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600 300 0 300 600

SCALE: 1"= 300'

DATE: MARCH 24, 2006
REVISED: APRIL 13, 2006
REVISED: APRIL 20, 2006
REVISED: MAY 19, 2006

VICINITY MAP
PASCO COUNTY, FLORIDA
SECTION 8, 16, & 17 TOWNSHIP 25 SOUTH,
RANGE 18 EAST

LEGEND

- APPROXIMATE WETLAND LIMITS
- PROJECT BOUNDARY
- INTERNAL NON-FRONTED ROAD
- I, II, III — PASCO COUNTY WETLAND CATEGORY
- WETLAND AREA
- MAJOR ACCESS POINT
- MINOR ACCESS POINT
- WETLAND IMPACTS
- WETLAND MITIGATION
- CONTOUR LINES

WETLAND CLASSIFICATION SUMMARY

CLASS I	0 AC
CLASS II	42.6 AC
CLASS III	0 AC
TOTAL*	42.6 AC

Project Specific Data:

Est. Total Project Area:	+ /- 149.46 ac.
Estimated Wetland Area:	+ /- 42.6 ac.
Est. Upland (Developable) Area	+ /- 116.86 ac.

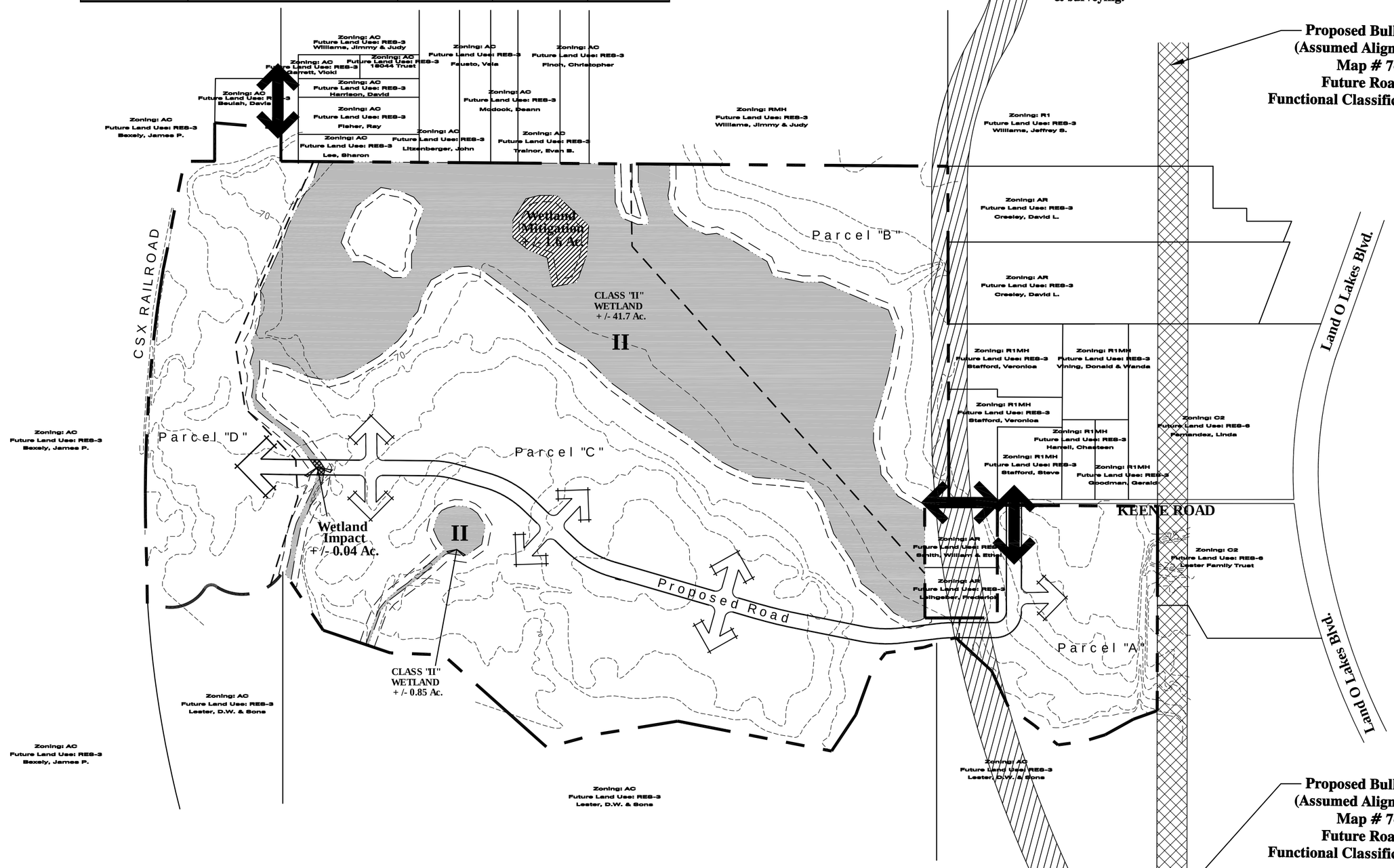
PARCEL DATA

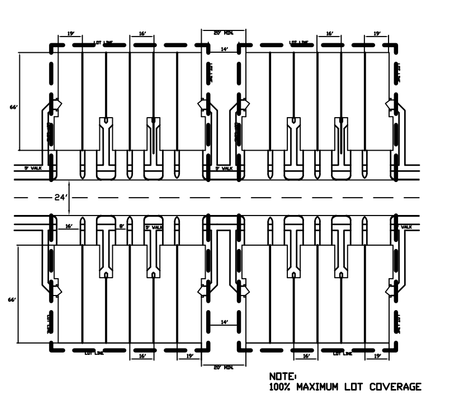
Community Parcel	Development Time Frame	Total Area (+/- Ac)	Percentage of Total Site	Upland Area (+/- Ac)	Wetland Area (+/- Ac)	Pond Area (15% of Upland)	Unit Type	Max. Unit Count	Net Density
A	2007-2011	12.9 Ac.	8.2%	12.9 Ac.	0 Ac.	1.9 Ac.	Townhomes/ S.F.	93	8.5 d.u./ac.
B	2007-2011	28 Ac.	17.5%	14.8 Ac.	13.19 Ac.	2.2 Ac.	Townhomes/ S.F.	107	8.5 d.u./ac.
C	2007-2011	99.9 Ac.	62.6%	70.5 Ac.	29.4 Ac.	10.6 Ac.	S.F.	341	5.7 d.u./ac.
D	2007-2011	18.7 Ac.	11.7%	18.7 Ac.	0 Ac.	2.8 Ac.	S.F.	90	5.7 d.u./ac.
TOTAL		159.5 Ac.	100.0%	116.9 Ac.	42.6 Ac.	17.5 Ac.	N/A	385*	N/A

***See notes and density calculation. Total unit count not to exceed +/-385 units.**

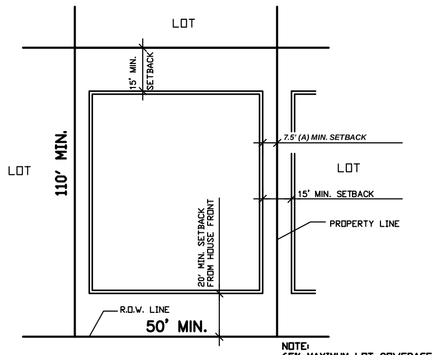
PRODUCT DISTRIBUTION CHART

COMMUNITY PARCEL	LAND USE DESCRIPTIONS	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. LOT AREA
A	RESIDENTIAL COMMUNITY			
	TOWNHOMES/S.F.	16'	66'	1,056 SF
B	RESIDENTIAL COMMUNITY			
	TOWNHOMES/S.F.	16'	66'	1,056 SF
C	RESIDENTIAL COMMUNITY			
	SINGLE FAMILY	50'	110'	5,500 SF
D	RESIDENTIAL COMMUNITY			
	SINGLE FAMILY	50'	110'	5,500 SF

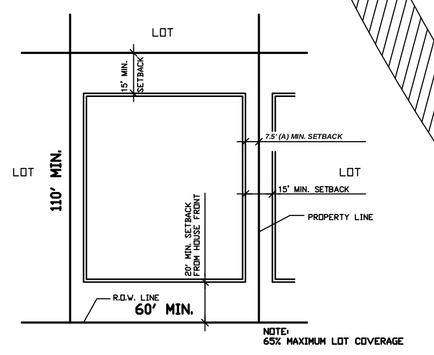




TYPICAL TOWNHOUSE BUILDING ARRANGEMENT
N.T.S.



TYPICAL SINGLE FAMILY (50' BY 110') DETACHED BUILDING ARRANGEMENT
N.T.S.



TYPICAL SINGLE FAMILY (60' BY 110') DETACHED BUILDING ARRANGEMENT
N.T.S.

NOTES AND DENSITY CALCULATIONS

SITE DATA:
Total Project Acreage: +/- 159.5 Ac.
Total Wetland Acreage: +/- 42.6 Ac.
Total Upland Acreage: +/- 116.9 Ac.

DENSITY CALCULATIONS:
Total Upland Acreage + Wetland Density Credit=
116.9 x 1.1 = 128.59 Acres
128.59 Acres x 3 Units/Acre= 385.77

***Maximum residential units permited: +/- 385**

Proposed Gross Site Density = +/- 2.4 Units/ Acre

OPEN SPACE CALCULATIONS:
1 Acre Park is required for every 100 Units
Total Park Acres to be provided: +/-3.85 Acres
(Based on +/- 385 Units)

Total Open Space Provided= +/-46.45 Acres
***Wetland Acres + Park Acres**
42.6 Acres + 3.85 Acres= +/-46.45 Acres

***Wetlands are estimated & require final delineation & surveying.**

LEGAL DESCRIPTION (By Others)

A tract of land lying in Sections 8, 16 and 17, Township 25 South, Range 18 East, Pasco County, Florida and described as follows: Commence at the Northwest corner of said Section 16, said corner also being the Southeast corner of said Section 8; run thence North 89°57'07" East along the North Boundary of Section 16, 2618.13 feet to the Northeast corner of the Northwest ¼ of said Section 16; thence South 0°09'24" East along the North-South ½ line of Section 16, 1316.70 feet to the Southeast corner of the Northeast ¼ of the Northwest ¼ of Section 16; thence South 89°55'00" West along the South boundary of the Northeast ¼ of the Northwest ¼ of said Section 16, 96.65 feet; thence South 0°09'24" East along the West boundary of the East 96.65 feet of the Southeast ¼ of the Northwest ¼ of said Section 16, 480.0 feet; thence North 89°55'00" East along the South boundaries of the North 480.0 feet of the said Southeast ¼ of the Northwest ¼ and the North 480.0 feet of the Southwest ¼ , of the Northeast ¼, 290.0 feet; thence North 0°09'24" West, along the East boundary of the West 193.35 feet of the said Southwest ¼ of the Northeast ¼, 450.0 feet to a point on the South Right-of-Way line of Keene Road; thence North 89°55'00" East, along the South Right-of-Way line of said Keene Road, 581.03 feet; thence South 00°12'00" West, 810.99 feet to the center of a drainage canal; thence Westerly along center of said canal the following bearings and distances; South 68°19'35" West, 304.38 feet; thence South 74°31'23" West, 94.67 feet; thence North 56°44'27" West, 93.67 feet; thence 52°02'31" West, 186.24 feet; thence North 27°20'42" West, 155.51 feet; thence North 47°10'36" West, 160.18 feet; thence North 83°36'46" West, 35.15 feet; thence South 57°34'28" West, 86.17 feet; thence South 81°30'58" West, 177.37 feet, thence South 50°38'50" West, 63.67 feet; thence South 17°26'33" West, 54.0 feet; thence South, 7°58'30" East, 114.69 feet; thence South 4°32'27" West 68.71 feet; thence South 32°22'29" West, 80.20 feet; thence South 52°00'30" West, 104.36 feet; thence North 78°34'28" West 630.61 feet; thence South 81°45'09" West, 325.04; thence South 71°06'20" West, 107.63 feet; thence North 71°34'10" West, 262.28 feet; thence North 48°34'20" West, 134.58 feet; thence North 27°32'51" West, 199.30 feet, thence North 87°18'39" West. 263.02 feet; thence North 72°20'24" West, 296.59 feet; thence North 31°27'01" West, 194.52 feet; thence North 37°49'27" West, 104.53 feet; thence South 41°44'04" West, 40.98 feet; thence South 66°49'22" West, 88.0 feet; thence North 71°59'57" West, 94.77 feet; thence South 63°11'57" West, 59.57 feet; thence South 59°58'48" West, 87.45 feet; thence South 87°57'47" West, 162.22 feet to the intersection of centerline of said drainage canal and the Easterly right-of-way of S.A.L. Railroad said point lying on the arc of a curve; thence 1691.37 feet along the arc of said curve concave Easterly having a radius of 5679.65 feet (Chord Bearing North 4°58'36" East, Chord Distance of 1685.13 feet) to the point of tangency; thence North 10°30'35" East, 44.16 feet to the intersection of the East Right-of-Way line of said Railroad with the North boundary line of Section 17 also being the South boundary of Section 8; thence North 89°47'59" East, 126.35 feet; thence North 0°15'40" West along a line 264.0 feet West of and parallel to the East boundary of said Section 8, 153.30 feet; thence South 85°23'53" East, 234.84 feet to a point lying 30 feet West of the East boundary of said Section 8; thence North 0°15'40" West along a line 30 feet West of and parallel to the East boundary of Section, 8, 196.47 feet; thence North 89°47'59" East 30.0 feet to a point on the East boundary of Section 8; thence South 0°15'40" East along said East boundary of Section 8, 330.0 feet to the Point of Beginning. Said tract contains 159.46 acres more or less.

GENERAL NOTES

1. Property Owners:
Florida Citrus Investors, Inc.
1525 W. Hillsborough Ave.
Tampa, Florida 33603

2. Attorney:
Bricklemyer, Smolker & Bolves, P.A.
500 East Kennedy Boulevard, Suite 200
Tampa, FL 33602-4825
813-223-3888

4. Engineer/Surveyor:
Heidt & Associates, Inc.
2212 Swann Avenue
Tampa, Florida 33602
(813) 253-5311

5. Wetlands are estimates and will require final delineation and surveying.
6. Pending development in accordance with this plan, interim agricultural uses are permitted.
7. The project is located within the following utilities service area:
Sanitary Sewer: Pasco County
Potable Water: Pasco County
Electric: Withlacoochee River Electric Coop
Fire Service: Pasco County Fire Department.
8. The phasing schedule provided is approximate and shall be adjusted to accommodate the market absorption.
9. The property is currently within the "AC" Zoning District.
10. The property currently has the following Future Land Use designation: RES-3.
11. Total Open Space (INCLUDING WETLANDS,LAKES,PONDS,ETC.) is approximately 46.45 AC. Useable open space, in the form of Neighborhood Parks, shall total a Minimum of 3.85 AC. in accordance with the LDC, based on 385 units.
12. Minor access point locations along Keene Road, and the proposed road are approximate and may be adjusted subject to final engineering design.

MASTER PLANNED
UNIT DEVELOPMENT

FCI SITE

PASCO COUNTY, FL.

Prepared For:
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Prepared By:
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ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

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