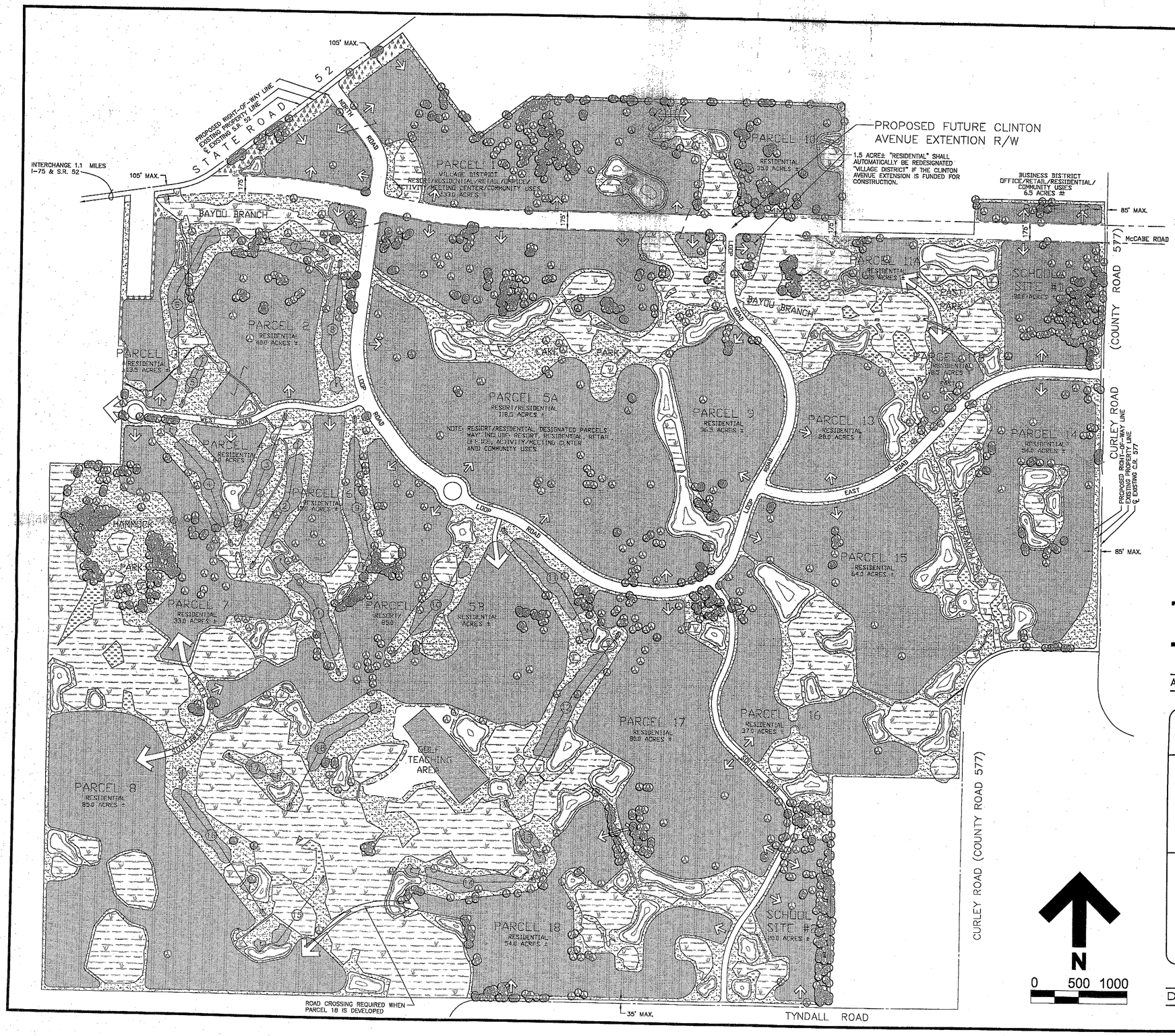

SITE DATA

TOTAL PROJECT AREA (ACRES)	1,965
MPUD AREA (ACRES)	1,965
SINGLE-FAMILY (DU)	2350
MULTI-FAMILY CONDO/TOWNHOUSE (DU)	250
MULTI-FAMILY/RESORT STYLE (DU)	1500
RETIREMENT HOUSING UNITS	2600
COMMERCIAL/RETAIL (000, KSF)[1]	183
OFFICE (000, KSF)[1]	52
MPUD DENSITY (UNITS/ACRE)	3.4

[1] THE PREDOMINANCE OF THE COMMERCIAL/RETAIL USE WILL OCCUR IN THE VILLAGE DISTRICT AND THE PREDOMINANCE OF THE OFFICE USE WILL OCCUR IN THE BUSINESS DISTRICT.

NOTE: THE MIX OF APPROVED LAND USES SHALL BE PURSUANT TO TABLE 1, FOOTNOTE 1 OF THE DEVELOPMENT ORDER.

OPEN SPACE

	AREA (ACRES)	PERCENTAGE OF TOTAL SITE
TOTAL OPEN SPACE	913	46.5%
PROPOSED LAKES/PONDS	161	8.2%
FRESHWATER MARSH/PONDS	306	15.6%
ISLAND HABITAT	21	1.1%
GOLF COURSE & CLUBHOUSE FACILITIES (a)	285	14.5%
LAKE PARK	24	1.2%
HAMMOCK PARK	27	1.4%
EAST, CENTRAL AND SOUTH PARKS	10	0.5%
BUFFERS	48	2.4%
GREENBELTS & INTERNAL OPEN SPACE	31	1.6%

(a) If additional acreage is required in order to expand the golf course area to accommodate up to 45 holes, such additional area shall not reduce the overall open space area/percentage of the total site.

LEGEND

- FRESHWATER MARSH
- PROPOSED LAKES
- MAJOR INTERNAL ROADWAYS
- PARCEL ACCESS
- ISLAND HABITAT
- EXISTING OAK HAMMOCK
- EXISTING SHELTERBELT

CANNON RANCH

A Master Planned Community in Pasco County, Florida

REVISED MPUD MASTER DEVELOPMENT PLAN

Prepared For:

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Wesley Chapel, Florida 33543-4499
Greg Bennett: (949) 633-6371

Prepared By:

WilsonMiller

Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants

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Date Prepared : August 31, 2004

REVISIONS
No. DESCRIPTION DATE
1. ROAD 7/14/05
2. ROAD 7/14/05

WETLAND MITIGATION AND STREAM RESORATION PLANS
BELLA VERDE (F.K.A. CANNON RANCH)
PREPARED FOR: CANNON RANCH, LLC

EKISTICS DESIGN STUDIO
Post Office Box 270247
Tampa, Florida 33688
1202 West Linebaugh Avenue
(813) 931-8040 932-3762 (fax)
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These plans represent grading, soils, and plantings required to create wetland mitigation areas for the project. Plans and details for construction of the stormwater management system, including these wetland areas, are provided on separate plans prepared by Wilson Miller, Inc., the engineer of record, in accordance with the requirements of Chapter 40D-4, F.S.

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Signature Date
Not Valid Unless Embossed With Seal

MASTER DEVELOPMENT PLAN

Date: 24 MAR 05	Job No: P-1067
Sec: 9,10,11,14,15,16	Twp: 25 Rng: 20
Location: PASCO COUNTY	
Designed: TFL	Drawn: MBJ
Scale: 1"=500'	Checked: TFL

Sheet No.
I-4

SUBMITTED MAY 1 2006 PERMITTED DRAWINGS

SUBMITTED MAY 1 2006 PERMITTED DRAWINGS