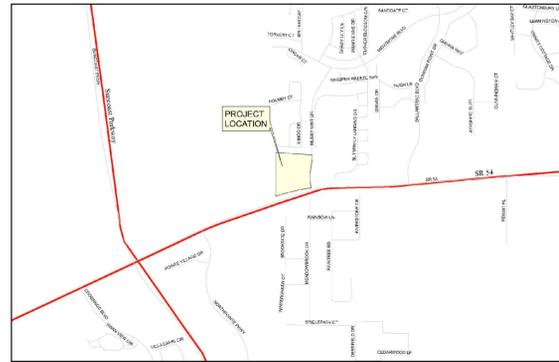


LOCATION MAP



0 1 MILE

AERIAL PHOTOGRAPH



0 100 200 400

LEGAL DESCRIPTION

A parcel of land lying in Section 29, Township 26 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Northwest 1/4 of said Section 29; thence along the West boundary thereof, North 00°22'24" East, 943.60 feet to the Southwest corner of Suncoast Pointe Villages 1A and 1B, as recorded in Plat Book 48, pages 68 through 71, inclusive, of the public records of Pasco County, Florida; thence along the Southerly boundary thereof, South 86°45'45" East, 823.64 feet to a point of intersection with the Westerly boundary of Suncoast Meadows - Increment One, as recorded in Plat Book 48, pages 36 through 44, inclusive, of the public records of Pasco County, Florida, said Westerly boundary also being the Westerly right-of-way line of Meadowbrook Dr; thence 140.40 feet along said Westerly right-of-way line and along the arc of a curve to the right, having a radius of 940.00 feet, subtended by a chord distance of 140.27 feet, bearing South 04°28'56" West; thence South 08°45'40" West, 195.35 feet; thence 282.85 feet along the arc of a curve to the left, having a radius of 1060.00 feet, subtended by a chord distance of 282.01 feet, bearing South 01°07'00" West; thence South 06°38'40" East, 133.73 feet to a point of intersection with the Northerly right-of-way line of State Road No. 54; thence 821.67 feet along said right-of-way line and along the arc of a curve to the left, having a radius of 3944.39 feet, subtended by a chord distance of 820.19 feet, bearing South 76°38'01" West to a point of intersection with the West boundary of the Southwest 1/4 of said Section 29; thence along said West boundary, North 00°19'49" East, 40.24 feet to the Point of Beginning.

HAYMAN FUENTES
(AGRICULTURAL)
FLU: EC
ZONING: MPUD

MULTI-FAMILY
±15.5 AC
350 UNITS
22.6 UNITS/ACRE

PEDESTRIAN & VEHICULAR
CONNECTION FOR SAPPHIRE
VILLAGE RESIDENTS ONLY

MAIN ENTRY
(GATED)

EX. 10' EASEMENT

SR 54
RIGHT OF WAY VARIES

FLU: RES-3
ZONING: AR-1

NORTHPOINTE VILLAGE
FLU: ROR
ZONING: MPUD

SUNCOAST POINT
(RESIDENTIAL)
FLU: RES-3
ZONING: MPUD

SUNCOAST MEADOWS
(RESIDENTIAL)
FLU: RES-3
ZONING: MPUD

SUNCOAST MEADOWS
(OFFICE)
FLU: RES-3
ZONING: MPUD

FLU: RES-3
ZONING: AR-1

SAPPHIRE VILLAGE MPUD LAND USE TABLE

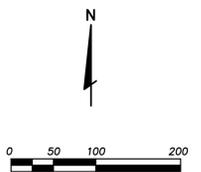
Future Land Use Category	EC, Employment Center
Current Zoning	MPUD (Suncoast Point & Suncoast Meadows)
Proposed Zoning	MPUD (Sapphire Village)
Site Area	15.501 acres total site 15.501 acres uplands
Land Use	350 Multifamily Residential Units
Allowable Density	32 units/ acre
Project Density	22.6 units per acre
Flood Zone	X
Setbacks	
Front (South)	20'
Rear (North)	20' for Buildings ≤35' in height 50' for Buildings 36'-45' in height
Side (East)	20'
Side (West)	15'
Height	45'
Maximum Lot Coverage (For Buildings)	80%

SAPPHIRE VILLAGE MPUD GENERAL NOTES

- Environmental Issues:** There are no wetlands or Critical Linkages on the MPUD site. There are no Wellhead Protection Areas on the site or within 1,000 feet of the site.
- Water and Wastewater Utilities:** To be provided by Pasco County.
- Project Phasing:** To be constructed in one phase between 2014-2016.
- Neighborhood Parks:** Locations and size to be identified on Preliminary Site Plan in compliance with Pasco County Land Development Code.
- Access & Security:** The development will install 6' foot fences along the south, east and west boundaries with gates located at the two entrances as shown on the Master Plan. A pedestrian and vehicular connection to provide access only for this project's residents to the site to the west will be located in the southwest corner of the site and conceptually located on the Master Plan. This pedestrian/vehicular connection will be installed when development occurs on the property located to the west.

LEGEND

	PROPERTY BOUNDARY
	MULTI-FAMILY RESIDENTIAL
	PROPOSED ACCESS
	CONNECTION FOR SAPPHIRE VILLAGE RESIDENTS ONLY



DESIGNED	REH
DRAWN	REH
CHECKED	CHT
DATE	06/11/13

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E.B. No. 7421

PREPARED FOR:
GREAT AMERICAN PROERTIES, INC.
2922 CARDINAL DRIVE
VERO BEACH, FL 32963

SHEET DESCRIPTION:
**SAPPHIRE VILLAGE MPUD
MASTER PLAN**

JOB NO.	2013-0009
DATE	5/42
DATE	11-13
DATE	11-13

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