

LEGEND

- PROPERTY BOUNDARY
- - - PARCEL BOUNDARY
- △ SINGLE FAMILY DETACHED RESIDENTIAL, VILLAS AND TOWNHOUSES
- SINGLE FAMILY DETACHED, TOWNHOUSE AND MULTIFAMILY RESIDENTIAL
- △ NEIGHBORHOOD COMMERCIAL/ AMENITY CENTER
- COMMERCIAL / OFFICE / MULTI-FAMILY
- COMMERCIAL
- ▨ PRE-DEVELOPMENT WETLANDS CATEGORY 2 OR 3
- ↔ PROPOSED ACCESS
- RES-3 MPUD ADJACENT FUTURE LAND USE EXISTING ZONING

CHAPEL CROSSINGS MPUD GENERAL NOTES

Property Owner/ Developer: Thornwood Associates, LLC
Attorney: Barbara L. Wilhite, Esquire
Civil Engineer and Planner: Florida Design Consultants
Transportation Engineer: Lincks & Associates

1. Site Data
 Total Site: 425.2 acres
 Uplands: 308.0 acres
 Predevelpt. Wetlands: 117.2 acres
 Land Use Plan: ROR (268.38 ac)
 Current Zoning: RES-6 (147.36 ac)
 Flood Zones: MPUD
 X, A, AND AE

2. Additional Principal Uses: In addition to the uses shown on this Master Plan, colleges, universities, churches, cemeteries, community centers and non-District School Board of Pasco County schools are allowed on any parcel and there shall be no maximum number of such uses allowed within the MPUD if the total building footprint for each use at time of site plan is less than or equal to 20,000 square feet. For development of facilities that are larger than 20,000 square feet of building footprint, a land use exchange in accordance with the LUEM shall be required. If the proposed use is not listed in the LUEM, the Master Developer shall provide the applicable ITE code and conversion rate as applicable. There are no maximum number of buildings or square footage limitation for District School Board of Pasco County schools and government buildings and facilities.

3. Timing of Development: The timing of development for each phase of the project will be established by the Developer in response to market conditions and parcels may be developed in any order as determined by the Developer. The parcel numbers are shown for identification purposes only and do not imply or confirm the order of development.

4. Neighborhood Parks: Neighborhood Parks will be provided in conformance with Pasco County Land Development Code and their locations and sizes will be identified on the Preliminary Site Plan(s).

5. Transportation Network & Access Points: Curley Road (124' right-of-way) and Zephyrhills Bypass Extension (110' right-of-way). Access: Pasco County has approved the location of the Access Points shown on this Master Plan and no further review of the location of the Access Points is required for the project.

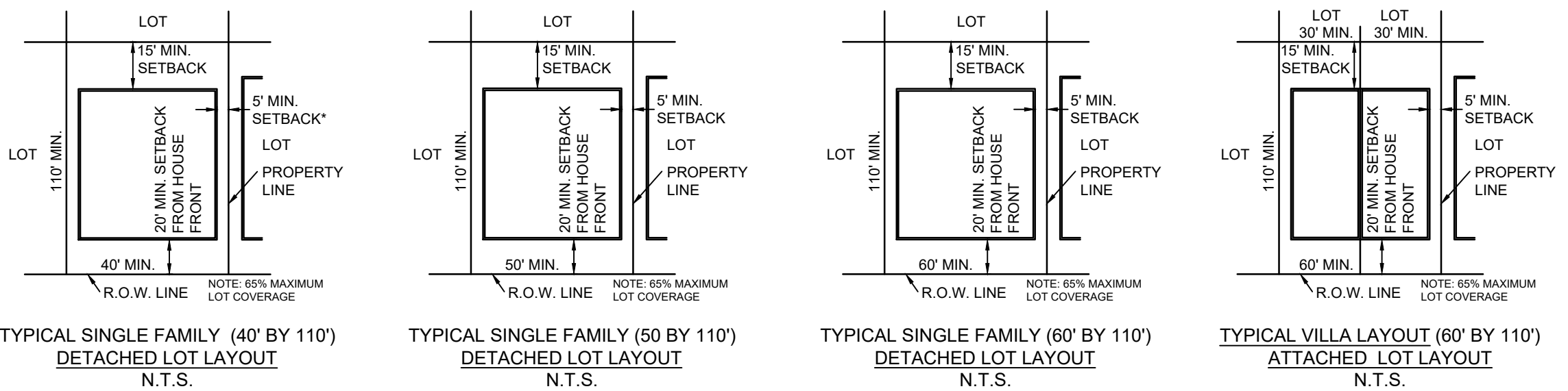
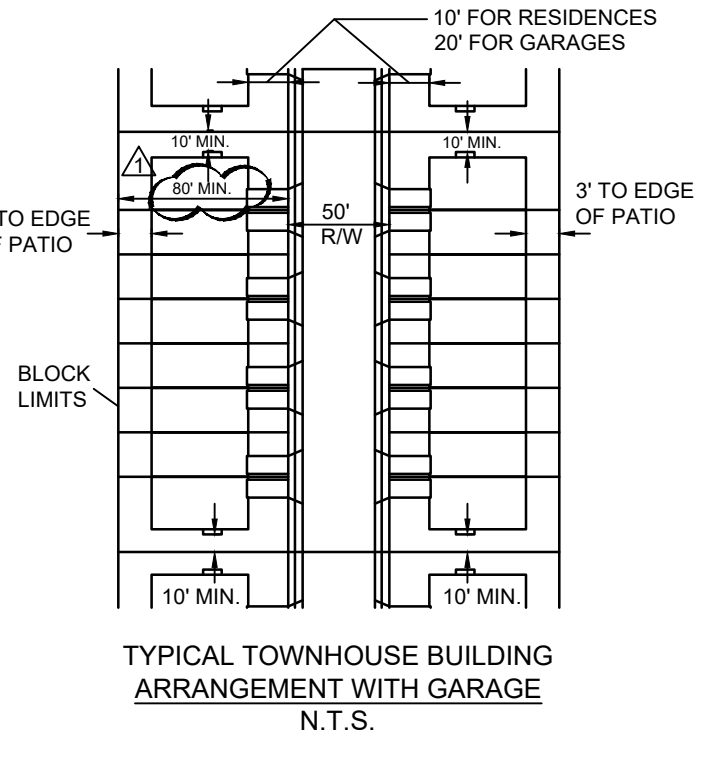
6. Typical Lot Layout and Setbacks: A typical lot layout is shown on this Master Plan for each single family detached lot size and for townhouse lots. Side yard setbacks may be reduced to 5 feet subject to compliance with LDC Section 902.2.K.2b.

7. Environmental Issues: There are a total of 117.2 acres of Class 2 and 3 wetlands on the site in the locations shown on the Master Plan. There are no Class 1 wetlands nor are there any Critical Linkages within the site. There are no Wellhead Protection Areas on the site or within 1,000 feet of the site.

8. Water and Wastewater Utilities: To be provided by Pasco County.

9. Provision for Maintenance of Common Areas: The Developer shall establish legal entities for the maintenance of common areas within the project.

10. Interim Uses: Agricultural uses are allowed on the site until the site is developed.



CHAPEL CROSSINGS LAND USE DATA TABLE

Parcel	Land Use Type	Land Use Amount (sf)	Total Parcel Size (acres)	Uplands (acres)	Pre-Development Wetlands (acres)	Gross Density & Intensity (Total Parcel)	Net Density & Intensity (Uplands only)
1	Single Family Detached		155.7 ac	94.0 ac	61.7 ac	1.45 u/ ac	2.4 u/ ac
2	Single Family Detached, Townhouses, Villas, Amenity Center & Commercial	40,000 sf comm.	62.7 ac	140.8 ac	21.9 ac	2 u/ ac	2.3 u/ ac
3	Single Family Detached, Townhouses & Multi-family Apartments		31.4 ac	22.8 ac	8.6 ac	8 u/ ac	11 u/ ac
4	Commercial	10,000 sf	5.6 ac	3.7 ac	1.9 ac	.04 FAR	.06 FAR
5	Single Family Detached, Townhouses & Multi-family Apartments		18.1 ac	18.1 ac	0	16.6 u/ ac	16.6 u/ ac
6	Multi-family Apartments, Office & Commercial	125,000 sf comm. + 50,000 office	51.7 ac	28.6 ac	23.1 ac	.095 FAR	.17 FAR
TOTAL		1,100 du 175,000 sf comm. 50,000 sf office	425.2 ac	308.0 ac	117.2 ac	Combined Residential Parcels 1, 2, 3 & 5 = 3 u/ ac	Combined Residential Parcels 1, 2, 3 & 5 = 4 u/ ac

DESIGNED FOR: THORNWOOD ASSOCIATES, LLC

PROJECT NAME: CHAPEL CROSSINGS

SHEET NAME: MPUD MASTER PLAN

DATE: 1-21-20

1 SHEET OF 2

FLORIDA DESIGN CONSULTANTS, INC. THINK IT. ACHIEVE IT.

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