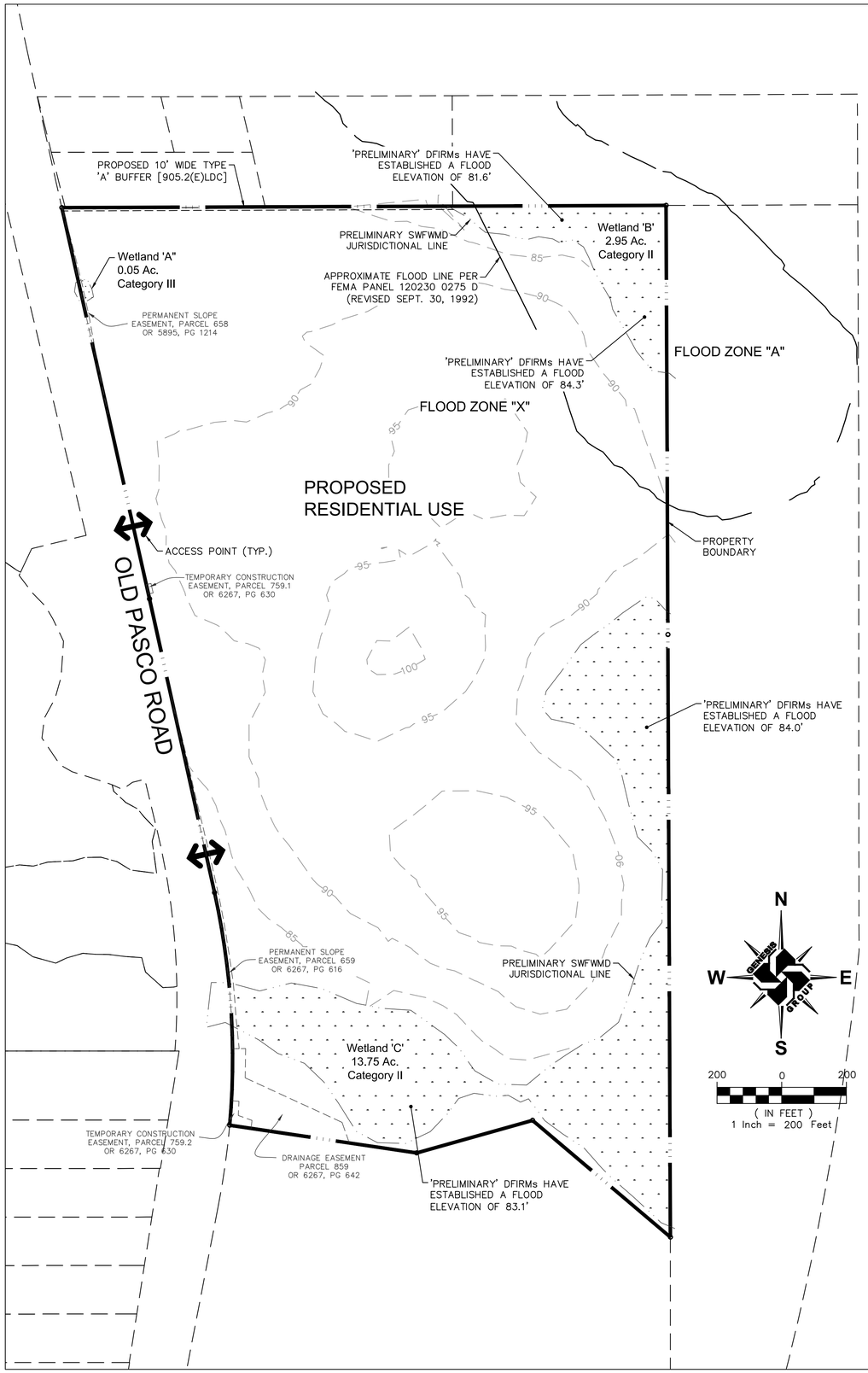
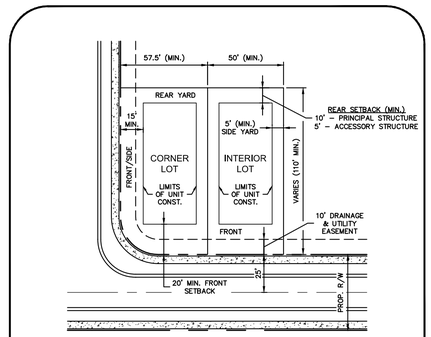
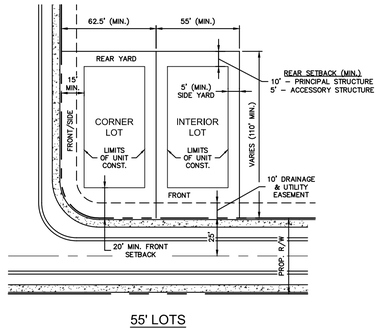


Printed: April 3, 2014 (11:33am EST) by: dfreeman
F:\6216\005\CAD\ENG\MPUD\MPUD.DWG

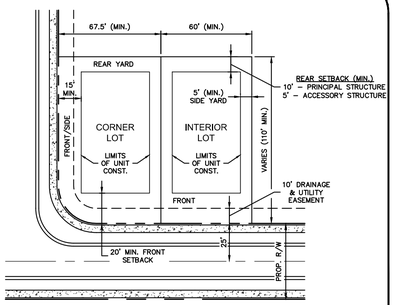
SECTION 29, TOWNSHIP 25S, RANGE 20E



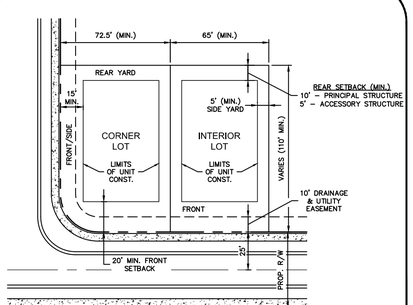
50' LOTS
NTS



55' LOTS
NTS



60' LOTS
NTS



65' LOTS
NTS

LEGAL DESCRIPTION

PARCEL ONE:

THE NORTH 40 ACRES OF THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA LYING EAST OF THE EXISTING RIGHT-OF-WAY LINE OF PASCO ROAD AS NOW LOCATED; LESS ADDITIONAL RIGHT OF WAY AS SET FORTH IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 5895, PAGE 1214 AND OFFICIAL RECORDS BOOK 5895, PAGE 1218, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND

PARCEL TWO:

THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THAT PART OF THE SOUTHWEST 1/4 LYING EAST OF THE EXISTING RIGHT-OF-WAY OF PASCO ROAD; LESS AND EXCEPT THE FOLLOWING: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4; THENCE WEST ALONG THE SOUTH LINE THEREOF, 1,744.01 FEET; THENCE NORTH 09°50' EAST, 1,175.00 FEET; THENCE SOUTH 81°30' EAST, 764.72 FEET; THENCE NORTH 74°24' EAST, 372.50 FEET; THENCE SOUTH 49°41' EAST, 558.51 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29; THENCE SOUTH 00°10'30" EAST ALONG SAID EAST LINE 783.52 FEET TO THE POINT OF BEGINNING; AND EXCEPT THE NORTH 40 ACRES OF THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING EAST OF THE EXISTING RIGHT-OF-WAY LINE OF PASCO ROAD AS NOW LOCATED; AND EXCEPT OLD PASCO ROAD RIGHT-OF-WAY PARCEL 159.1 AND OLD PASCO ROAD RIGHT-OF-WAY PARCEL 159.2, ALL BEING IN SECTION 29, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA.

CONTAINING 104.670 ACRES, MORE OR LESS.

SITE DATA

PARCEL ID:	29-25-20-0000-00600-0070 29-25-20-0000-00600-0000	
ACREAGE:	104.67 AC	
WETLANDS:	16.54 AC (PRE)	16.49 (POST)
UPLANDS:	88.13 AC (PRE)	88.18 (POST)

ZONING:
EXISTING: MPUD
PROPOSED: MPUD

LAND USE CLASSIFICATION
EXISTING: RESIDENTIAL-3 DU/GA
PROPOSED: RESIDENTIAL-3 DU/GA

PROPOSED RESIDENTIAL GROSS DENSITY:
250 UNITS / 104.67 AC = 2.39 DU/AC

MAX. ALLOWABLE DENSITY:
[88.13AC * 3.0 DU/AC] + [16.54AC * 3.0 DU/AC * 0.25] = 276 DU

MAXIMUM BUILDING HEIGHT: 35 FEET

MAXIMUM LOT COVERAGE: 75 PERCENT (PRINCIPAL + ACCESSORY)

MINIMUM LOT AREA: 5,500 SQUARE FEET

FLOOD ZONE:
'A' & 'X' PER COMMUNITY PANEL 120230 0275 D (REVISED SEPTEMBER 30, 1992)
-PASCO IS CURRENTLY IN THE PROCESS OF UPDATING THE DFIRMs. THE NEW MAPS ARE ANTICIPATED TO BECOME EFFECTIVE FALL 2014. PRELIMINARY BASE FLOOD ELEVATIONS ARE SHOWN HEREON. PROJECT DESIGN TO BE BASED ON PROPOSED DFIRMs.

NOTES:
1. CONSTRUCTION MAY BE PHASED (UP TO 3 PHASES) AND EACH PHASE WILL CUMULATIVELY MEET THE REQUIREMENTS FOR PARKS, OPEN SPACE, STORMWATER, AND EMERGENCY ACCESS.
2. APPLICANT ANTICIPATES FINAL SITE CONSTRUCTION TO COMMENCE WITHIN 10 YEARS OF MPUD APPROVAL BUT, TIMING OF CONSTRUCTION IS DEPENDANT ON MARKET ABSORBATION RATE.
3. PARK ACREAGE WILL VARY BASED ON LOT LAYOUT AND WILL BE SHOWN ON THE PRELIMINARY PLAN SUBMITTAL. PARKS WILL MEET OR EXCEED PASCO COUNTY LDC REQUIREMENTS.
4. OPEN SPACE MAY INCLUDE, BUT NOT LIMITED TO WETLANDS, LANDSCAPE AREAS, NEIGHBORHOOD PARK AND STORMWATER MANAGEMENT AREAS.
5. PROPOSED STORMWATER DETENTION PONDS ARE TO BE PRIVATE.
6. PROJECT WATER AND SANITARY SEWER TO BE PROVIDED BY PASCO COUNTY UTILITIES.
   WATER – EX. 12" PVC (ADJACENT TO SITE – OLD PASCO RD.)
   SANITARY – EX. 16" PVC FM (3,600' SOUTH OF OVERPASS RD.)
7. ELECTRICAL SERVICE TO BE PROVIDED BY DUKE ENERGY.
8. BASED ON PASCO COUNTY RECORDS, NO HISTORICAL RESOURCES OR SITES HAVE BEEN IDENTIFIED WITHIN DEVELOPMENT.
9. RESULTS OF LISTED SPECIES SURVEY ARE DOCUMENTED IN JULY 23, 2013 REPORT PREPARED BY FLATWOODS CONSULTING GROUP ENTITLED "PRELIMINARY WETLAND DELINEATION AND LISTED SPECIES SURVEY".
10. SITE NOT LOCATED IN BASIN OF SPECIAL CONCERN. PROPOSED STORMWATER SYSTEM SHALL MEET SWFWMD DESIGN CRITERIA.
11. PENDING DEVELOPMENT IN ACCORDANCE WITH THIS PLAN, INTERIM AGRICULTURAL USES ARE PERMITTED.
12. ALL ACCESS POINTS ARE CONCEPTUAL. THEY ARE SUBJECT TO REVIEW AT THE TIME OF PRELIMINARY SITE PLAN SUBMITTAL AND APPROVED SUBJECT TO REVIEW OF TRAFFIC STUDIES AND ENGINEERING DESIGN.
13. COMMON AREAS (INCLUDING PARKS, STORMWATER FACILITIES, AND WETLANDS) TO BE OWNED AND MAINTAINED BY PROPERTY OWNERS ASSOCIATION.

NO.	DATE	DESCRIPTION	REVISIONS

DESIGNED BY: DBF
DRAWN BY: DBF
CHECKED BY: BTK
SCALE: AS SHOWN
PROJECT NUMBER 6215-005
PLAN DATE 03/25/2014

GENESIS
FROM VISION TO REALITY
3910 US HIGHWAY 301 NORTH, SUITE 140, TAMPA, FL 33619
Phone 813.620.4500 Fax 813.620.4980 www.GenesisGroup.com
FL CA-0000969 FL LC-26000512

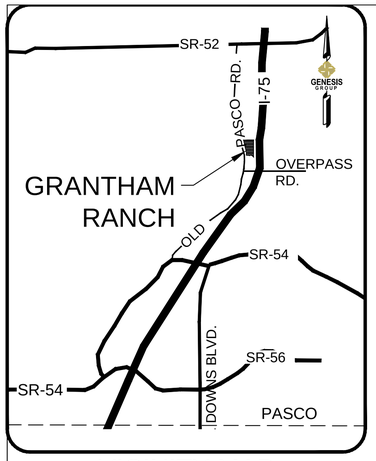
PREPARED FOR
CWES XXI, LLC.

SEAL
License Number

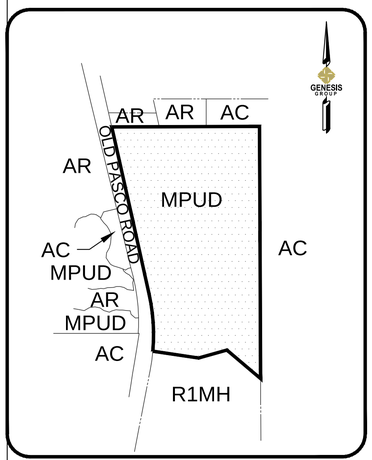
SHEET TITLE
MPUD REZONING PLAN

PROJECT NAME
GRANTHAM RANCH EAST

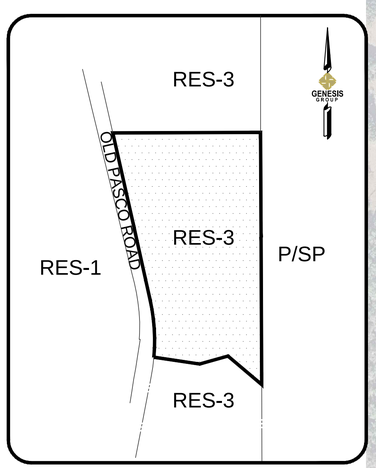
SHEET NUMBER
1 of 2



VICINITY MAP



EXISTING ZONING MAP

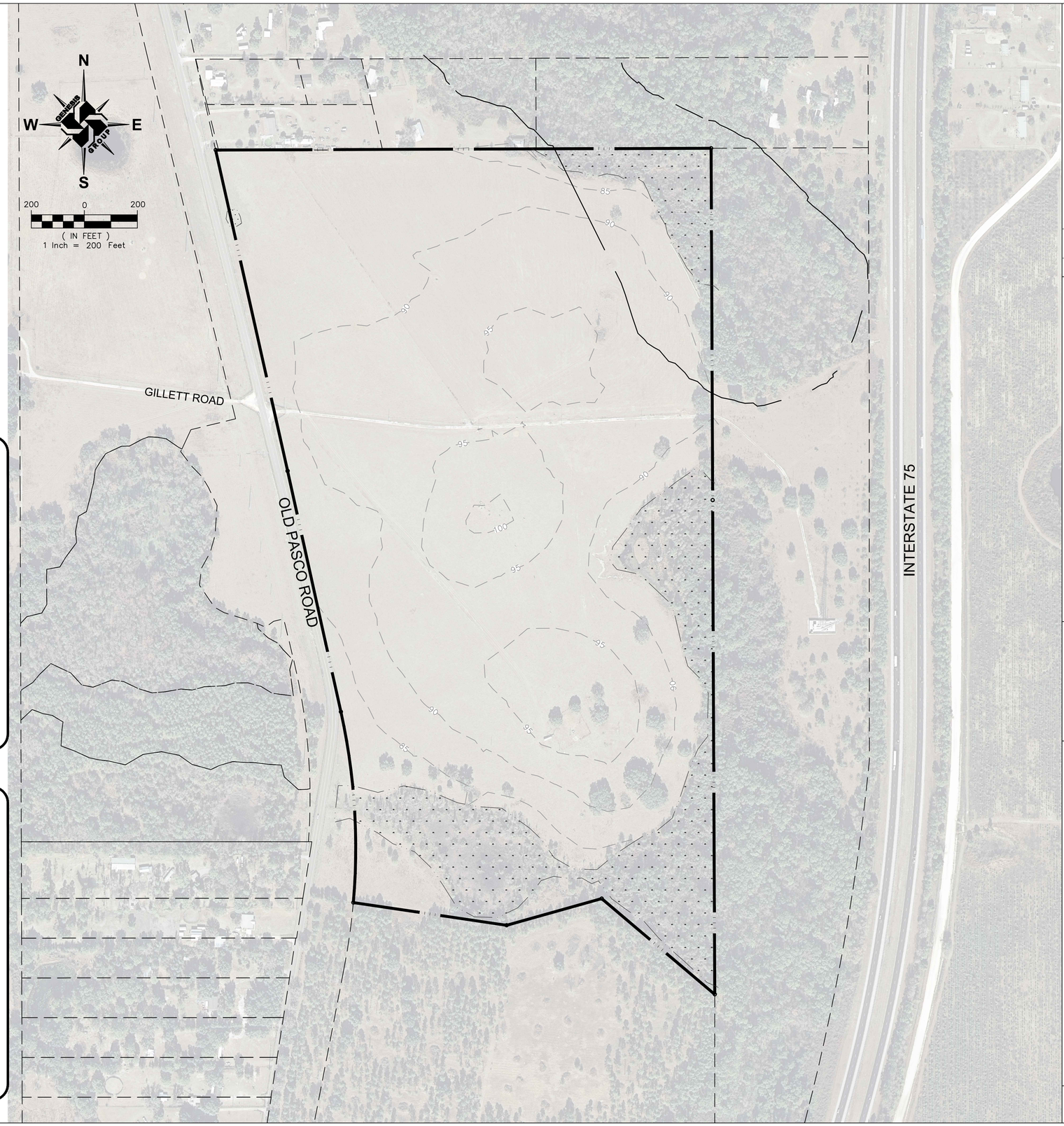


LAND USE MAP

LEGEND

SOIL NO.	SOIL NAME
2	POMONA FINE SAND
7	SPARR FINE SAND, 0 TO 5 PERCENT SLOPES
8	SELLERS MUCKY LOAMY FINE SAND
11	ADAMSVILLE FINE SAND, 0 TO 2 PERCENT SLOPES
23	BASINGER FINE SAND, DEPRESSIONAL
69	MILLHOPPER FINE SAND, 0 TO 5 PERCENT SLOPES

SOILS MAP



Printed: April 3, 2014 (11:33am EST) by: dfleeman
F:\6216\005\CAD.ENG\MPUD\MPUD.DWG

NO.	DATE	DESCRIPTION

REVISIONS

DESIGNED BY:	DBF	CHECKED BY:	BTK	PROJECT NUMBER	6215-005
DRAWN BY:	DBF	SCALE:	AS SHOWN	PLAN DATE	03/25/2014

GENESIS
FROM VISION TO REALITY
3910 US HIGHWAY 301 NORTH, SUITE 140, TAMPA, FL 33619
Phone 813.620.4500 Fax 813.620.4980 www.GenesisGroup.com
FL CA 00009660 FL LB 0006816 FL LC 26000202

PREPARED FOR

CWES XXI, LLC.

SEAL

License Number

SHEET TITLE

SITE PLAN WITH AERIAL

PROJECT NAME

GRANTHAM RANCH EAST

SHEET NUMBER

2 of 2