%

- Notes: 1. The gross residential density is 2.42 DUs/Ac.
2. The net residential density is 4.35 DUs/Ac.
3. Roadway alignment and internal access points are conceptual and subject to change during permitting without requiring MPUD modifications.
* SCHOOL ALTERNATIVE: Village 9 replace 207 single family village lots with High School/Middle School and change Village 3 from 69 single family town lots to 276 multi-family units.



Phasing Plan

Residential Unit Phasing Recap

Phase	I	II	III	IV	Units	Percent
Land Use						
Multi-Family	---	---	400	---	400	20.0
Townhomes	---	312	---	---	312	15.6
Town Lots	69	---	81	---	150	7.5
Village Lots	219	186	167	207	779	39.0
Meadow Lots	---	---	---	358	358	17.9
Total	288	498	648	565	1,999	100.0

Residential Unit Phasing Recap (School Alternative)

Phase	I	II	III	IV	Units	Percent
Land Use						
Multi-Family	276	---	400	---	676	33.8
Townhomes	---	312	---	---	312	15.6
Town Lots	---	---	81	---	81	4.1
Village Lots	219	186	167	---	572	28.6
Meadow Lots	---	---	---	358	358	17.9
Total	495	498	648	358	1,999	100.0

Date	Revisions
1/24/08	Master Plan Change
5/5/08	Phasing
8/1/08	Re-submittal
8/27/08	Open Space
2/20/09	Response to staff 1/27/09 comments
4/28/10	Response to staff 4/23/10 comments Relocate high density residential to S.R. 56 vicinity To show MPUD and school alternative
6/7/10	Revise Village Numbers
6/11/10	Response to staff 6/10/10 comments Notate MPUD for school alternative