

Notes:

1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY, AND IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN.
2. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.
3. SALES/LEASING AND CONSTRUCTION TRAILERS SHALL BE ALLOWED, AND MAY BE LOCATED AS SET FORTH IN THE MPD WRITTEN DESCRIPTION AND MAY BE MOVED THROUGHOUT THE SITE AS CONSTRUCTION PROGRESSES. EACH DEVELOPMENT PARCEL WILL BE ALLOWED A MINIMUM OF ONE SALES/LEASING/CONSTRUCTION TRAILER.
4. THE GENERAL LOCATION AND CONFIGURATION OF DEVELOPMENT PARCELS, INCLUDING LOT LAYOUT, INTERNAL ROADS, STORMWATER PONDS, SIGNS, AND OTHER IMPROVEMENTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DURING ENGINEERING AND TECHNICAL SITE PLAN REVIEW.
5. THE LIMITS OF THE REGIONAL ACTIVITY CENTER, EMPLOYMENT CENTER, AND VILLAGE CENTERS ARE SHOWN DIAGRAMMATICALLY ON THE MPD. LIMITS OF THESE AREAS WILL BE ESTABLISHED ON TECHNICAL SITE PLANS IN ACCORDANCE WITH THE MPD AGREEMENT.
6. STOCKPILE LOCATIONS AND UTILITY EASEMENTS WILL BE DEPICTED ON TECHNICAL SITE PLANS.
7. UPLAND BUFFERS AND BUILDING SETBACKS TO UPLAND BUFFER LINES WILL BE SHOWN ON TECHNICAL SITE PLANS.
8. DEVELOPMENT DETAILS (INCLUDING ACCESS AND SIGMA) FOR ALL DEVELOPMENT AREAS WILL BE SHOWN ON TECHNICAL SITE PLANS.
9. VEHICULAR ACCESS SHOWN IS CONCEPTUAL AND MAY CHANGE IN ACCORDANCE WITH THE MPD AGREEMENT.
10. MULTI-FAMILY 'PARENT PARCEL' LINES WILL BE SHOWN ON TECHNICAL SITE PLANS.
11. NON-RESIDENTIAL DETAIL WILL BE SHOWN ON TECHNICAL SITE PLANS.

MPD DEVELOPMENT SUMMARY

A. ZONING: MPD

B. FUTURE LAND USE: MPMU

C. AREA SUMMARY:

1. TOTAL PROJECT AREA: 20,144 ± Ac.

2. DEVELOPMENT SUMMARY (NORTH VILLAGE, CENTRAL VILLAGE, EAST VILLAGE, WEST VILLAGE, SOUTH VILLAGE.)

2.1. GREENWAY OVERLAY:8,501 Ac±

2.1.1. TRANSITION ZONE:1,103 Ac±

2.2. REGIONAL ACTIVITY CENTER:947 Ac±

2.3. EMPLOYMENT CENTER:564 Ac±

2.4. VILLAGES*:9,206 Ac±

2.5. VILLAGE CENTERS:926 Ac±

3. WETLANDS

3.1. PRESERVED WETLANDS:8,120 Ac±

4. UPLAND BUFFER

4.1. PER SJRWMD REQUIREMENTS

* VILLAGE ACREAGE INCLUDES NEIGHBORHOOD CENTERS AND HAMLETS.

** ACTUAL NET ACREAGE WILL BE DETERMINED THROUGH ONE OR MORE FORMAL WETLAND DETERMINATIONS, FINAL DESIGN AND PERMITTING AND PER THE MPD AGREEMENT.

LEGEND

GREENWAY OVERLAY

TRANSITION ZONE

VILLAGE

WETLANDS

UPLAND/OPEN SPACE

EXISTING LAKE

VILLAGE CENTER

EMPLOYMENT CENTER

REGIONAL ACTIVITY CENTER

CONCEPTUAL ENTRANCES TO PARCELS

REGIONAL ROADWAY NETWORK



ETM

Trusted Advisors, Creating Community.

ENGLAND-THIMS & MILLER

MPD MASTER PLAN

RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC

DRAWING NUMBER

MPD1

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ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

PLANS PREPARED UNDER THE DIRECTION OF:
P.E. NUMBER:
PLOTED: May 21, 2026 - 4:21 PM, BY: Brooke George