

**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:** May be developed in one or two phases
- 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 or along Ehren Cutoff at Parkway Blvd. An onsite pump station will be required.
- Water Service:** To be provided by Pasco County. The project will connect to the 12" water line located along Ehren Cutoff.
- 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.
- Interconnection:** The location of the interconnection to the North is conceptual. This interconnection will be private and gated.

**LEGAL DESCRIPTION (VOID)**

DESCRIPTION ROTATED TO GRID NORTH

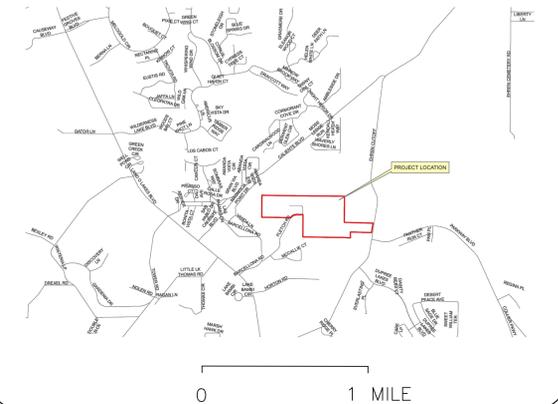
A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 18 EAST AND SECTION 6, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 1; THENCE N89°05'48"W, ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NE 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 215.54 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 836.44 FEET; THENCE S88°31'24"E A DISTANCE OF 921.25 MORE OR LESS TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF EHREN CUTOFF (STATE ROAD 583); THENCE S09°34'03"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 303.02 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N88°31'24"W, A DISTANCE OF 674.15 FEET MORE OR LESS; THENCE S00°36'20"W, A DISTANCE OF 187.80 FEET; THENCE N87°19'57"W, ALONG THE SOUTH BOUNDARY OF THE SW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, A DISTANCE OF 200.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 67.64 ACRES MORE OR LESS.

LEGAL DESCRIPTION PROVIDED BY COPELAND AND SONS SURVEYING

**LAND USE TABLE**

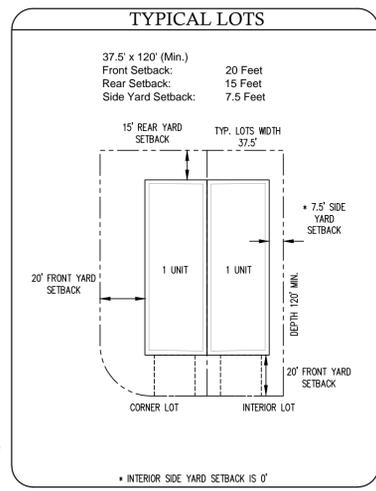
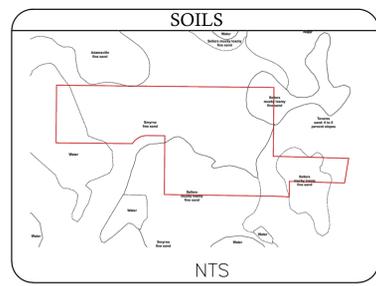
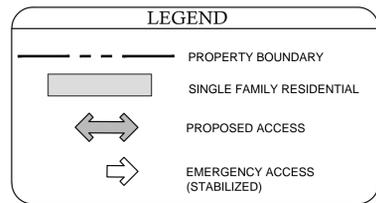
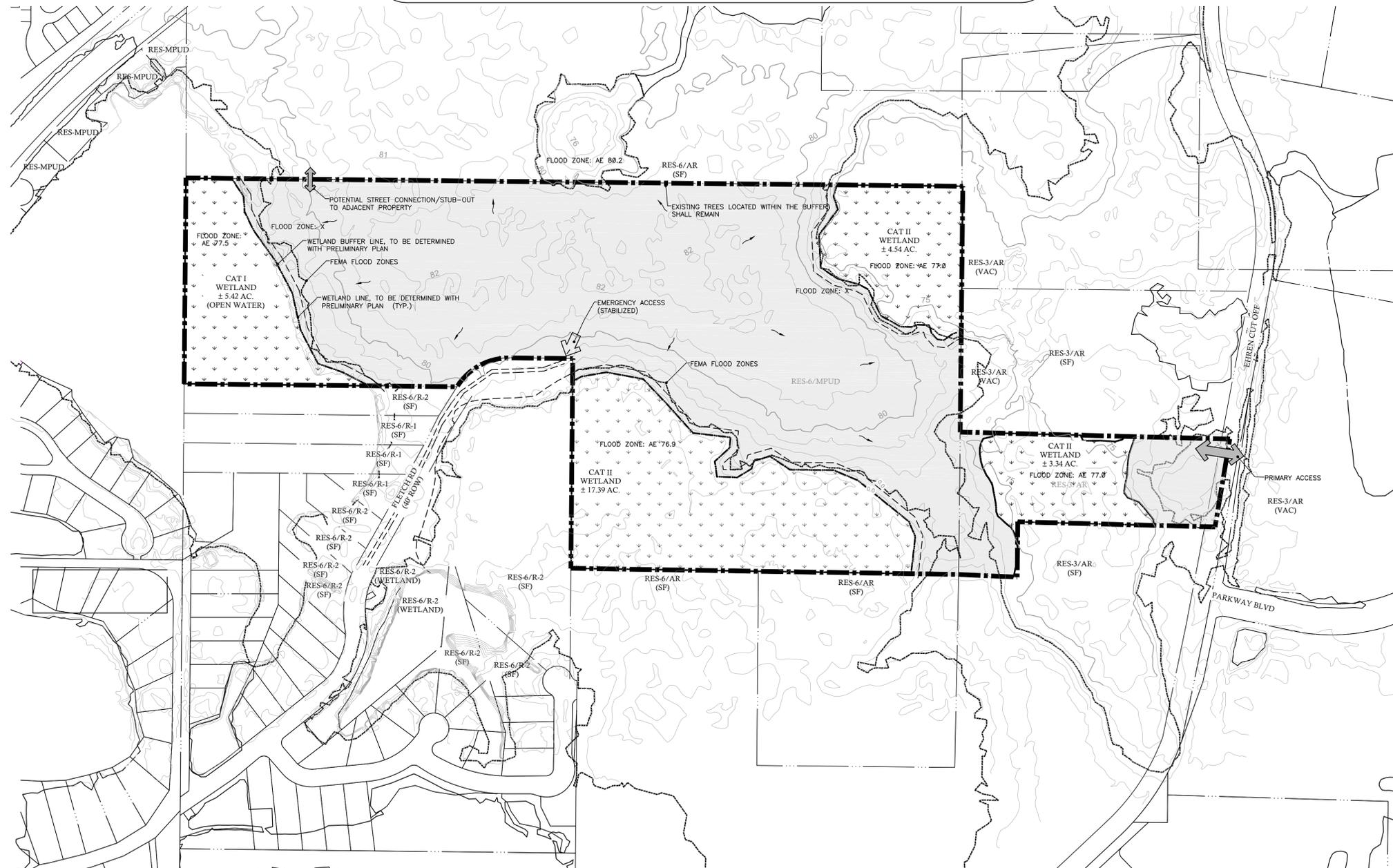
Future Land Use Category	RES-6/ RES-3
Current Zoning	AR/ R-2
Proposed Zoning	MPUD
Site Area	± 67.64 acres total site ± 42.62 acres uplands ± 180 residential units 6 units/ acre
Proposed Land Use	1.75 units per acre gross 2.90 units per acres net
Flood Zone	AE, X
Setbacks (Typ.)	
Front	20'
Rear	15'
Side	7.5' (15' BETWEEN BUILDINGS)
Height	35' max.
Maximum Lot Coverage	65%

**LOCATION MAP**  
S 01 T 26 R 18



**DENSITY CALCULATIONS**

RES-6 UPLAND (±38.96 AC.)	= ±38.96 AC X 6	=233.76
RES-6 WETLAND (±21.62 AC.)	= (±21.62 AC. X .25) X 6	=32.43
RES-3 UPLAND (±3.66 AC.)	= ±3.66 AC X 3	=10.98
RES-3 WETLAND (±3.34 AC.)	= (±3.34 AC. X .25) X 3	=2.50
<b>ALLOWABLE UNITS</b>		<b>= 279</b>
<b>PROPOSED UNITS</b>		<b>= 180</b>



K. LEONARDI, PROPERTY: PRISTINE LAKE PRESERVE, LLC - Nov. 03, 2014 @ 11:55am - mhaugh1

DESIGNED	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.
DRAWN	
CHECKED	
D.C.	

**FLORIDA DESIGN CONSULTANTS, INC.**  
 THINK IT. ACHIEVE IT.  
 3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655  
 PHONE: (800) 932-1047 WWW.FLDESIGN.COM C.A. NO. 7421

PREPARED FOR:  
**PRISTINE LAKE, LLC.**

SHEET DESCRIPTION:  
**PRISTINE LAKE PRESERVE MPUD**

NO.	DATE	REVISIONS	APPD BY	DATE
	10-31-14	REVISED PROPERTY LINE		
	9-9-14	REVISED PROPERTY LINE		
	4-29-14	REVISED AS PER COUNTY COMMENTS		

JOB NO.	
EPA	
F.B. & P.G.	
SHT.	
DATE:	
OF	

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