

Master Planned Unit Development (MPUD) Substantial Amendment for **Cobblestone** Pasco County

Legal Description:

PARCEL "A" PART "I"

Part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, AND part of CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, both of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted right-of-way (to be vacated); AND part of former railroad right-of-way for the Seaboard Coast Line Railroad, all lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the West boundary of said Southwest 1/4 of Section 23, S.00°05'47"E., 1211.49 feet to a point on the Southeastly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road) for a POINT OF BEGINNING; thence along said Southeastly right-of-way line, N.42°39'22"E., 571.80 feet to a point of cusp; thence Southerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.02°20'38"E., 35.36 feet) to a point of tangency; thence S.47°20'38"E., 705.07 feet to a point of curvature; thence Easterly, 335.11 feet along the arc of a curve to the left having a radius of 450.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'41"E., 327.42 feet) to a point of tangency; thence N.89°59'17"E., 74.53 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'17"E., 35.36 feet) to a point on the West right-of-way line of Crystal Springs Drive; thence along said West right-of-way line, the following seven (7) courses: 1) S.00°00'43"E., 128.48 feet; 2) S.00°09'32"E., 1115.46 feet to the South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'39"W., 1.77 feet; 4) S.00°20'39"E., 984.30 feet; 5) S.00°09'54"W., 295.52 feet; 6) S.00°46'44"E., 346.16 feet; 7) S.00°20'39"E., 316.54 feet to the South boundary of Tract 23 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26; thence along the South boundary of said Tract 23 and the South boundary of Tract 24 of said CRYSTAL SPRINGS COLONY FARMS in said Section 26, N.89°37'26"W., 1267.38 feet to the Southwest corner of said Tract 24; thence along the West boundary of said Tract 24, and the Northerly extension thereof, N.00°00'11"E., 660.28 feet to the South boundary of the Northwest 1/4 of the Northwest 1/4 of aforesaid Section 26; thence along the Southerly extension of the West boundary of Tract 9 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, N.01°09'00"W., 20.03 feet to the Southwest corner of said Tract 9; thence along the Westerly extension of the South boundary of said Tract 9, N.89°47'04"W., 30.01 feet to the West boundary of said Northwest 1/4 of the Northwest 1/4 of said Section 26; thence along the South boundary of Tract 16 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Easterly extension thereof, and the South boundary of Tract 15 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Westerly extension thereof, and the South boundary of Tract 14 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, S.88°56'40"W., 2544.05 feet to the aforesaid Southeastly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence along said Southeastly right-of-way line, N.42°39'22"E., 3713.65 feet to the POINT OF BEGINNING.

TOGETHER WITH:
PARCEL "B"

DESCRIPTION: Part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, AND part of CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, both of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted rights-of-way (to be vacated), all lying in Sections 23 and 26, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the North boundary of said Southwest 1/4 of Section 23, N.89°22'28"E., 1340.65 feet to the Northwest corner of the Northeast 1/4 of said Southwest 1/4 of Section 23; thence along the West boundary of said Northeast 1/4 of the Southwest 1/4 of Section 23, S.00°10'29"E., 1328.13 feet to the Southwest corner thereof; thence along the South boundary of said Northeast 1/4 of the Southwest 1/4 of Section 23, the following two (2) courses: 1) N.89°19'03"E., 35.51 feet to the POINT OF BEGINNING; 2) continue N.89°19'03"E., 1306.97 feet to the Northeast corner of the Southeast 1/4 of said Southwest 1/4 of Section 23; thence along the East boundary of said Southeast 1/4 of the Southwest 1/4 of Section 23, S.00°15'12"E., 1326.78 feet to the Southeast corner thereof; thence along the South boundary of said Southeast 1/4 of the Southwest 1/4 of Section 23, S.89°15'39"W., 20.00 feet; thence along the East boundary of Tract 5 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Northerly extension thereof, S.00°00'40"E., 30.00 feet to the Northeast corner of said Tract 5; thence along the North boundary of said Tract 5, and the Easterly extension thereof, N.89°15'41"E., 20.00 feet to the West boundary of the Northwest 1/4 of aforesaid Section 26; thence along the North boundary of Tract 4 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Westerly extension thereof, N.89°14'06"E., 498.60 feet to the East boundary of the West 3/4 of said Tract 4 and Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26; thence along said East boundary of the West 3/4 of Tracts 4 and 13, S.00°02'18"E., 856.34 feet to the South boundary of the North 233.60 feet of said Tract 13; thence along said South boundary of the North 233.60 feet of Tract 13, and the Westerly extension thereof, S.89°27'49"W., 498.98 feet to aforesaid West boundary of the Northwest 1/4 of Section 26; thence along the South boundary of the North 233.60 feet of Tracts 11 and 12 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Easterly extension thereof, S.89°44'12"W., 1306.07 feet to the East right-of-way line of Crystal Spring Drive; thence along the East right-of-way line, the following three (3) courses: 1) N.00°25'29"W., 873.46 feet to aforesaid South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 23; 2) N.00°39'48"W., 408.97 feet; 3) N.00°16'14"E., 919.20 feet to the POINT OF BEGINNING.

TOGETHER WITH:
PARCEL "C"

A parcel of land being a portion of tracts 71, 73, 74, 87, 88, 89 and 90 ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, lying in Section 23, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, thence along the West line of said Southwest 1/4 of Section 23, S. 00°05'47" E. 1211.49 feet to a point on the former Southeastly right of way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence departing said west line run N. 42°39'24" E. along said former Southeastly right of way line, 571.64 feet to the POINT OF BEGINNING and the current Southeastly right of way line of said U.S. Highway No. 301 (Ft. King Road); thence continue along said Southeastly right of way line N. 42°39'24" E. 700.61 feet; thence N. 45°49'14" E. 333.45 feet to the point of intersection with the South right of way line of Chancey Road and the beginning of a non-tangent curve concave Southerly and having a radius of 1,372.39 feet; thence Southeastly along said South right of way line 206.64 feet along the arc of said curve through a central angle of 08°37'37", having a chord bearing and distance of S. 80°47'49" E. 206.44 feet to the point of intersection with the West right of way line of Crystal Springs Drive; thence departing said curve and said South right of way line run S. 00°31'20" E. along said West right of way line, 738.25 feet; thence continue along said West right of way line S. 00°00'42" E. 583.51 feet to the most Northeasterly corner of "Tract F-1", COBBLESTONE PHASE 1, according to the plat thereof as recorded in Plat Book 87, Pages 15 through 32 inclusive, Public Records of Pasco County, Florida and a point of curvature of a non-tangent curve, concave Northwesterly and having a radius of 25.00 feet; thence leaving said West right of way line and running along the Northerly boundary of said "Tract F-1", 39.27 feet Southwesterly along the arc of said curve through a central angle of 90°00'00", having a chord bearing and distance of S. 44°59'18" W. 35.36 feet to the point of tangency; thence S. 89°59'18" W. 74.53 feet to the beginning of a curve concave Northeasterly and having a radius of 450.00 feet; thence northwesterly along the arc of said curve 335.11 feet through a central angle of 42°40'05", having a chord bearing and distance of N. 68°40'39" W. 327.42 feet to the point of tangency; thence N. 47°20'37" W. 650.07 feet to the most Northwesterly corner of said "Tract F-1" and the beginning of a curve concave Easterly, having a radius of 25.00 feet; thence leaving said Northerly boundary of "Tract F-1" run 39.27 feet Northerly along the arc of said curve through a central angle of 90°00'01", having a chord bearing and distance of N. 02°20'36" W. 35.36 feet to the POINT OF BEGINNING. Containing 18.634 acres, more or less.

Applicant / Agent:

Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803
407.487.2594

Planner / Civil Engineer:

Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803
407.487.2594

Environmental:

Bio-Tech Consulting, Inc.
2002 East Robinson Street
Orlando, FL 32803
877.894.5969

Surveyor:

Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803
407.487.2594

Transportation:

RAYSOR Transportation Consulting
19046 Bruce B. Downs Blvd., #308
Tampa, Florida 33647
813.625.1699

Parcel ID No.:

22-26-21-0020-09700-0000
23-26-21-0020-08900-0000
23-26-21-0020-11800-0000
26-26-21-0010-00500-0000
26-26-21-0010-00700-0010
27-26-21-0010-00100-0000
23-26-21-0020-07100-0020

Owner:

Phase 1&2

M/I Homes of TPA LLC
4343 Anchor Plaza Pkwy Suite 200
Tampa, FL 33634-7508

Owner:

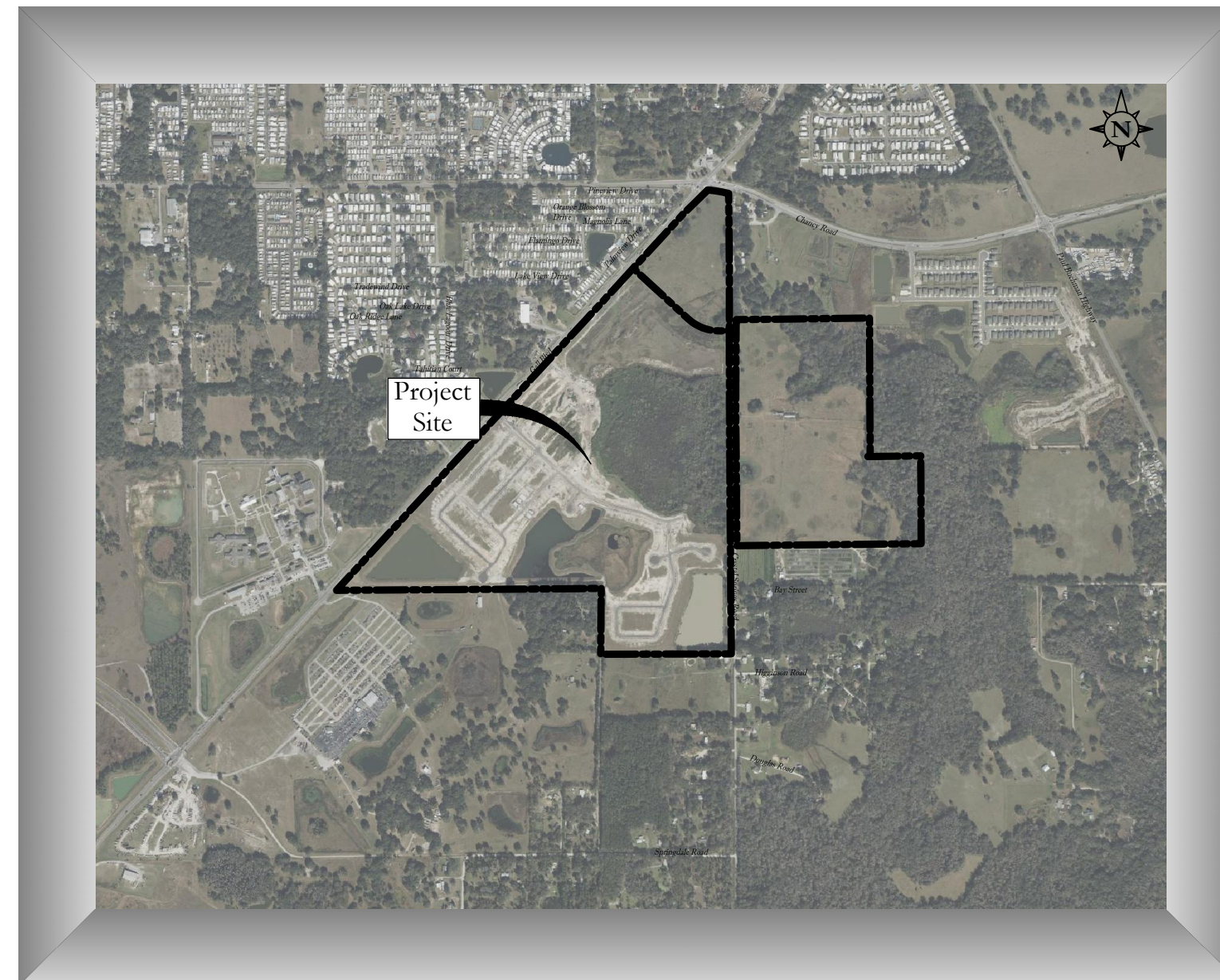
Phase 3

CG Pasco, LLC
1901 Ulmerton Road, Suite 475
Clearwater, FL 33762

Owner:

Phases 4&5

Gagne Robert H Trust - Gagne Robert H Ttee
39441 Pattie Rd
Zephyrhills, FL 33540



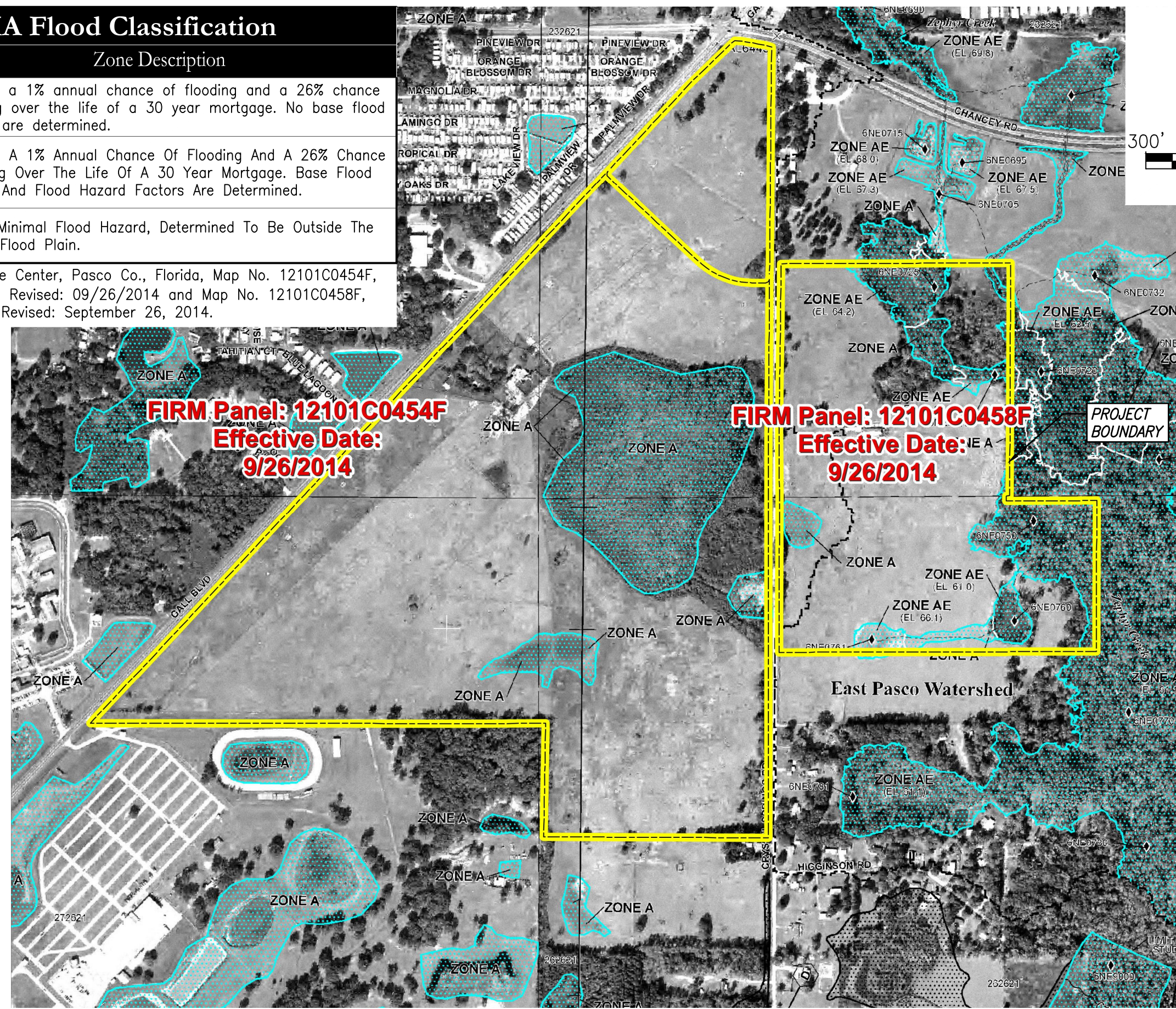
Vicinity Map

Scale: 1" = 1,500'

Sheet Index		Subm./Rev.					
Sheet Id.	Sheet Title	-	1	2	3	4	5
1.01	Existing Conditions Plan		■				
1.02	Existing Conditions Plan - Soils Map		■				
2.00	Drainage, Utilities & Service Plan		■				
3.00	Land Use Plan		■				
4.00	Typical Lots & Notes		■				
5.00	General Mobility Plan		■				
Reference Drawings							
S-1	Boundary Survey		■				
	<u>Date</u>						
	<u>Description</u>						
1	05/00/2024						Submit to Pasco County

FEMA Flood Classification	
Zone	Zone Description
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30 year mortgage. No base flood elevations are determined.
AE	Areas With A 1% Annual Chance Of Flooding And A 26% Chance Of Flooding Over The Life Of A 30 Year Mortgage. Base Flood Elevations And Flood Hazard Factors Are Determined.
X	Areas Of Minimal Flood Hazard, Determined To Be Outside The 500 Year Flood Plain.

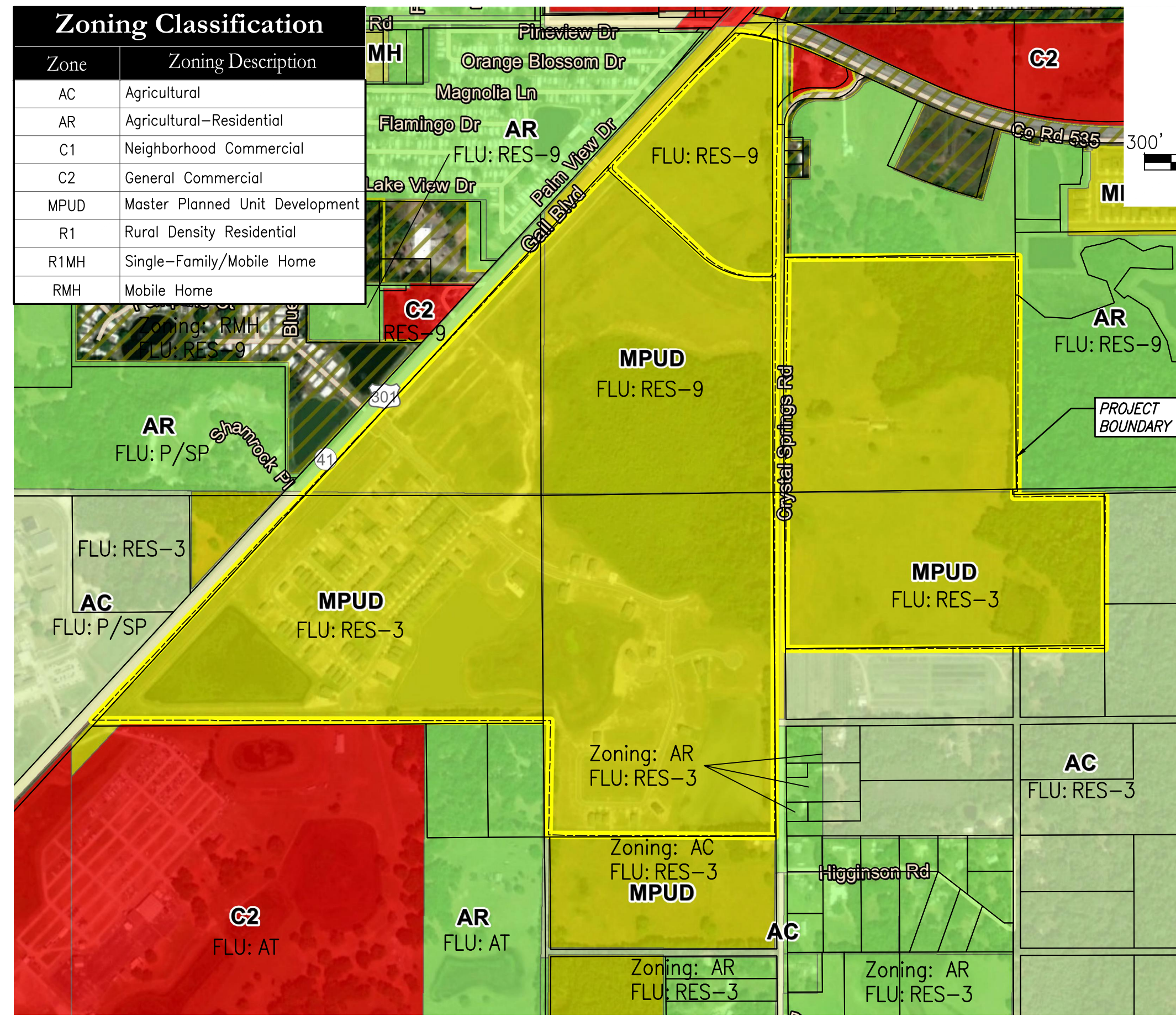
Source: FEMA Map Service Center, Pasco Co., Florida, Map No. 12101C0454F, Panel 454 of 500, Dated Revised: 09/26/2014 and Map No. 12101C0458F, Panel 458 of 500, Date Revised: September 26, 2014.



FEMA FLOODPLAIN MAP

SCALE: 1" = 600'

Zoning Classification	
Zone	Zoning Description
AC	Agricultural
AR	Agricultural-Residential
C1	Neighborhood Commercial
C2	General Commercial
MPUD	Master Planned Unit Development
R1	Rural Density Residential
R1MH	Single-Family/Mobile Home
RMH	Mobile Home

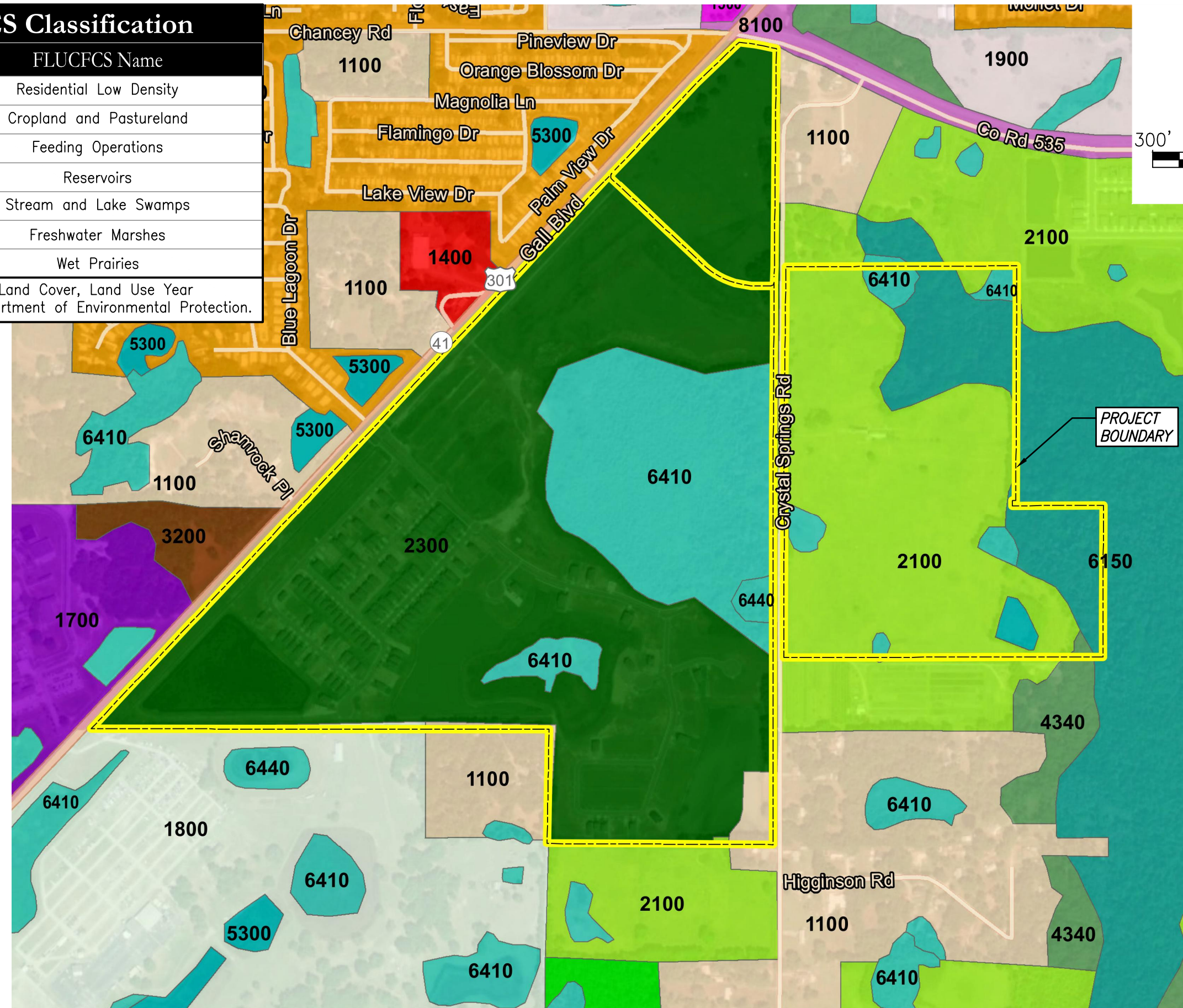


ZONING & FLU MAP

SCALE: 1" = 600'

FLUCFCS Classification	
FLUCFCS #	FLUCFCS Name
1100	Residential Low Density
2100	Cropland and Pastureland
2300	Feeding Operations
5300	Reservoirs
6150	Stream and Lake Swamps
6410	Freshwater Marshes
6430	Wet Prairies

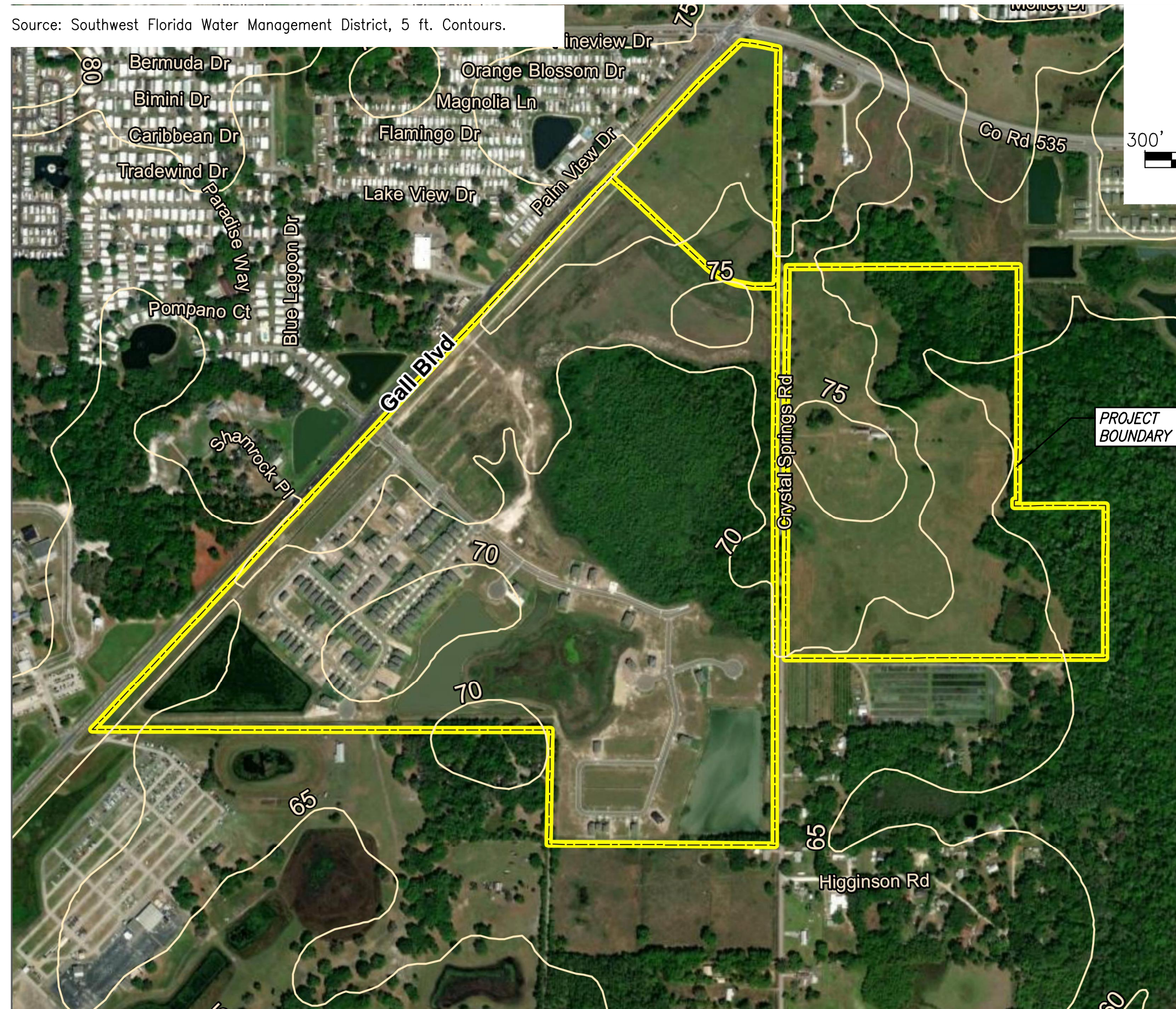
Source: State Land Use Land Cover, Land Use Year 2013-2016, Florida Department of Environmental Protection.



FLUCFCS MAP

SCALE: 1" = 600'

Source: Southwest Florida Water Management District, 5 ft. Contours.



TOPOGRAPHY MAP

SCALE: 1" = 600'

Consultant:

1 05/00/2024	SUBMIT TO PASCO COUNTY
NO. DATE:	DESCRIPTIONS:
	SUBMISSIONS/REVISIONS
VERTICAL DATUM:	NAVD88
JOB NO.:	21-008
DESIGNED BY:	DG
DRAWN BY:	DG
CHECKED BY:	JA
APPROVED BY:	RLB
SCALE IN FEET:	1" = 600'

Project Name:
COBBLESTONE MASTER PLANNED UNIT DEVELOPMENT

Submitted To:
PASCO COUNTY, FL

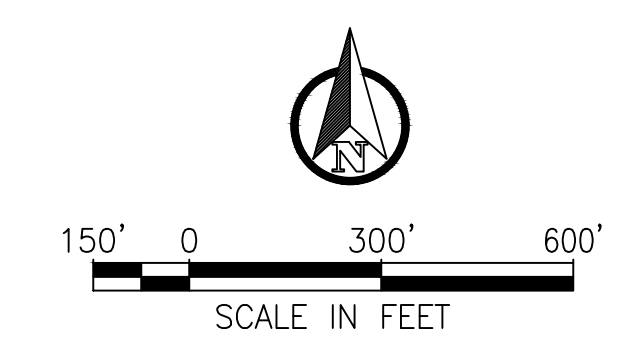
Sheet Title:
EXISTING CONDITIONS PLAN

Sheet No.:
1.01

DATE:
May 20, 2024

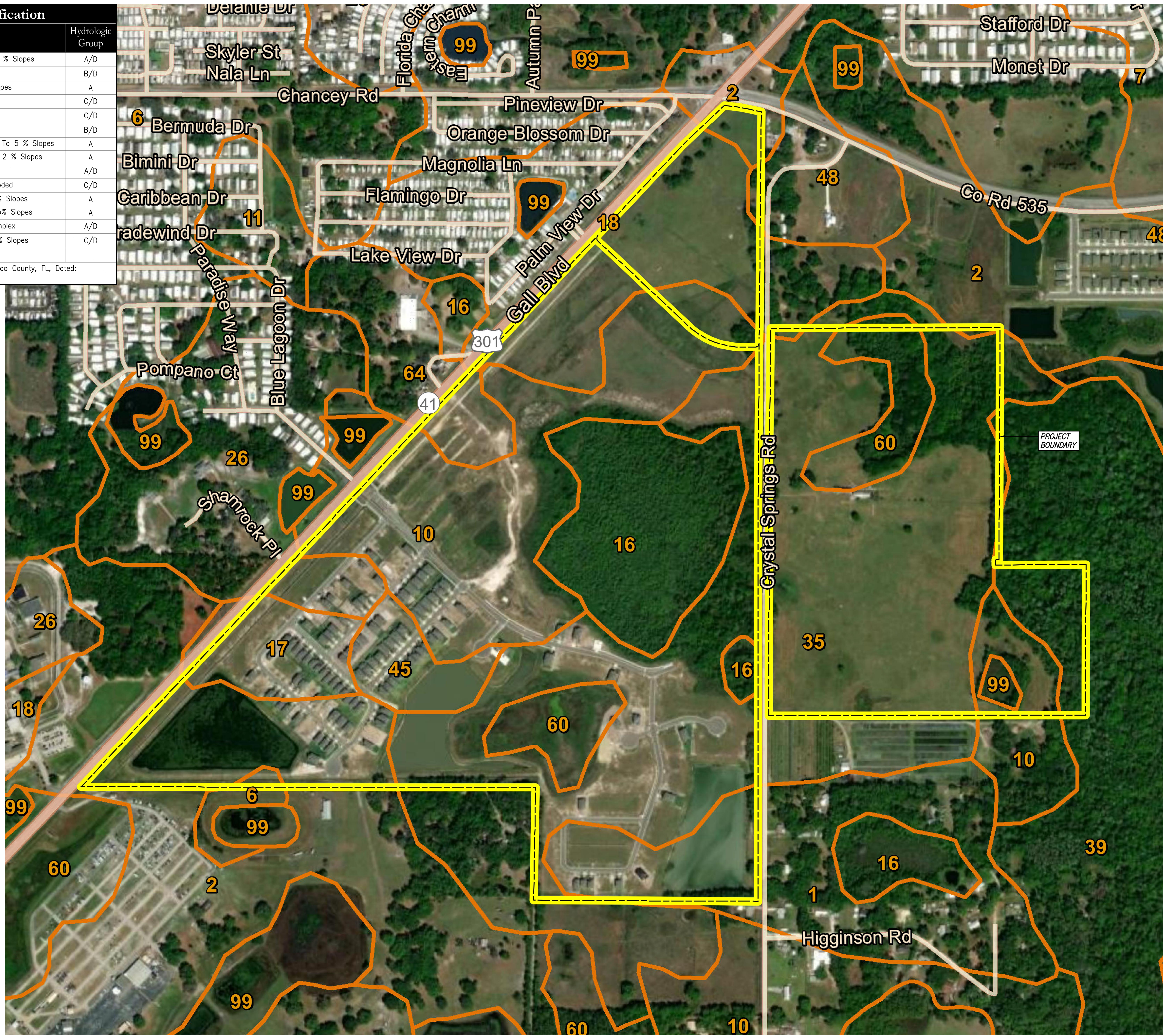


Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Soil Classification		
Soil #	Soil Name	Hydrologic Group
1	Wauchula Fine Sand, 0 to 5 % Slopes	A/D
2	Pomona Fine Sand	B/D
6	Tavares Sand, 0 To 5 % Slopes	A
10	Wabasso Fine Sand	C/D
16	Zephyr Muck	C/D
17	Immokalee Fine Sand	B/D
18	Electra Variant Fine Sand, 0 To 5 % Slopes	A
26	Narcoossee Fine Sand, 0 To 2 % Slopes	A
35	Eaugallie Fine Sand	A/D
39	Chobee Soils, Frequently Flooded	C/D
45	Kendrick Fine Sand, 0 To 5% Slopes	A
48	Lochloosa Fine Sand, 0 To 5% Slopes	A
60	Palmetto-Zephyr-Sellers Complex	A/D
64	Nobleton Fine Sand, 0 To 5% Slopes	C/D
99	Water	

Source: USDA Web Soil Survey - Pasco County, FL, Dated: September 2016



SOILS MAP

SCALE: 1" = 300'

Consultant:

1	05/00/2024	SUBMIT TO PASCO COUNTY
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD88	
JOB NO.:	21-008	
DESIGNED BY:	DG	
DRAWN BY:	DG	
CHECKED BY:	JA	
APPROVED BY:	RLB	
SCALE IN FEET:	1" = 300'	

Project Name:
**COBBLESTONE
 MASTER
 PLANNED UNIT
 DEVELOPMENT**

Submittal To:
 PASCO COUNTY, FL

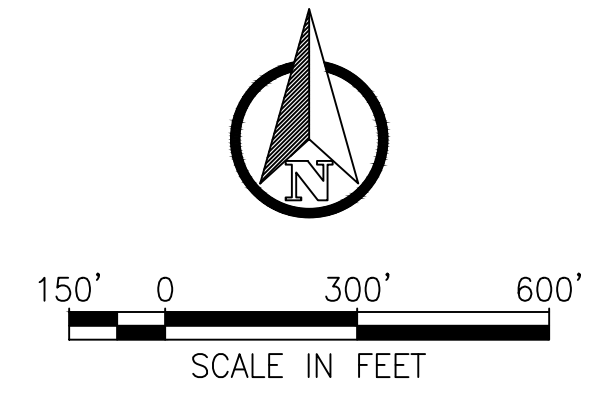
Sheet Title:
**EXISTING
 CONDITIONS
 PLAN- SOILS MAP**

Sheet No.:
1.02

DATE: May 20, 2024

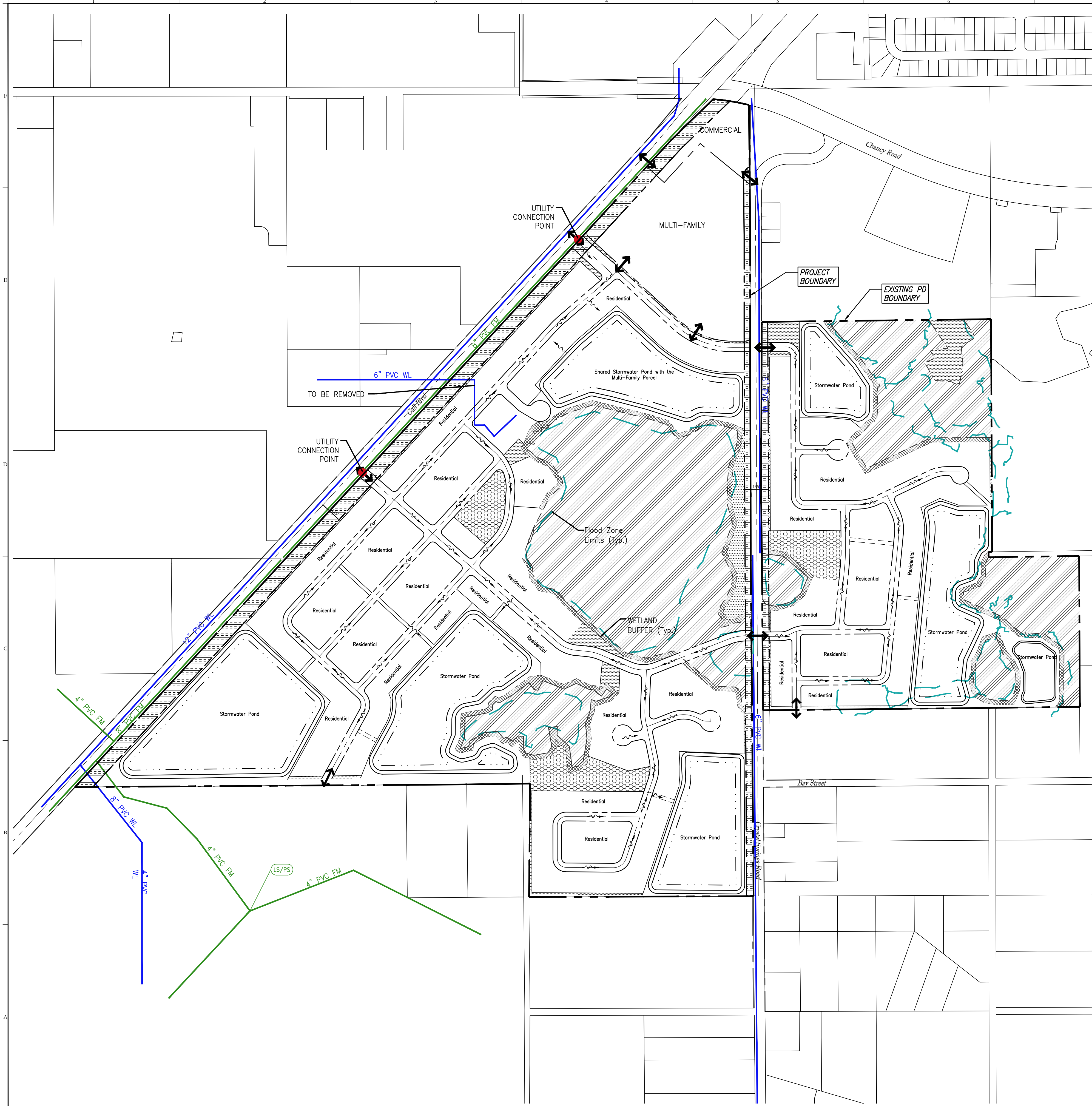


Poulos & Bennett, LLC
 2602 E. Livingston St., Orlando, FL 32803
 Tel. 407.487.2594 www.poulosandbennett.com
 Eng. Bus. No. 28567



LEGEND

- PROJECT BOUNDARY
- RECREATION
- OPEN SPACE
- WETLANDS
- WETLAND BUFFERS
- FUTURE ROW DEDICATION
- DRAINAGE ARROW
- UTILITY CONNECTION POINT
- COUNTY WATER LINE
- COUNTY SEWER LINE
- FLOODPLAIN LINE



Potable Water Impact Calculations

Use	Maximum Proposed Development	Pasco County Water Generation per Day	Potable Water Generated by Project
Multifamily	300 DU	215 Gallons/DU	64,500 Gallons/Day
Single Family	600 DU	215 Gallons/DU	129,000
Commercial	30,000 SqFt	0.2	6000 Gallons/Day

Notes: 215 GPD/DU is the LOS standard established in the Comprehensive Plan - Policy WAT 1.1.1 & CIE Exhibit 1-A

Wastewater Impact Calculations

Use	Maximum Proposed Development	Pasco County Wastewater Generation per Day	Wastewater Generated by Project
Multifamily	300 DU	200 Gallons/DU	60,000 Gallons/Day
Single Family	600 DU	200 Gallons/DU	120,000 Gallons/Day
Commercial	30,000 SqFt	0.15	4500 Gallons/Day

Notes: 200 GPD/DU is the LOS standard established in the Comprehensive Plan - Policy SEW 3.1.2 & CIE Exhibit 1-A

Solid Waste Impact Calculations

Use	Maximum Proposed Development	Anticipated Population based on 2.3 Persons/Unit	Pasco County Solid Waste Generation per Day	Solid Waste Generated by Project
Multifamily	300 DU	690	4.5 lbs/Capita	3,105
Single Family	600 DU	1380	4.5 lbs/Capita	6,210
Commercial	30,000 SqFt	690	4.5 lbs/Capita	3,105

- Notes
- Existing utility locations are approximate as provided by Pasco County Utilities.
 - The development will connect to the existing 12" PVC waterline and 8" PVC force main located on Gall Boulevard at the two proposed entrances.
 - The project is not in a basin of special concern.
 - Drainage easements are subject to change during the subdivision review process.
 - The development will be served by the approved stormwater ponds in the south-adjacent Cobblestone MPUD.

Consultant:

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD88	
JOB NO.:	21-008	
DESIGNED BY:	DG	
DRAWN BY:	DG	
CHECKED BY:	JA	
APPROVED BY:	RLB	
SCALE IN FEET:	1" = 300'	

COBBLESTONE MASTER PLANNED UNIT DEVELOPMENT

Submittal To:
PASCO COUNTY, FL

DRAINAGE, UTILITIES & SERVICE PLAN

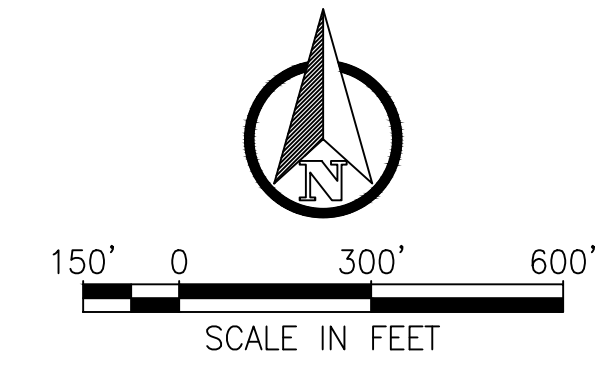
Sheet No.:

2.00

DATE: May 20, 2024



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



LEGEND

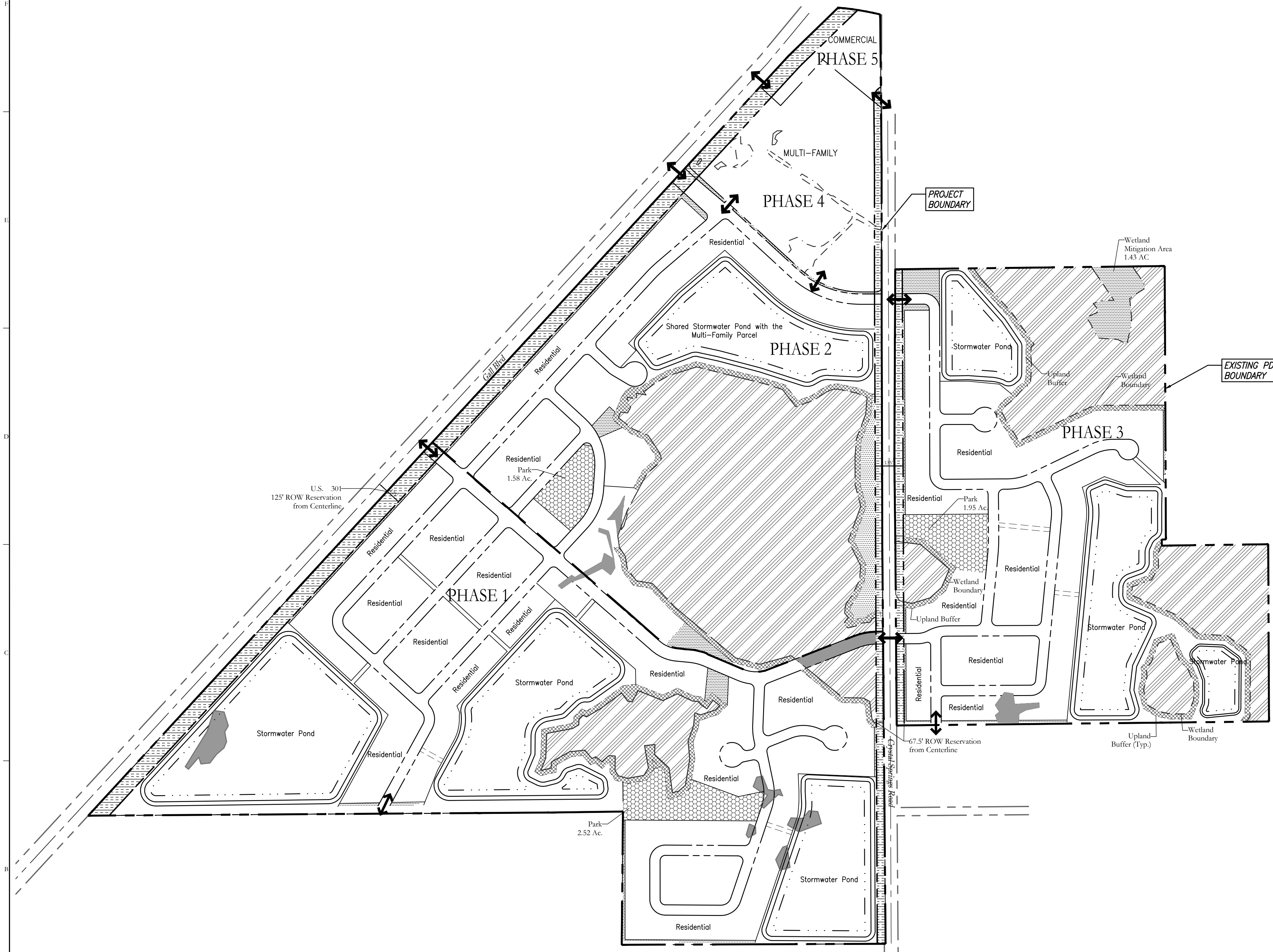
- PROJECT BOUNDARY
- RECREATION/NEIGHBORHOOD PARKS
- OPEN SPACE
- WETLANDS
- WETLAND BUFFERS
- FUTURE ROW DEDICATION
- WETLANDS PROPOSED FOR IMPACT
- CONCEPTUAL ACCESS POINT

Phasing Matrix				
	Units	Density	Intensity	Start Date
Phase 1	281	3.1	N/A	2019
Phase 2	136	3.2	N/A	2020
Phase 3	183	3.5	N/A	2021
Phase 4	300	19.62	N/A	2026
Phase 5	30,000 SqFt	N/A	0.21	2026

Land Use Table (Acres)	
Commercial	2.14
Single-Family Detached	81.8
Multi-Family Residential	13.5
Recreation/Neighborhood Parks*	6.1
Open Space**	133.4
Internal Roads/Driveways	23.7
ROW Reservation	14.5
Total Acres	275.14

* The neighborhood park locations /acreage shown is
 **Open space calculation includes preserved wetlands, stormwater ponds, buffers and general open space.

NOTES
 This plan is conceptual in nature and subject to change based on Geotechnical, Survey, Final Engineering Design and Permitting.



Consultant:

1 05/00/2024	SUBMIT TO PASCO COUNTY
NO. DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD88
JOB NO.:	21-008
DESIGNED BY:	DG
DRAWN BY:	DG
CHECKED BY:	JA
APPROVED BY:	RLB
SCALE IN FEET:	1" = 300'

COBBLESTONE MASTER PLANNED UNIT DEVELOPMENT

Submittal To:
PASCO COUNTY, FL

Sheet Title:
LAND USE PLAN

Sheet No.:

3.00

DATE: **May 20, 2024**



Poulos & Bennett, LLC
 2602 E. Livingston St., Orlando, FL 32803
 Tel. 407.487.2594 www.poulosandbennett.com
 Eng. Bus. No. 28567

1. Development Acreage Summary

Gross Land Area 275.14

Residential Land Use Summary

Table with columns: Land Use, Gross Acres, Wetlands, Net Developable Acres, Units Allowed (Designation, Total Allowed), Proposed Dwelling Units, Proposed Net Residential Density, Proposed Gross Residential Density, Intensity Allowed (Designation, Total Allowed), Proposed Intensity Total. Rows include Future Land Use RES-3, Future Land Use RES-9, Commercial, and Planned Development Total.

*587 approved single-family units in the existing MPUD

2. Existing Future Land Use

Residential-9, Commercial

3. Existing Zoning

Master Planned Unit Development (MPUD)

4. Proposed Zoning

Master Planned Unit Development (MPUD)

5. Residential Standards

Table with columns: Setbacks (Front, Rear, Side, Accessory Structure, Corner, Major Roadway) and rows for Single Family Detached, Single Family Attached, and Multi-Family.

Minimum Lot Area: 4,600 SF, 2,000 SF, 20,000 sq. ft.

Minimum Lot Width: 40', 20', 125'

Maximum Lot Coverage: 60% for principal structures, 15% for accessory structures

Maximum Building Height Proposed: 35', 40', 55'. 1. 15 feet, plus five feet for each additional story above three stories. 2. 15 feet, each side, plus five feet for each additional story above three stories.

6. Permitted Residential Uses

Principal Uses: Multiple-family dwellings, Single Family Detached. Accessory Uses: Minor home occupations, private

7. Commercial Standards

Table with columns: Setbacks (Front, Rear, Side) and Minimum Lot Area.

Minimum Lot Width 80'

Maximum Lot Coverage 60%

Maximum Building Height 35'. 1. 30 feet, when adjacent to residential districts; adjacent to commercial or industrial districts, no rear yard shall be required. 2. Side depth of 30 feet per side from residential districts; no side yard shall be required where two or more commercial districts or an industrial and commercial district adjoin side by side; however, in no case shall common walls be permitted between properties of separate ownership.

8. Permitted Commercial Uses

Permitted uses shall be in accordance with the principal and accessory uses permitted in the C-1 Neighborhood Commercial District, Land Development Code Section 525.2 - Permitted Uses.

9. School Demand

Table: Potential Student Population per Pasco County Schools. Columns: School Type, Maximum Allowable Residential Units, Multi-Family Multiplier, Projected Student Population.

Table: Potential Student Population per Pasco County Schools. Columns: School Type, Maximum Allowable Residential Units, Multi-Family Multiplier, Projected Student Population.

10. PM Peak Hour Trips

Table: Land Use Description / ITE Code, Quantity, Units, Total Daily Trips Generated, PM Peak Hour Trips Per Unit, Total Generated PM Hour Trips.

Table: Land Use Description / ITE Code, Quantity, Units, Total Daily Trips Generated, PM Peak Hour Trips Per Unit, Total Generated PM Hour Trips.

11. Open Space

Common areas, open space, and recreation areas in the residential area shall be private, for the use of residents, and owned and maintained by the designated Property Owners' Association.

12. Recreation

A minimum of one (1) acre for 26 to 100 dwelling units and an additional 1/100 of one (1) acre for each additional dwelling unit over 100 is required per Section 905.1.e of the Land Development Code. The MPUD is providing 6.1 acres.

1. A LDC variation is requested from LDC 905.1.E, Neighborhood Parks, Amount of Land Required, and LDC 905.1.F.2, Neighborhood Parks, Neighborhood Park Standards, Uses Prohibited, allowing:

- a. For multi-family portions of the MPUD, a minimum of 10% land area for Neighborhood Parks based upon the net developable acreage within such multi-family area; and
b. For multi-family, dubhouses (including pools, cabanas, and similar features) can count towards the required park space.

13. Proposed Parking

Off street parking shall be in accordance with the LDC Section 907.

14. Water Service

Pasco County Utilities

15. Wastewater Service

Pasco County Utilities

16. Reclaimed Water Service

NA

17. Stormwater

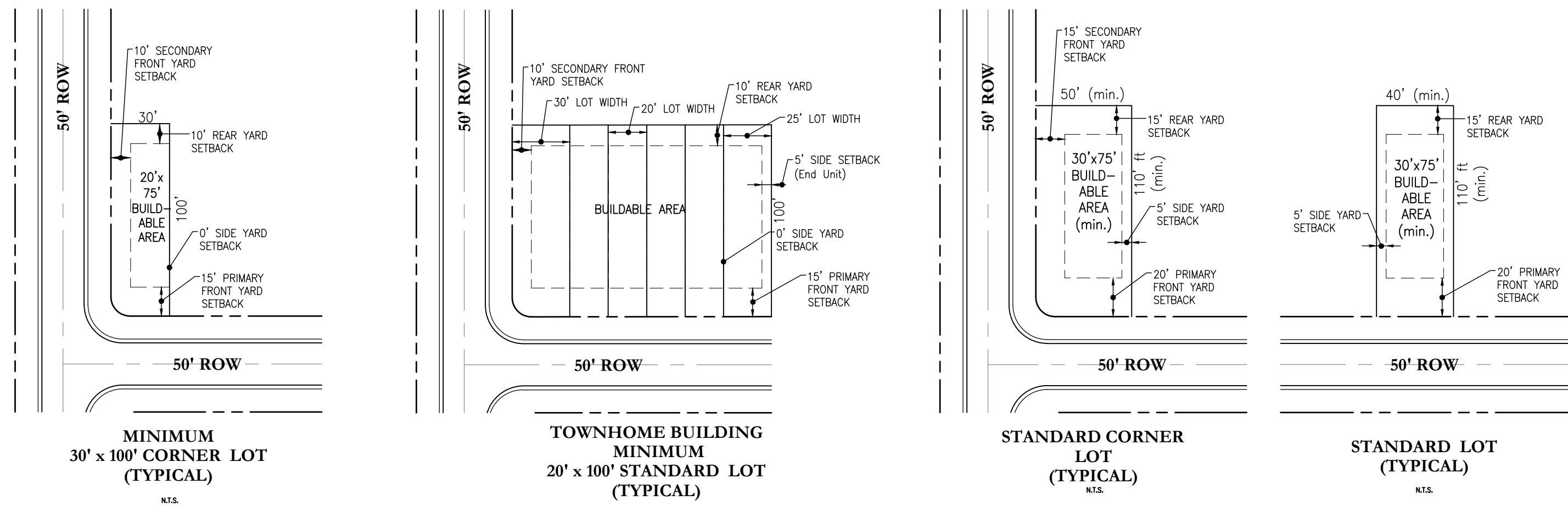
Stormwater management shall be provided in compliance with the Pasco County Land Development Code Section 902 and the requirements of the Southwest Florida Water Management District.

18. Wetland Data

Table with columns: Wetland Label, Pre-Development Wetlands, Proposed Post-Development Wetlands, Wetland Classification, Proposed Post-Development Wetlands Within RES-3, Proposed Post-Development Wetlands Within RES-9, Density Incentive Acreage for Wetlands Within RES-3, Density Incentive Acreage for Wetlands Within RES-9. Includes Total and Additional Units (Wetland Density, Total Additional Units, Total Allowed Units per FLU).

Notes: 1. There are no current or proposed critical linkages on the subject property. 2. Wetland labels per Atlantic Surveying boundary survey. See plan set attachment.

TYPICAL LOTS



Consultant:

Table with columns: NO., DATE, DESCRIPTIONS, SUBMISSIONS/REVISIONS. Includes vertical datum, job no., designer, checker, approver, and scale.

COBBLESTONE MASTER PLANNED UNIT DEVELOPMENT

Submittal To: PASCO COUNTY, FL

TYPICAL LOTS & NOTES

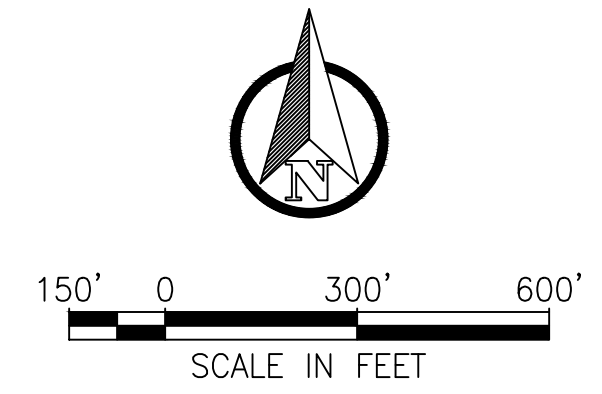
Sheet No.:

4.00

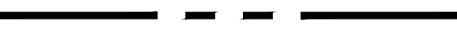






DATE: May 20, 2024

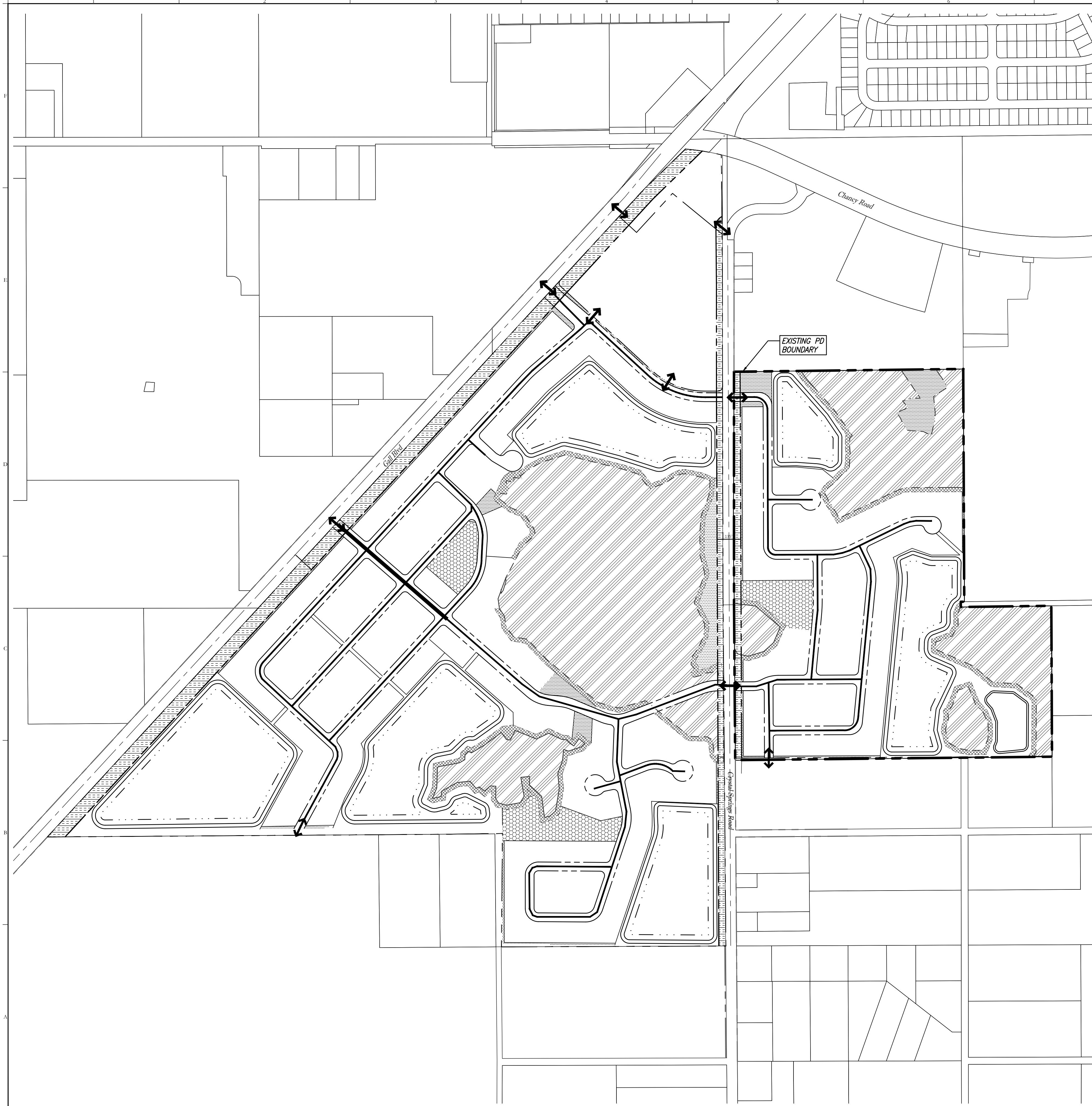


Poulos & Bennett, LLC 2602 E. Livingston St., Orlando, FL 32803 Tel. 407.487.2594 www.poulosandbennett.com Eng. Bus. No. 28567



LEGEND

-  PROJECT BOUNDARY
-  RECREATION
-  OPEN SPACE
-  WETLANDS
-  ROAD TYPE 1B
-  ROAD TYPE 2 & 3
-  CONCEPTUAL ACCESS POINT



Consultant:

1	05/00/2024	SUBMIT TO PASCO COUNTY
NO.	DATE:	DESCRIPTIONS:
		SUBMISSIONS/REVISIONS
VERTICAL DATUM:		NAVD88
JOB NO.:		21-008
DESIGNED BY:		DG
DRAWN BY:		DG
CHECKED BY:		JA
APPROVED BY:		RLB
SCALE IN FEET:		1" = 300'

Project Name:
**COBBLESTONE
 MASTER
 PLANNED UNIT
 DEVELOPMENT**

Submittal To:
 PASCO COUNTY, FL

Sheet Title:
**GENERAL MOBILITY
 PLAN**

Sheet No.:

5.00

DATE: May 20, 2024

NOTES

- Proposed access points are conceptual only. Access points will be reviewed with the access management application with preliminary plans.



Poulos & Bennett, LLC
 2602 E. Livingston St., Orlando, FL 32803
 Tel. 407.487.2594 www.poulosandbennett.com
 Eng. Bus. No. 28567