

MPUD GENERAL NOTES

- Environmental Issues:** No Critical Linkages on the MPUD site. There are no Wellhead Protection Areas on the site or within 1,000 feet of the site.
- Topographical Information:** Is based on N.A.V.D. 88 Datum
- Water and Wastewater Utilities:** To be provided by Pasco County.
- Project Phasing:** To be constructed in one phase.
- Neighborhood Parks:** Locations and size to be identified on Preliminary Site Plan in compliance with Pasco County Land Development Code.
- Sanitary:** Will be provided by connection to a gravity sanitary main located in Fletch RD. Right of way. Approx. 1,125 LF south of the site. An onsite pump station will be removed.
- Water Service:** To be provided by Pasco County. The project will connect to the 12" water line located at U.S. 41 and Barcelona Rd. Approx. 1,870 LF south of the site.
- Potential Street Connection/Stub-Out To Adjoining Property:** Location is conceptual; Final location is subject to final engineering design and review/approval by Pasco County of a Preliminary Development Plan (PDP) that includes the street connection/stub-out.

LEGAL DESCRIPTION

PARCEL 1 AND 2
 A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SE CORNER OF THE SE 1/4 OF THE NE 1/4; THENCE N89°05'48"W, ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NE 1/4, A DISTANCE OF 1324.88 FEET TO THE SW CORNER OF THE SE 1/4 OF THE NE 1/4; THENCE N00°31'20"E ALONG THE WEST LINE OF THE SE 1/4 OF THE NE 1/4, A DISTANCE OF 713.30 FEET TO THE SE CORNER OF THE NORTH 600.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE N89°23'21"W, ALONG THE SOUTH LINE OF THE NORTH 600.00 FEET OF THE SW 1/4 OF THE NE 1/4, A DISTANCE OF 215.74 FEET TO A POINT OF CURVATURE; THENCE 214.06 FEET ON THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 209.94 FEET, SUBTENDED BY A CHORD OF 204.91 FEET, CHORD BEARING S61°24'01"W, TO A POINT ON A NON TANGENT LINE AND A POINT ON THE SOUTH LINE OF THE NORTH 700.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE N89°23'21"W, ALONG THE SOUTH LINE OF THE NORTH 700.00 FEET OF THE SW 1/4 OF THE NE 1/4, A DISTANCE OF 931.99 FEET TO THE SW CORNER OF THE NORTH 700.00 FEET OF THE SW 1/4 OF THE NE 1/4; THENCE N00°30'29"E, ALONG THE WEST LINE OF THE SW 1/4 OF THE NE 1/4, A DISTANCE OF 700.00 FEET TO THE NW CORNER OF THE SW 1/4 OF THE NE 1/4; THENCE S89°23'21"E, ALONG THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4, A DISTANCE OF 1326.71 FEET TO THE NE CORNER OF THE SW 1/4 OF THE NE 1/4, ALSO THE NW CORNER OF THE SE 1/4 OF THE NE 1/4; THENCE S89°23'29"E ALONG THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4, A DISTANCE OF 1326.77 FEET TO THE NE CORNER OF THE SE 1/4 OF THE NE 1/4; THENCE S00°36'20"W, ALONG THE EAST LINE OF THE SE 1/4 OF THE NE 1/4, A DISTANCE OF 1320.12 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 1, TOWNSHIP 26 SOUTH RANGE 18 EAST, PASCO COUNTY, FLORIDA CONTAINING 60.61 ACRES MORE OR LESS.

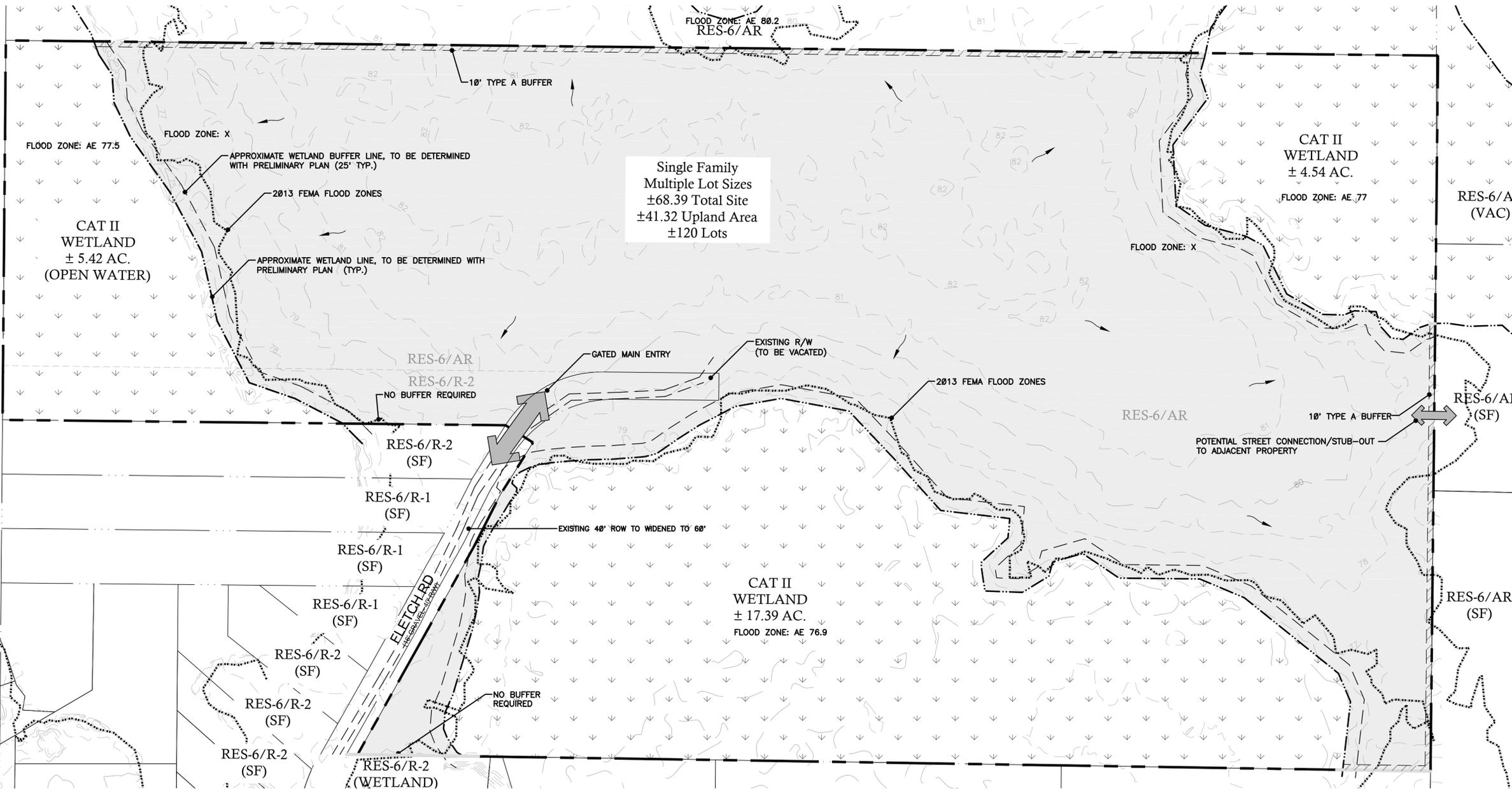
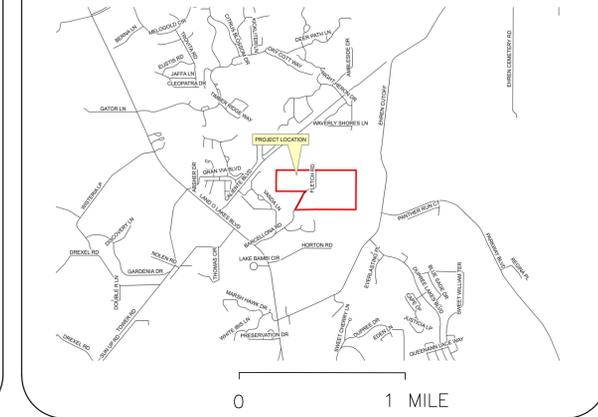
PARCEL 3
 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE N89°08'31"W ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 683.78 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FLETCH ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE NEXT 7 COURSES; (1) N29°38'32"E, 274.78 FEET (2) N26°10'03"E, 56.98 FEET; (3) N29°17'16"E, 113.52 FEET; (4) N26°54'41"E, 109.74 FEET; (5) N32°11'22"E, 74.57 FEET TO A POINT OF CURVATURE; (6) THENCE 229.42 FEET ON THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 225.00 FEET, SUBTENDED BY A CHORD OF 219.61 FEET, CHORD BEARING N61°24'01"E; (7) S89°23'21"E, 190.98 FEET TO A POINT ON THE EAST BOUNDARY OF THE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE S00°31'20"W, ALONG SAID EAST BOUNDARY, A DISTANCE OF 663.30 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PROVIDED BY COPELAND AND SONS SURVEYING

LAND USE TABLE

Future Land Use Category	RES-6
Current Zoning	AR
Proposed Zoning	MPUD
Site Area	± 68.39 acres total site
Land Use	± 41.32 acres uplands
Allowable Density	± 120 residential Lots
Project Density	6 units/ acre
	1.75 units per acre gross
	2.90 units per acres net
Flood Zone	AE, X as per pending county floodplain study
Setbacks (Typ.)	
Front	20'
Rear	15'
Side	7.5'
Height	35' max.
Maximum Lot Coverage	65%
For Buildings	45%

LOCATION MAP
 S 01 T 26 R 18

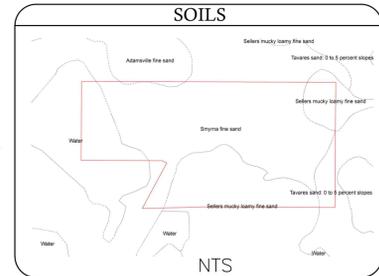


LEGEND

- PROPERTY BOUNDARY
- SINGLE FAMILY RESIDENTIAL
- LANDSCAPE BUFFER
- PROPOSED ACCESS

DENSITY CALCULATIONS

FUTURE LAND USE	= RES-6
UPLANDS	= ±41.32 AC
WETLANDS	= ±27.07 AC
ALLOWABLE UNITS	= (41.32 + .10 (27.07)) X6= 44.03
	= 44.03
	= 44.03 X 6
	= 264.18 UNITS
PROPOSED UNITS	= 120 UNITS



TYPICAL LOTS

50' x 100' (Min.)	20 Feet
Front Setback:	15 Feet
Rear Setback:	7.5 Feet
Side Yard Setback:	
60' x 100' (Min.)	20 Feet
Front Setback:	15 Feet
Rear Setback:	7.5 Feet
Side Yard Setback:	
65' x 100' (Min.)	20 Feet
Front Setback:	15 Feet
Rear Setback:	7.5 Feet
Side Yard Setback:	

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<p>DESIGNED</p> <p>DRAWN</p> <p>CHECKED</p> <p>O.C.</p>	<p>THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.</p>	<p>FLORIDA DESIGN CONSULTANTS, INC. ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS 3030 Starkey Blvd., New Port Richey FL 34655 Tel: (727) 849-7588 - Fax: (727) 848-3648</p>	<p>PREPARED FOR:</p> <p>SOUTHERN CRAFTED HOMES</p>	<p>SHEET DESCRIPTION:</p> <p>EDWARDS TRACT MPUD PLAN</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>APP'D BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISIONS	APP'D BY	DATE						<table border="1"> <tr> <td>JOB NO.</td> <td> </td> </tr> <tr> <td>EPN</td> <td> </td> </tr> <tr> <td>F.B. & P.G.</td> <td> </td> </tr> <tr> <td>SHT</td> <td> </td> </tr> </table>	JOB NO.		EPN		F.B. & P.G.		SHT	
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