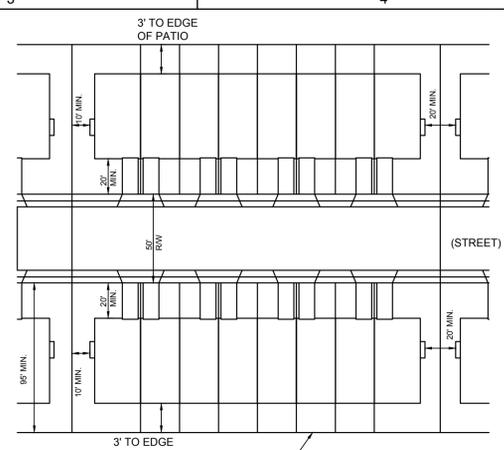


TYPICAL SINGLE FAMILY FRONT LOADING LOT MINIMUM LOT DETAIL N.T.S. (LOT COVERAGE= 65%)



TYPICAL TOWNHOUSE BUILDING ARRANGEMENT WITH GARAGE MINIMUM LOT DETAIL 4.6.8 UNIT BLDGS N.T.S. (LOT COVERAGE= 100%)

### LAND USE DATA TABLE

Parcel	Land Use Type	Land Use Amount* (du/sf)	Total Parcel Size (acres)	Uplands (acres)	Pre-Development Wetlands (acres)	Impacted Wetlands (acres)	Gross Density (Total Parcel)	Net Density (Uplands only)
1	Office and Townhouses	40,000 sf	5.55 ac	5.35 ac	20 ac	0.00 ac	N/A	N/A
2	Single Family Detached and Townhouses	400 du	169.16 ac	134.10 ac	35.06	5.52 ac	2.36 du/ac	2.98 du/ac
<b>TOTAL</b>	<b>400 residential dwelling units*</b>		<b>174.71 ac</b>	<b>139.45 ac</b>	<b>35.26 ac</b>	<b>5.52 ac</b>	<b>2.29 du/ac</b>	<b>2.86 du/ac</b>

\* Developable Units may be used or allocated by applicant/developer to any parcel and for any approved product type anywhere within the developable portions of the MPUD without additional approvals from Pasco County.

### LEGEND

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- PROPOSED LOCAL COLLECTOR
- PROPOSED LOCAL ROAD
- PARCEL 1
- PARCEL 2
- WETLANDS
- WETLAND IMPACTS
- PROPOSED ACCESS

### DENSITY CALCULATIONS

Plan Category	Acres	Density	Units
<b>RES-6</b>			
• Uplands	139.45 ac	6 u/ac	836 du
• Class I Wetlands (25%)	3.29 ac	6 u/ac	19 du
• Classes 2 & 3 Wetlands (10%)	2.21 ac	6 u/ac	13 du
<b>TOTAL -Maximum Allowable Units</b>			<b>868 du</b>

### WETLAND SUMMARY

SUMMARY OF WETLANDS SIZE BY CLASS

Wetland Type	RES-6
Class I	13.16 ac
Class II	13.72 ac
Class III	8.38 ac
<b>TOTAL</b>	<b>35.26 ac</b>

### QUAIL HOLLOW MPUD GENERAL NOTES

**Property Developer:** Coastal Brokerage & Investments L.L.C.  
 Jim O'Brien  
 3311 Marble Crest Dr.  
 Land O Lakes, FL 34638  
 813-404-0665

**Attorney:** Barbara L. Wilhite, Esq.  
 Barbara L. Wilhite P.A.  
 2523 Permit Place  
 New Port Richey, FL 34655  
 813-223-3338

**Engineer/Planner:** Florida Design Consultants  
 Paul Skidmore PE/ Cynthia Tarapani  
 3030 Starkey Boulevard  
 New Port Richey, Florida 34655  
 727-849-7588

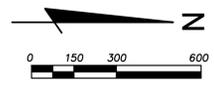
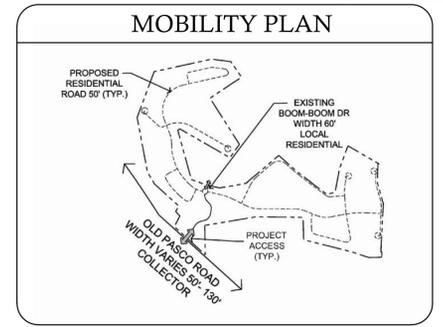
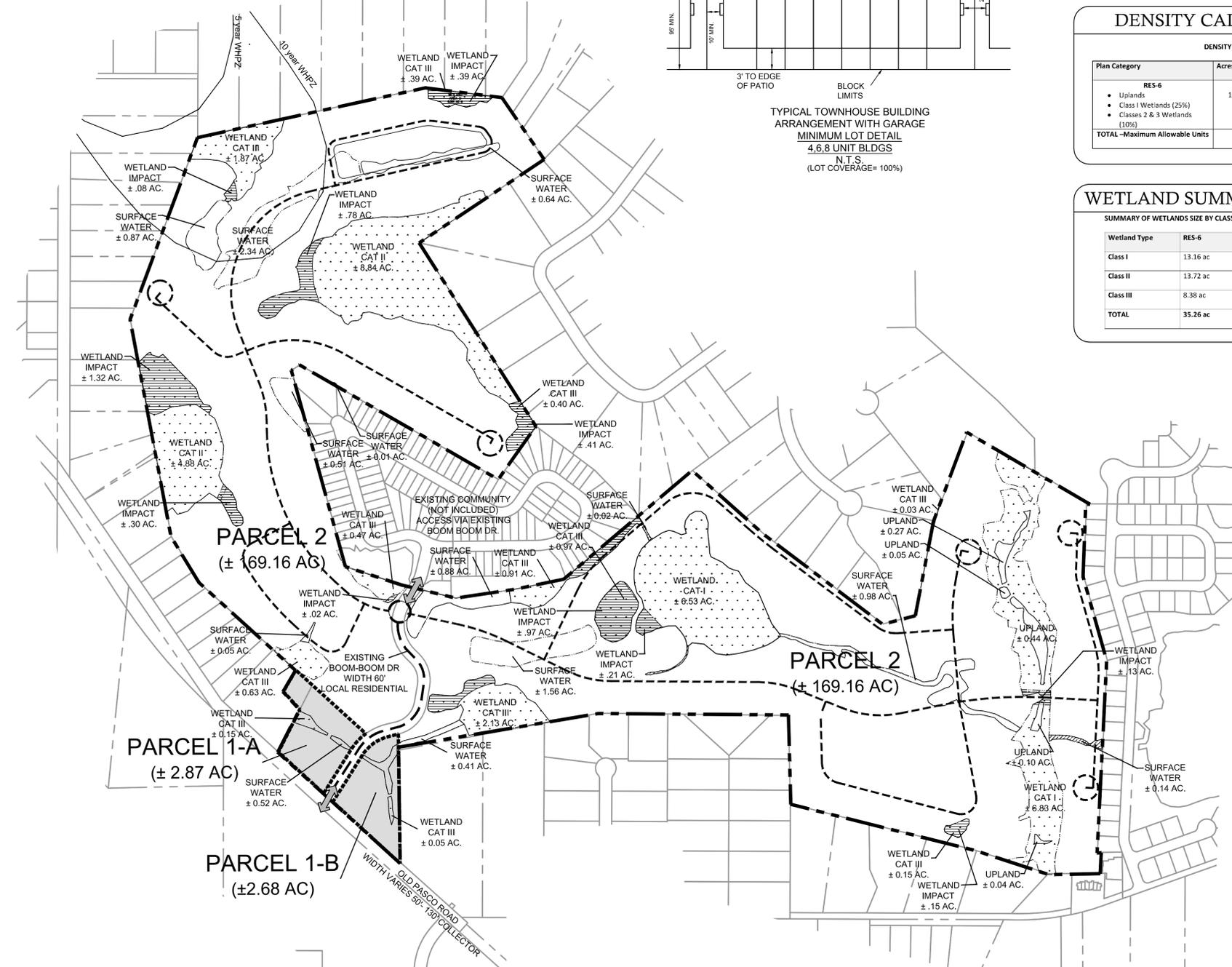
**Transportation Engineer:** Lincks & Associates, Inc.  
 Steven Henry, President  
 5023 W. Laurel Street  
 Tampa, Florida 33607  
 813-289-0039

**Owner:** Pasco Office Park, LLC  
 2019 Osprey Ln  
 Lutz, FL 33549

- Site Data:**
  - Total Site: 174.71 acres
  - Uplands: 139.45 acres
  - Predevelopment Wetlands: 35.26 acres
  - Land Use Plan: RES-6
  - Current Zoning: R1
  - Proposed Zoning: MPUD
  - Flood Zones: A, AE, X
- Timing of Development:** The timing of development for each phase of the project will be established by the Developer in response to market conditions and parcels may be developed in any order as determined by the Developer. The parcel numbers are shown for identification purposes only and do not imply or confirm the order of development.
- Neighborhood Parks:** The neighborhood parks size and location are conceptually shown on the Concept Plan. The preliminary development plan/construction plan will identify the accurate size and location pursuant to the LDC. This will not necessitate a modification to the master plan.
- Minimum Lot Layout and Setbacks:** A minimum lot layout is shown on this Master Plan for each residential lot size and type. Side yard setbacks may be reduced to 5 feet subject to compliance with LDC Section 902.2.K.2b.
- Environmental Issues:** The existing wetlands have been field verified by Florida Design Consultants Inc. to contain a total of 35.26 acres of wetland ( Class 1-13.36 ac & Class 2/3-22.10 ac ) in the locations shown on the Master Plan. The Master Plan proposes to impact a total of 5.52 acres of wetlands, as identified on the Master Plan.

There are no Critical Linkages on the site. The Wellhead Protection Area is shown on the plan.

- Water and Wastewater Utilities:** To be provided by Pasco County.
- Provision for Maintenance of Common Areas:** The Developer shall establish legal entities for the maintenance of common areas within the project.
- Interim Uses:** Agricultural uses are allowed on the site during construction and until the site is developed.
- Generalized Mobility Plan:** including bicycle and pedestrian facilities shown thereon are conceptual only and subject to change without requiring an amendment to the MPUD. Additionally, the developer may submit an overall pedestrian/bike path plan to the Planning and Development Department for approval prior to approval of the first PDP/PSP, which provides a path circulation in accordance with the Pasco County LDC, as amended, or an alternative method acceptable to the Planning and Development Department, and in compliance with the handicapped provisions of Section 336.045, Florida Statutes, or other applicable law. In the absence of an approved pedestrian/bike path plan, compliance with the LDC is required.



DATE	2016-03-04	BY	651	DATE	12-14-2015	BY	REH	DATE		BY	CT
REVISION		NO.		REVISION		NO.		DATE		NO.	

DESIGNED FOR: **COASTAL BROKERAGE & INVESTMENT LLC.**

PROJECT NAME: **Quail Hollow MPUD**

SHEET NAME: **Quail Hollow MPUD Master Plan**

**FLORIDA DESIGN CONSULTANTS, INC.**  
 THINK IT. ACHIEVE IT.

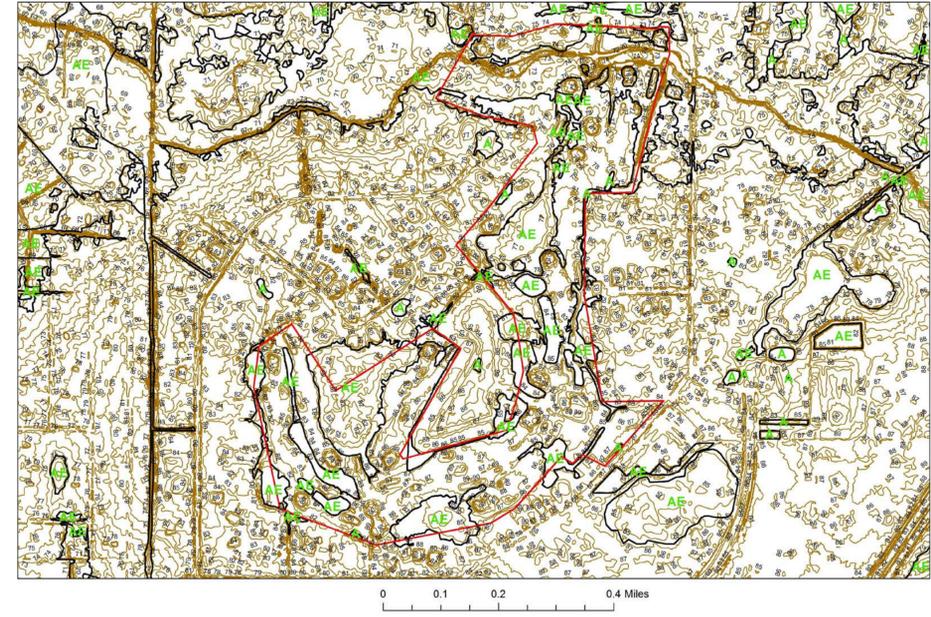
3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655  
 PHONE: (800) 532-1047 FAX: (727) 848-3048 WWW.FLDESIGN.COM CA. NO. 1421

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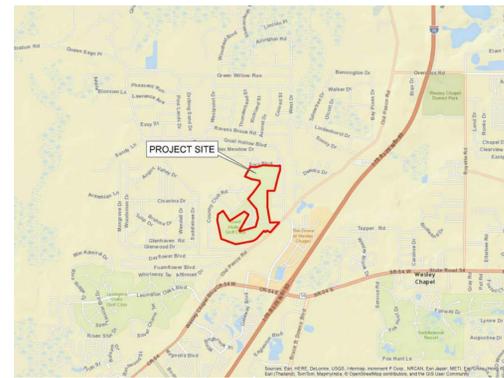
**AERIAL**



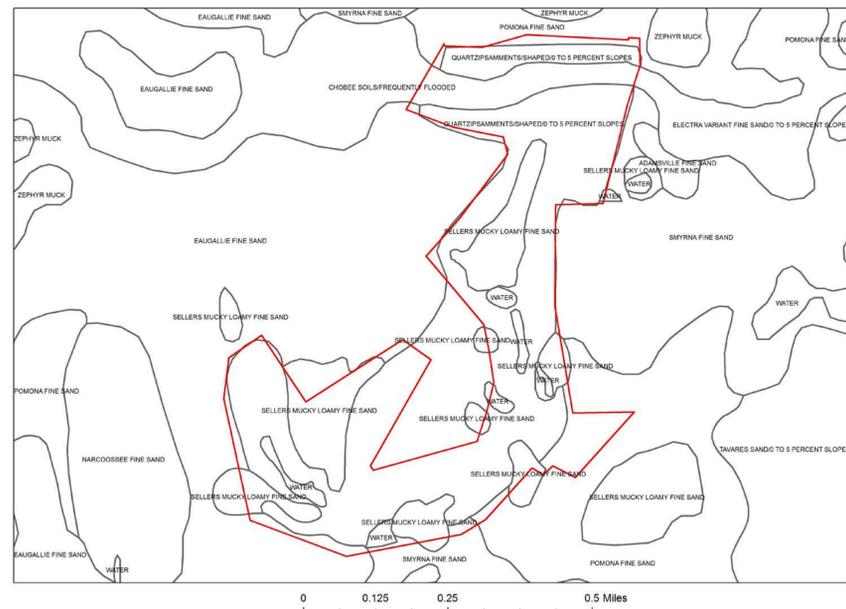
**FLOODPLAIN AND TOPOGRAPHY**



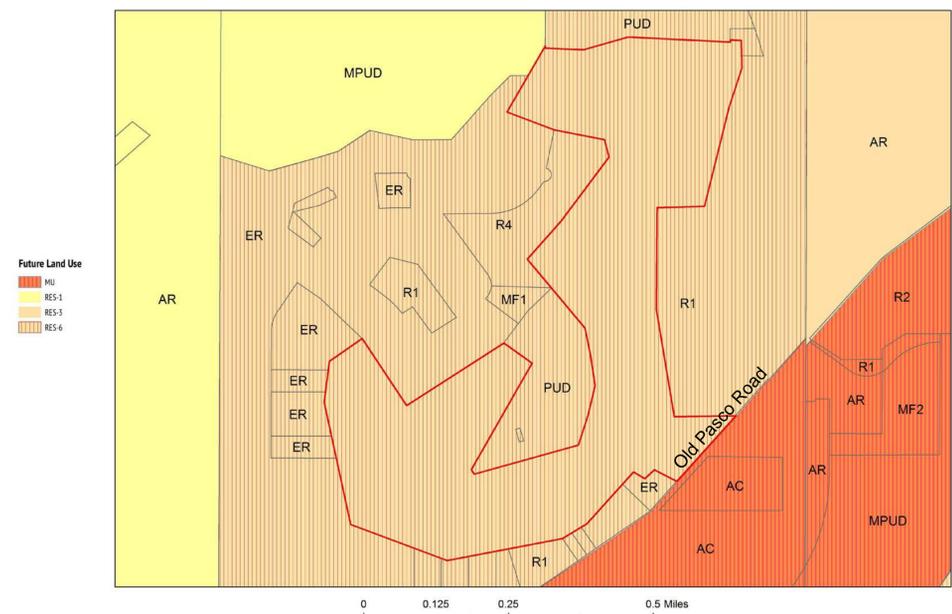
**VICINITY MAP**



**SOILS**



**FUTURE LAND USE & ZONING**



DATE	2015-08A
BY	651
DATE	12-14-2015
DESIGNED BY	REH
CHECKED BY	REH
DATE	CT
REVISIONS	CT

DESIGNED FOR  
**COASTAL BROKERAGE & INVESTMENT LLC.**

PROJECT NAME  
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SHEET NAME  
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