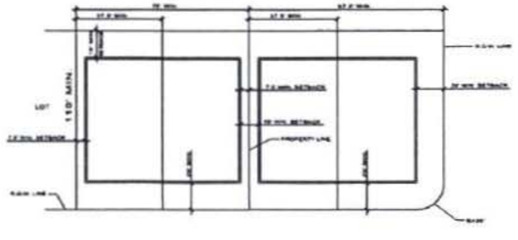
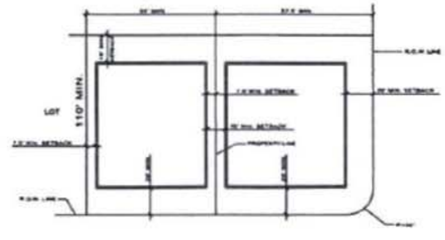
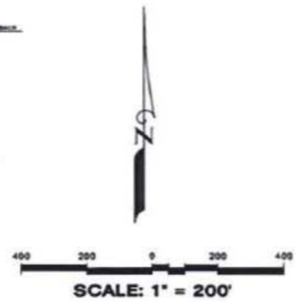
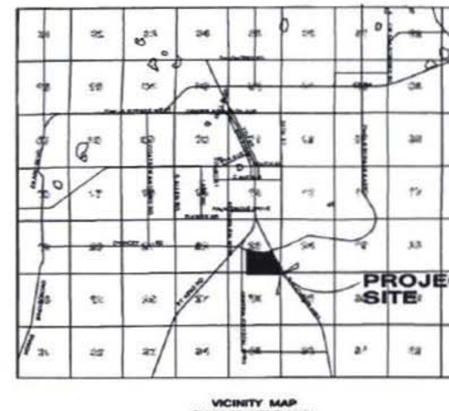


TYPICAL ATTACHED VILLA LOT (75' BY 110')
N.T.S.

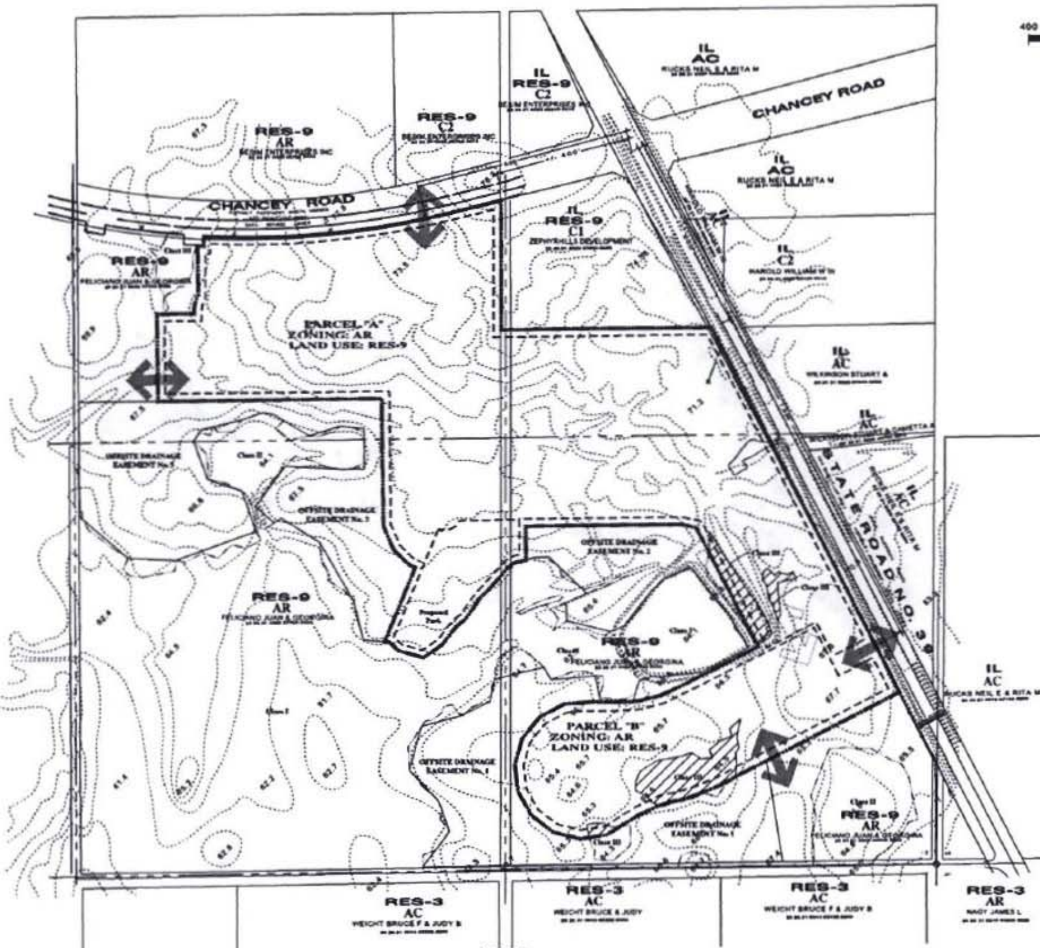


TYPICAL SINGLE FAMILY (55' BY 110') DETACHED BUILDING ARRANGMENT
N.T.S.





VICINITY MAP
PASCO COUNTY, FLORIDA
SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST



SITE DATA

Community Parcel	Development Time Frame	Total Area (Ac)	Percentage of Total Site	Proposed Lots/S.F.	Upland Area (Ac)	Wetland Area (Ac)	Man-Made Lake Area (Ac)	Proposed Net Density	Proposed Gross Density
A	2005-2008	31.7	78.7%	150	31.2	0.5	0.0	4.8	4.7
B	2005-2008	8.6	21.3%	50	7.7	0.9	0.0	6.5	5.8
TOTAL		40.3	100.0%	200 Lots	38.9	1.4	0.0	5.1 (1)	5.0 (2)

COMMUNITY PARCEL	LAND USE DESCRIPTIONS	LOT WIDTH	LOT DEPTH	LOT AREA	MAXIMUM LOT COVERAGE (PRIMARY/ACCESSORY)	PARCEL ACREAGE	PROPOSED # LOTS/S.F.	POTABLE WATER SUPPLIER	SANITARY SEWER SUPPLIER
A	RESIDENTIAL COMMUNITY 55' SFB	55	110'	6,050 SF	50% / 15% (3)	31.7	150	PASCO COUNTY	PASCO COUNTY
B	RESIDENTIAL COMMUNITY 37.5' SFA (DUPLEX)	37.5	110'	4,125 SF	65% / 10 % (3)	8.6	50	PASCO COUNTY	PASCO COUNTY

NOTES: (1) NET RESIDENTIAL DENSITY CALCULATIONS BASED ON 200 LOTS ON 38.9 ACRES OF UPLANDS
(2) GROSS RESIDENTIAL CALCULATIONS BASED ON 200 LOTS ON 40.3 ACRES OF TOTAL PROPERTY
(3) PRIMARY STRUCTURE PERCENTAGE / ACCESSORY STRUCTURE PERCENTAGE

FELICIANO PROPERTY
OFFSITE DRAINAGE EASEMENT No. 1

DESCRIPTION: A portion of Tracts 114 and 115, Tracts 126 through 129, inclusive, and a portion of the 30 foot wide right-of-way lying between said Tracts 114, 115, 126 and 127, ALL of ZEPHYRHILLS COLONY COMPANY LANDS, according to the plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, lying in Section 23, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 23, run thence along the South boundary of the Southeast 1/4 of said Section 23, S.89°14'06"W., 470.80 feet; thence N.00°45'54"W., 15.00 feet to the POINT OF BEGINNING; thence along a line lying 15.00 feet North of and parallel with said South boundary of the Southeast 1/4 of Section 23, S.89°14'06"W., 1087.45 feet; thence N.37°39'32"E., 63.65 feet; [illegible] feet to the POINT OF BEGINNING.

Containing 6.876 acres, more or less.

FELICIANO PROPERTY
OFFSITE DRAINAGE EASEMENT No. 2

DESCRIPTION: A portion of Tract 98 and Tracts 111 through 114, inclusive, of ZEPHYRHILLS COLONY COMPANY LANDS, according to the plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, lying in Section 23, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 23, run thence along the South boundary of the Southeast 1/4 of said Section 23, S.89°14'06"W., 470.80 feet; thence N.00°45'54"W., 15.00 feet; thence along a line lying 15.00 feet North of and parallel with said South boundary of the Southeast 1/4 of Section 23, S.89°14'06"W., 1087.45 feet; [illegible] feet to the POINT OF BEGINNING; [illegible] feet to the POINT OF BEGINNING.

Containing 1.882 acres, more or less.

FELICIANO PROPERTY
OFFSITE DRAINAGE EASEMENT No. 3

DESCRIPTION: A portion of Tracts 93 and 94, Tracts 99 and 100, and Tracts 109 and 110, of ZEPHYRHILLS COLONY COMPANY LANDS, according to the plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, lying in Section 23, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 23, run thence along the South boundary of the Southeast 1/4 of said Section 23, S.89°14'06"W., 2632.45 feet to the Southwest corner of said Southeast 1/4 of Section 23; thence along the West boundary of said Southeast 1/4 of Section 23, N.00°15'12"W., 1066.05 feet; thence N.89°44'48"E., 15.00 feet to the POINT OF BEGINNING; thence along a line lying 15.00 feet East of and parallel with said West boundary of the Southeast 1/4 of Section 23, N.00°15'12"W., 353.53 feet; [illegible] feet to the POINT OF BEGINNING.

Containing 6.479 acres, more or less.

FELICIANO PROPERTY
REZONING PARCEL

DESCRIPTION: A portion of Tract 78, Tracts 83 and 84, Tracts 93 through 99, inclusive, Tracts 110 through 114, inclusive, and Tracts 127 and 128, also a portion of the 30 foot wide right-of-way lying between said Tracts 84, 95, 98, 99, 110 and 111, ALL of ZEPHYRHILLS COLONY COMPANY LANDS, according to the plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, lying in Section 23, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 23, run thence along the East boundary of the Southeast 1/4 of said Section 23, N.00°17'02"E., 304.78 feet to a point on the Westerly right-of-way line of STATE ROAD No. 39 (PAUL BUCKMAN ROAD); thence along said Westerly right-of-way, N.37°12'20"W., 249.93 feet to the POINT OF BEGINNING; [illegible] to a point on a curve on the Southerly right-of-way line of CHANCEY ROAD; thence along said Southerly right-of-way line, Easterly, 767.37 feet along the arc of a curve to the left having a radius of 2600.48 feet [illegible] to a point on the aforesaid Westerly right-of-way line of STATE ROAD No. 39 (PAUL BUCKMAN ROAD); thence along said Westerly right-of-way line, S.37°12'20"E., 1258.49 feet to the POINT OF BEGINNING.

Containing 40.311 acres, more or less.

Wetland Classification Summary

CLASS I	0 AC
CLASS II	0 AC
CLASS III	1.4 AC
TOTAL	1.4 AC

Refer to Note #5

GENERAL NOTES:

1. Property Owner: Feliciano, Juan & Georgina & Carmen Ann, 2607 Crystal Springs Road, Zephyrhills, FL 33540
2. Developer: RESDEV, 1146 Celebration, Boulevard, Celebration, FL 34747
3. Attorney: Ben Harrill, Figurski & Harrill, 2550 Permit Place, New Port Richey, FL 34655
4. Engineer: Brian G. Surak, P.E., Heidt & Associates, Inc., 2212 Swann Avenue, Tampa, Florida 33602
5. Wetlands have been field surveyed by Heidt & Associates, Inc
6. Pending development in accordance with this plan, interim ag uses are permitted.
7. The project is located within the following utilities service are
   Sanitary Sewer: Pasco County
   Potable Water: Pasco County
   Electric: Withlacoochee River Electric Coop
   Fire Service: Pasco County Fire Station #25 (This developme include fire hydrants per Pasco County regulations)
8. The property is currently within the "AR" Zoning District.
9. The property is currently within the RES-9 Land Use Category
10. The project lies within Flood Zones X and AE per F.E.M.A. FIR Community Panel No.: 120230 0460 D, Dated SEPTEMBER 30
11. Existing contours shown on this plan are based on SWFWMD topography, dated January 1995

MASTER PLANNE UNIT DEVELOPME

FELICIAN

Pasco County, Florida

Prepared For:

RESDEV
1146 Celebration Blvd.
Celebration, FL. 34747
Contact: Jeff Ballantine
Phone: (407) 957-7802

Prepared By:

HEIDT & ASSOCIATES, In
Tampa • Fort Myers
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PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

Legal Counsel:

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Figurski & Harrill
2550 Permit Place
New Port Richey, FL. 346