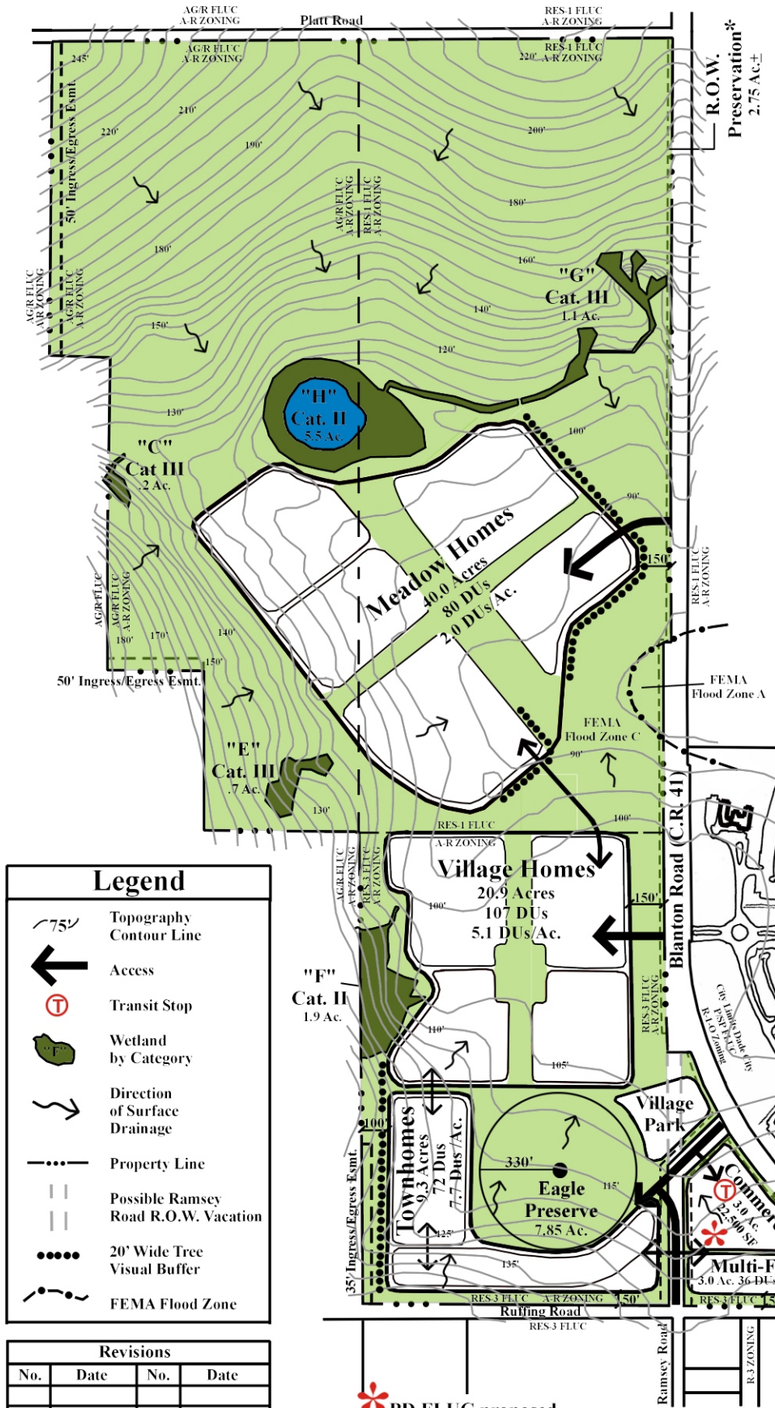
COLLEGE HILL
MPUD - Master Plan



Legend

- Topography Contour Line
- Access
- Transit Stop
- Wetland by Category
- Direction of Surface Drainage
- Property Line
- Possible Ramsey Road R.O.W. Vacation
- 20' Wide Tree Visual Buffer
- FEMA Flood Zone

Revisions			
No.	Date	No.	Date

***R.O.W. Preservation Ordinance**

- LDC Table 7-2A (7/25/13)

  C.R. 41 (Blanton Rd):
  City Limits to Ramsey Rd
  Buildout Lanes: 2 Proposed Corridor Width: 135'

  Ramsey Rd (C.R. 41):
  C.R. 41 (Blanton Rd) to C.R. 578 - St. Joe Rd
  Buildout Lanes: 2 Proposed Corridor Width: 135'
- Boundary Survey - ArcPoint Surveying & Mapping, LLC
  C.R. 41 Blanton Rd R.O.W. varies
- As shown on Master Plan, C.R. 41 (Blanton Rd) R.O.W. Preservation shall vary consistent with existing C.R. 41 Blanton Rd R.O.W. & shall provide for the western ½ of the 135' proposed corridor width if required

Professional Team

Legal
Hobby & Hobby, P. A.
109 N. Brush St., Ste. 250
Tampa, FL 33602
Tel: 813 – 223 – 3338

Land Planner
King Helie Planning Group, Inc.
P.O. Box 5062
Hudson, Florida 34674
Tel: 727 – 863 – 7006

Survey
ArcPoint Surveying
2389 Knoll Drive
Spring Hill, FL 34608
Tel: 352 – 683 – 7722

Transportation
Raysor Transportation Consulting
19046 Bruce B. Downs Boulevard
Tampa, FL 33647
Tel: 813 – 625 – 1699

Environmental
Mc Alpine Environmental Consulting, Inc.
18312 Cortez Boulevard
Brooksville, FL 34601
Tel: 352 – 585 – 2033

Meryman Environmental, Inc.
10408 Bloomingdale Avenue
Riverview, FL 33578
Tel: 813 – 626 – 9551

LAND USE SCHEDULE

Land Use	Gross Acres	Dwelling Units	Gross Density	Net Acres	Net Density	S.F.	F.A.R.
Residential							
Single Family Clusters							
Meadow Homes 80' x 130'	179.7	80	.45 DUs/ac	40.0	2.0 DUs/ac		
Village Homes 50' x 100'	40.2	107	2.7 DUs/ac	20.9	5.1 DUs/ac		
Townhomes 25' x 80'	17.6	72	4.1 DUs/ac	9.3	7.7 DUs/ac		
Multi-Family Clusters							
Apartments or Condos	3.5	36	10.3 DUs/ac	3.0	12.0 DUs/ac		
Commercial							
Retail, Office & Service	4.0			3.0		22,500	.17
Right of Way							
Ramsey Rd. Realignment	2.1			2.1			
Open Space							
Topographic preservation, Eagle Preserve, Wetlands, Neighborhood Parks, Open malls & Buffers				168.8 68%			
Total site	247.1			247.1		22,500	
Residential Density	243.1	295	1.2 DUs/ac	73.2	4.03		

CALCULATION OF FLUC DENSITIES

Allowable Units with Wetland Incentive

FLUC	AG/R	RES-1	RES-3 West	RES-3 Triangle	Total Units
Total Acres	83.06	96.64	57.8	9.6	
Wetland Acres	-4.40	-3.11	-1.9	-	
Upland Acres	78.66	93.53	55.90	9.6	
Wetland incentive 10%	+.44	+.31	+.19	-	
	79.10	93.84	56.09	9.6	
Units per acre	.20	1	3	3	
Total units	15.82	93.84	168.27	28.8	
Rounded to	16	94	168	29	307 DUs

Note: The 307 DUs will be reduced by 12 DUs (to omit 4 acres commercial in existing RES-3 FLUC that is subject to FLUM amendment to PD) resulting in **total 295 DUs**

Wetlands

Identification	Category	Acres
'G'	III	1.11
'H'	II	5.5
'C'	III	0.2
'E'	III	0.7
'F'	II	1.9
	Total	9.41

Legal Description

A portion of Section 20 & Section 21, Township 24 S., Range 21 E.
Pasco County, Florida
Refer to complete legal description in ArcPoint Survey

Utility Companies

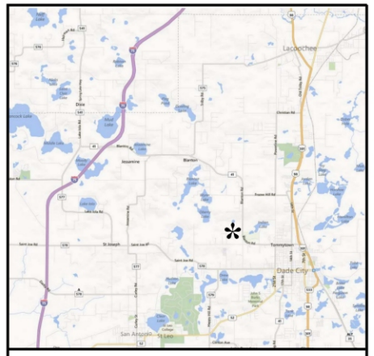
Sewer & Water
City of Dade City
14206 U.S. 98 Bypass
Dade City, FL 33526
Tel: 352 – 523 – 5050

Electric
TECO
P.O. Box 111
Tampa, FL 33601
Tel: 888 – 223 – 0800

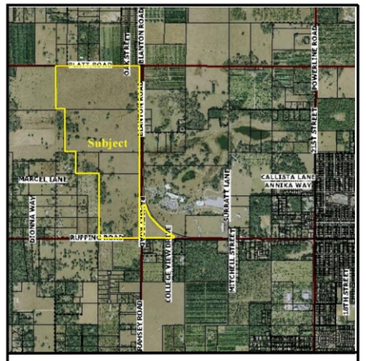
Telephone
Verizon Florida, Inc.
1280 Cleveland Street
Clearwater, FL 33755
Tel: 727 – 562 – 1101

Notes:

- Clusters shown within residential land use "bubbles" may vary.
- Meadow Home lot sizes may vary 20%+/-. A change in lot sizes shall result in a change in setbacks. The minimum setbacks shall be: side 7.5' – front 25' – rear 20'. Meadow Homes (AG/R & RES-1 FLUCs) cannot exceed 80 dwelling units.
- Village Homes & Townhomes may be exchanged on a 1:1 basis. Village Home lot sizes may vary 20% +/-. Setbacks shall not change. Dwelling units in the RES-3 FLUC cannot exceed 179 dwelling units.
- In the event the eagles abandon the nest, or FFWCC approves mitigation, or an Eagle Management Plan that alters the Eagle preserve shown on the MPUD is approved, the owner/developer may change the MPUD Master Plan to use the Eagle Preserve lands. Said change shall not constitute an MPUD modification, whether substantial or non-substantial. The owner/developer shall notify the Pasco County Planning & Development Department in writing with a submittal of the changed MPUD Master Plan.
- A proposed relocation of Ramsey Road is shown on the MPUD – Master Plan. Prior to a developer seeking access off Ramsey Road, the proposed relocation of Ramsey Road shall be approved or denied by the applicable public agencies. In the event of a denial, access to the commercial, multifamily, townhomes and Village Homes shall be from Ramsey Road, improved to County standards. If Ramsey Road is not relocated, the commercial site shall have one access point from Blanton Road (CR 41) at or near the location of the proposed Ramsey Road relocated intersection with Blanton Road.
- Roadway alignments & internal access points are conceptual and subject to change during the permitting process without requiring an MPUD modification.



Location Map



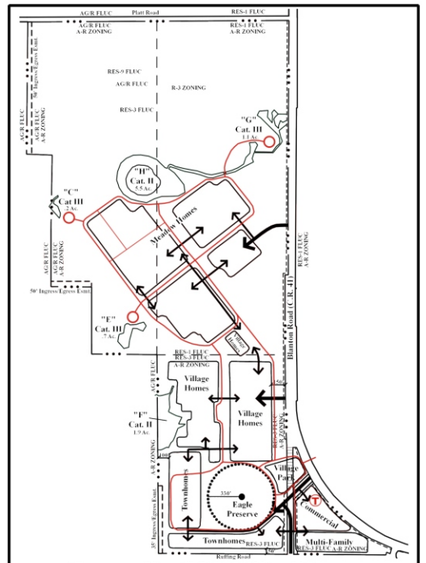
Aerial Photograph

Flood Zone Data

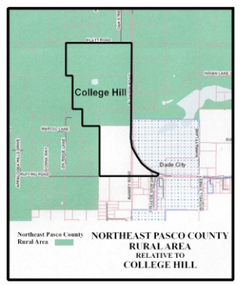
Zone A
Areas of 100 year flood level; base flood elevations & flood hazard factors - not determined

Zone C
Areas of minimal flooding

FIRM Panel 120230 0115 C
Revised: March 15, 1984



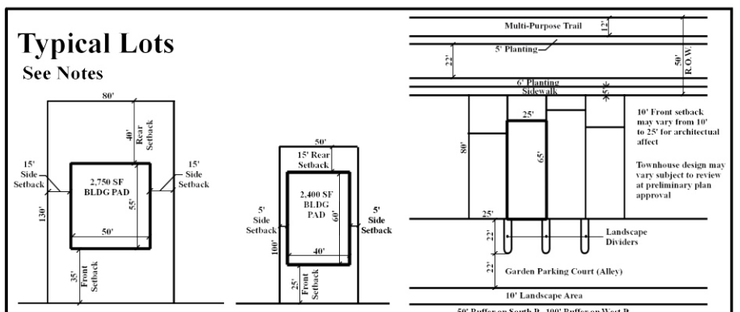
Generalized Mobility Plan
8' - 12' Multi-Purpose Pedestrian/Bicycle Trails
Transit Stop



Existing Utilities – City of Dade City
8" Potable Water Line – Ruffing Road
8" Sanitary Sewer Line – Ruffing Road

Typical Lots

See Notes



Master Plan
Pasco-Hernando State College
Existing Buildings

PREPARED FOR:
REDUS FLORIDA LAND, LLC.
a Delaware Limited Liability Company

PREPARED BY:
KING HELIE PLANNING GROUP, INC.
CITY PLANNERS & LAND DEVELOPMENT CONSULTANTS
P.O. BOX 5062 HUDSON, FLORIDA 34674
TELEPHONE: (727) 863-7006 FAX: (727) 868-7406

NORTH

300' 0 150' 300' 600' 900'
Graphic Scale

Date: June 4, 2014