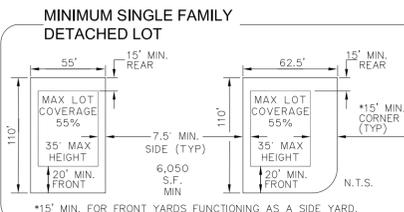
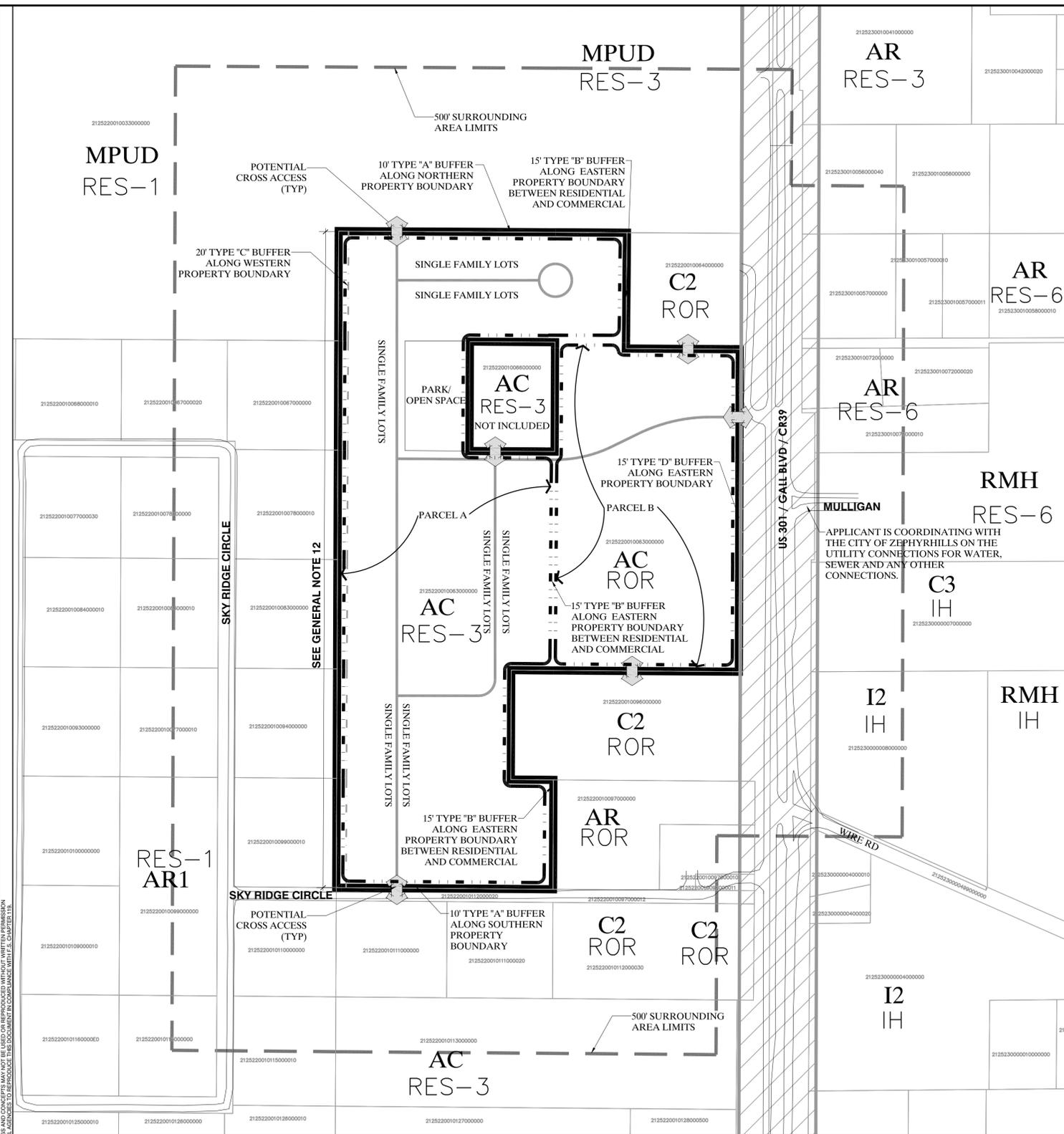


H:\PLANNING\projects\4864\0001\Rezoning\BRZ.dwg, September 17, 2013 9:08 AM, CLARK C. LOHMILLER, King Engineering Associate Inc.



### FUTURE LAND USE MAP

### EXISTING ZONING MAP

### VICINITY MAP

SECTION 22, TOWNSHIP 25S, RANGE 21E  
PASCO COUNTY, FLORIDA  
PARCEL ID #: 2225210010063000000

#### DEVELOPMENT STANDARDS

**SETBACKS:**

FRONT	SIDE	REAR	LOT COVERAGE	MIN WIDTH	MIN DEPTH	MAX HEIGHT	MIN LOT AREA
20'	7.5'	15'	55%	55'	110'	35'	6,050 S.F.

\*CORNER LOTS SHALL HAVE A 15' CORNER YARD SETBACK.

**OFFICE RETAIL (PER PO-1 STANDARDS)**  
**RETAIL (PER C-1 STANDARDS)**

#### SITE DATA

<b>MPUD PARCEL</b>	ACREAGE: ±42.0 AC	LAND USE CLASSIFICATION: RES-3 / ROR
	WETLANDS: ±0 AC	GROSS RESIDENTIAL ACREAGE: ±29.0 AC
	UPLANDS: ±42.0 AC	GROSS COMMERCIAL ACREAGE: ±13.0 AC
	ZONING: MPUD	TOTAL REQUESTED DENSITY: 87 SINGLE FAMILY RESIDENTIAL UNITS
	EXISTING: AC	PROPOSED: MPUD
		75,000 S.F. RETAIL AND/OR OFFICE USES TOTAL

#### AREA TABULATION

RESIDENTIAL		NO. OF UNITS	GROSS LAND AREA	GROSS DENSITY	NET LAND AREA	NET DENSITY
PARCEL	USE					
A	SFD	87	29.0	3.0	29.0	3.0

OFFICE/RETAIL		F.A.R.	GROSS LAND AREA	NET LAND AREA	DENSITY
PARCEL	USE				
B	R.O.R	0.13	13.0	13.0	75,000 S.F. OFFICE/RETAIL
TOTAL			42.0	42.0	

#### GENERAL NOTES

- ROADWAY ALIGNMENTS AND INTERNAL ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING PERMITTING.
- OPEN SPACE MAY INCLUDE, BUT IS NOT LIMITED TO, WETLANDS, LAKES, LANDSCAPED AREAS, HABITAT PROTECTION AREAS, MITIGATION AREAS, RECREATION AREA, AND STORMWATER MANAGEMENT AREAS TO EQUAL A MINIMUM OF 25% OF SITE.
- IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.
- THE PROJECT LIES WITHIN FLOOD ZONE 'X' PER FLOOD INSURANCE MAP, COMMUNITY PANEL NUMBER 1202300290D. THERE ARE NO WETLANDS ONSITE.
- THE PROJECT DOES NOT LIE IN ANY OR WITHIN 1,000' OF ANY WELLHEAD PROTECTION AREAS OR SPECIAL PROTECTION AREAS FOR COMMUNITY SYSTEM SUPPLY WELLS.
- RESIDENTIAL VILLAGES MAY BE GATED AT DEVELOPER'S DISCRETION PROVIDED ROADWAYS ARE PRIVATE, SUCH DETERMINATIONS WILL BE MADE AT TIME OF PRELIMINARY SITE PLAN SUBMITTAL.
- WATER AND SEWER SERVICES FROM CITY OF ZEPHYRHILLS, EMS SERVICES BY PASCO COUNTY, ELECTRIC SERVICE FROM WITHLACOOCHIE RIVER ELECTRIC COOPERATIVE.
- GREER HILL WILL COMPLY WITH THE NEIGHBORHOOD PARKS ORDINANCE. ALL COMMON AREAS SHALL BE OPERATED AND MAINTAINED BY THE OWNER, DEVELOPER, OR NEIGHBORHOOD HOA.
- THE PROJECT MAY BE PHASED AND DEVELOPED INCREMENTALLY.
- ALL PROPOSED ROADWAYS WILL PROVIDE UTILITIES THROUGHOUT THE ENTIRE PROJECT.
- PROPOSED USES FOR PARCEL B MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: PROFESSIONAL OFFICE (PO-1 USES), COMMERCIAL USES (C-1 USES), BUSINESS SERVICES, FINANCIAL SERVICES/INSTITUTIONS, RETAIL SALES, AUTOMOBILE PARTS AND SALES, FOOD DISTRIBUTION, GARAGE OR MECHANICAL SERVICES, LAUNDRIES, PLUMBER SHOPS, PROPANE SALES, SEPTIC TANK SALES & INSTALLATION BUSINESS, SHOOTING & ARCHERY RANGE, WAREHOUSING & GENERAL STORAGE, AND RESIDENTIAL TREATMENT & CARE FACILITIES.
- ALL LOTS DIRECTLY ABUTTING THE WESTERN BOUNDARY OF THE GREER HILL MPUD SHALL BE A MINIMUM OF 1/4 ACRE LOTS WITH A MINIMUM LOT WIDTH OF 75'. THE LOT AREA MAY INCLUDE THE REQUIRED TYPE 'C' BUFFER.

#### LEGAL DESCRIPTION (BY KING ENGINEERING ASSOCIATES, INC.)

TRACTS 63, 64, 65, 66, 79, 80, 81, 82, 95 AND 98, ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 21 EAST, LESS RIGHT-OF-WAY FOR U.S. HIGHWAY 301;

LESS AND EXCEPT;

THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7774, PAGE 1600 OF PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THAT PART OF TRACTS 64 AND 65, A MAP OF THE TOWN OF ZEPHYRHILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 55, IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 22, THENCE RUN S01 DEG 20'19" W ALONG THE EAST BOUNDARY OF SAID SECTION 22, 18.20 FEET; THENCE N 89 DEG 08'05" W, 98.61 FEET TO THE WESTERLY R/W LINE OF U.S. 301 FOR A POINT OF BEGINNING, THENCE CONTINUE N 89 DEG 08'05" W, 346.53 FEET; THENCE N 01 DEG 32'20" E, 18.20 FEET TO THE SOUTH BOUNDARY OF SAID NE 1/4; THENCE N 01 DEG 32'20" E, 331.80 FEET TO THE NORTH BOUNDARY OF TRACT 64; THENCE S 89 DEG 08'18" E, ALONG SAID NORTH BOUNDARY, 344.94 FEET TO THE SAID WESTERLY R/W LINE; THENCE S 01 DEG 16'43" W, ALONG SAID R/W, 350.02 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT;

THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4639, PAGE 238 OF PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE EAST 260.00 FEET OF TRACT 66 IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS: THE SOUTH 20.00 FEET OF THE NORTH 38.20 FEET OF TRACT 65 IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

LESS AND EXCEPT;

THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6346, PAGE 466 OF PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

TRACT 96 AND THE EAST 130 FEET OF TRACT 95, ZEPHYRHILLS COLONY COMPANY LANDS, IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 21 EAST, AS PER THE PLAT THEREOF IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR U.S. HIGHWAY 301.

#### LEGEND:

- Property Limits
- Conceptual Roadway Configuration
- Zoning
- Future Land Use
- Onsite Future Land Use parcel designations
- 500' Surrounding Area Limits
- 235' US 301/Gall Blvd/CR39 Corridor
- Project Access Location
- Zoning District
- Future Land Use Designation

### MASTER PLANNED UNIT DEVELOPMENT GREER HILL PASCO COUNTY, FLORIDA

PREPARED FOR:  
OWNER  
DOUGLAS FAMILY PARTNERSHIP  
5131 22ND ST.  
ZEPHYRHILLS, FL 33542

PREPARED BY:  
**King**  
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway  
One Memorial Center, Suite 300  
Tampa, Florida 33634  
Phone 813 880-8881  
Fax 813 880-8882  
www.kingengineering.com  
Engineering License #2610

NO.	DATE	DESCRIPTION	APPROVED BY	JOB NO. 4864-000-001
				DATE: 9/17/13
				SCALE: 1"=300'
				DRAWN BY: CRH

NOTE: THIS IS A PRELIMINARY LAYOUT AND IS FOR ILLUSTRATIVE PURPOSES ONLY. THE LATEST AVAILABLE GIS DATA HAS BEEN UTILIZED, HOWEVER, KING MAKES NO GUARANTEES ON ITS ACCURACY. THE CONCEPT SHOWN IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING, FIELD SURVEY, ENVIRONMENTAL AND GOVERNMENTAL APPROVALS.