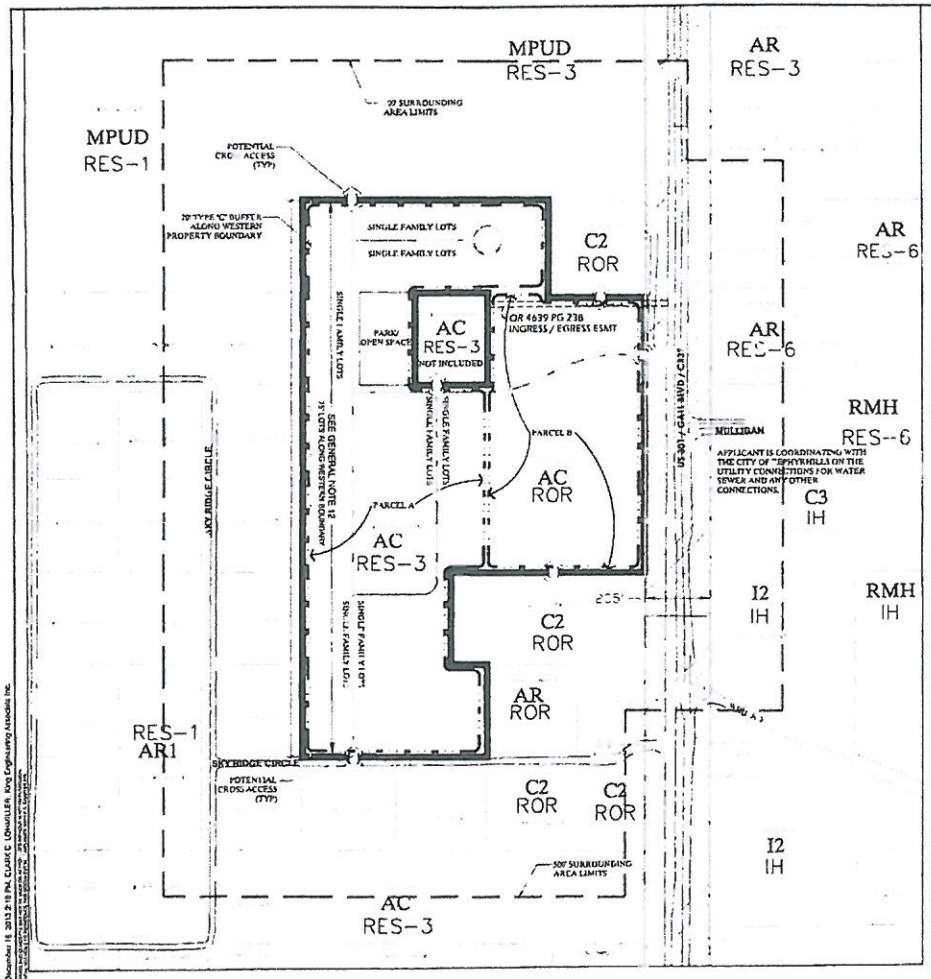
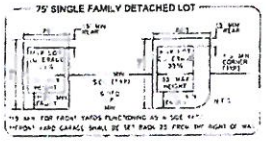
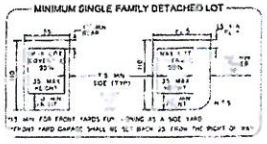
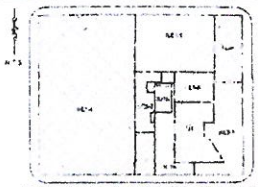


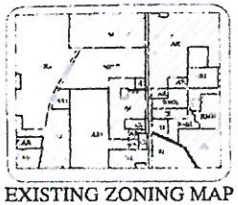
NOTE:
THE 3 A PRELIMINARY LAYOUT AND IS FOR ILLUSTRATIVE PURPOSES ONLY. THE LATEST AVAILABLE GIS DATA HAS BEEN UTILIZED, HOWEVER, KING MAKES NO GUARANTEES ON ITS ACCURACY. THIS CONCEPT SHOWN IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING, FIELD SURVEY ENVIRONMENTAL AND GOVERNMENTAL APPROVALS.



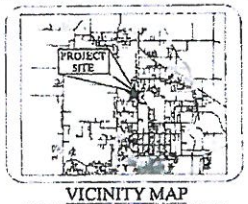




FUTURE LAND USE MAP



EXISTING ZONING MAP



VICINITY MAP
SECTION 22, TOWNSHIP 25S, RANGE 21E
PASCO COUNTY, FLORIDA
PARCEL ID #: 2225210010063000000

DEVELOPMENT STANDARDS

SETBACKS	FRONT	SIDE	REAR	LOT COVERAGE	MIN WIDTH	MIN DEPTH	MAX HEIGHT	MIN LOT AREA
RES-3 (SINGLE FAMILY DETACHED)	[illegible]	[illegible]	15'	[illegible]	[illegible]	110'	35'	4,850 S.F.
	[illegible]	[illegible]	15'	55%	75'	110'	[illegible]	8,250 S.F.

[illegible] FROM THE RIGHT-OF-WAY
OFFICE (PER RO-3 STANDARDS)
RETAIL (PER C-1 STANDARDS)

SITE DATA

MPUD PARCEL

AC/EDGE	0.00 AC	LAND USE CLASSIFICATION	RES-3 / ROR
WETLANDS	0 AC	GROSS RESIDENTIAL ACREAGE	[illegible] AC
UPLANDS	0.00 AC	GROSS COMMERCIAL ACREAGE	[illegible] AC
ZONING	MPUD	TOTAL RESIDENTIAL DENSITY	
EXISTING	AL	43 SINGLE FAMILY RESIDENTIAL UNITS	
PROPOSED	MPUD	10,000 S.F. RETAIL AND/OR OFFICE USES TOTAL	

AREA TABULATION

RESIDENTIAL								
PARCEL	SIZE	UNITS	GROSS LAND AREA	GROSS DENSITY	WETLAND AREA	NET DENSITY
A	19.0	43	[illegible]	2.3	7.0	2.8

OFFICE/RETAIL						
PARCEL	SIZE	F.A.R.	GROSS LAND AREA	NET LAND AREA	USES
A	10.0	.10	10	10	RETAIL / OFFICE
TOTAL			10	10	

GENERAL NOTES

1. ROADWAY ALIGNMENTS AND INTERNAL ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING PERMITTING.
2. OPEN SPACE MAY INCLUDE, BUT IS NOT LIMITED TO, WETLANDS, LARGE LANDSCAPED AREAS, HABITAT PROTECTION AREAS, MITIGATION AREAS, RECREATION AREAS AND STORMWATER MANAGEMENT AREAS. UP TO A MAXIMUM OF 25% OF SITE.
3. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION ARE DISCOVERED, WORK SHALL CEASE TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE ABOVE FINDINGS ON THE SITE.
4. THE PROJECT LIES WITHIN FLOOD ZONE "X" PER FLOOD INSURANCE MAP, COMMUNITY PANEL NUMBER 12101C0240H. THERE ARE NO WETLANDS ONSITE.
5. THE PROJECT DOES NOT LIE ON ANY OR WITHIN 1,000 OF ANY WELLHEAD PROTECTION AREAS OR SPECIAL PROTECTION AREAS FOR COMMUNITY SYSTEM SUPPLY WELLS.
6. WATER AND SEWER SERVICES FROM CITY OF ZEPHYRHILLS. EMS SERVICE BY PASCO COUNTY. ELECTRIC SERVICE FROM WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE.
7. GREER HILL WILL COMPLY WITH THE NEIGHBORHOOD PARKS ORDINANCE. ALL COMMON AREAS WILL BE OPERATED AND MAINTAINED BY THE OWNER, HOMEOWNER OR NEIGHBORHOOD HOA.
8. THE PROJECT MAY BE PHASED AND DEVELOPED INCREMENTALLY.
9. ALL PROPOSED ROADWAYS WILL PRIVATE UTILITIES THROUGHOUT THE ENTIRE PROJECT.
10. POTENTIAL ACCESS TO SKY RIDGE CIRCLE REQUIRES APPROVAL FROM OWNER OF SKYRIDGE TERRACE PROPERTY.
11. ALL LOTS DIRECTLY ABUTTING THE WESTERN BOUNDARY OF THE GREER HILL MPUD SHALL BE A MINIMUM OF 10 ACRE LOTS WITH A MINIMUM LOT WIDTH OF [illegible]. THE LOT AREA MAY INCLUDE THE REQUIRED TYPE "C" BUFFER.
12. ANY TREE (NATURAL VEGETATION/OTHER PLANT [illegible]) ASSOCIATED THAT EXISTS ALONG THE WESTERN BOUNDARY SHALL REMAIN.

LEGAL DESCRIPTION (BY KING ENGINEERING ASSOCIATES, INC.)

[illegible]

SURVEYOR'S NOTES:

1. [illegible]

LEGEND:

- Property Limits
- Conceptual Roadway Configuration
- Zoning
- Future Land Use
- Onsite Future Land Use parcel designations
- 500' Surrounding Area Limits
- 255' US 301/Gall Blvd/C533 Corridor
- Project Access Location
- AC — Zoning District
- RES-3 — Future Land Use Designation
- 2125220010063000000 — Folio Number

0 300 600
SCALE 1"=300'

MASTER PLANNED UNIT DEVELOPMENT
GREER HILL
PASCO COUNTY, FLORIDA

PREPARED FOR
OWNER
DOUGLAS FAMILY PARTNERSHIP
5131 22ND ST.
ZEPHYRHILLS, FL 33543

PREPARED BY:

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

DATE	DESCRIPTION	BY

4654-000-001
SCALE 1"=300'
DWG C201

BCC
FEB 11 2014
APPROVED