



- EPPERSON RANCH PROPERTY GENERAL NOTES**
1. ALL ACCESS POINTS ARE TO BE CONSIDERED CONCEPTUAL. THEY WILL BE SUBJECT TO REVIEW AT THE TIME OF PRELIMINARY SITE PLAN SUBMITTAL AND FINAL DEVELOPMENT. ALL ACCESS POINTS WILL BE REVIEWED BY THE TOWN CENTER ENGINEERING DEPARTMENT.
 2. OVERPASS ROAD BY A CROSS-SECTION SHALL COMPLY WITH THE TOWN CENTER MASTER PLAN THROUGH THE TOWN CENTER AREA.
 3. DEVELOPMENT WITHIN THE TOWN CENTER AND PHASING SHALL CONFORM TO THE TOWN CENTER MASTER PLAN, AS APPROVED BY PASCO COUNTY PER DEVELOPMENT ORDER.

SCALE: 1" = 300'
 0 100 200 300
 FEET
 1" = 300'
 0 100 200 300
 FEET

HEIDT DESIGN
 DESIGN
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EPPERSON RANCH, LLC
 Pasco County

Epperson Ranch Town Center MPUD Zoning Plan
L-703 MPUD PLAN

