

LEGAL DESCRIPTION

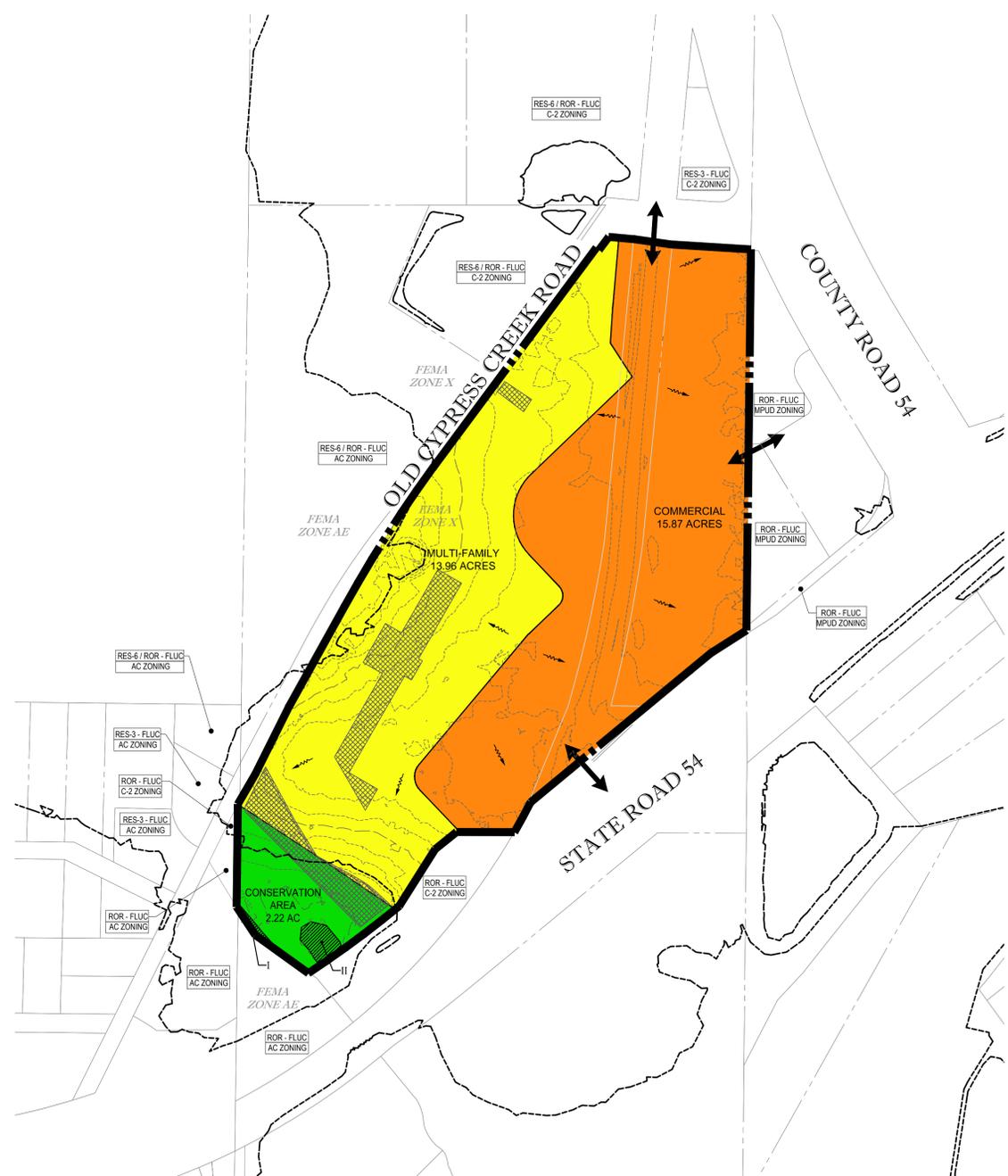
A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, N89°47'17"W, A DISTANCE OF 1,340.09 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE, DEPARTING SAID SOUTH LINE, N00°41'22"E, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 1,320.43 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE, DEPARTING SAID EAST LINE, N89°57'25"W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 264.07 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTH LINE, S50°13'32"W, A DISTANCE OF 393.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD STATE ROAD 54 (PER FDOT MAP SECTION 14091-2501) AND A NON-TANGENT CURVE TO THE RIGHT; THENCE, 90.16 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, A RADIUS OF 1,859.87 FEET AND CENTRAL ANGLE OF 02°40'39" (CHORD BEARING S28°44'09"W, A DISTANCE OF 90.15 FEET); THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF OLD STATE ROAD 54 THE FOLLOWING FOUR COURSES: 1) N89°56'09"W, A DISTANCE OF 153.22 FEET; 2) S51°14'27"W, A DISTANCE OF 71.91 FEET; 3) S32°28'45"W, A DISTANCE OF 177.54 FEET TO A NON-TANGENT CURVE TO THE RIGHT; 4) THENCE 298.09 FEET ALONG SAID CURVE, A RADIUS OF 2,704.79 FEET AND CENTRAL ANGLE OF 08°18'32" (CHORD BEARING S53°40'58"W, A DISTANCE OF 297.94 FEET) TO THE CENTERLINE CHANNEL OF CYPRESS CREEK (PER FDOT MAP SECTION 14090-2151); THENCE, ALONG SAID CENTERLINE CHANNEL, N54°25'28"W, A DISTANCE OF 172.54 FEET; THENCE, N33°32'46"W, A DISTANCE OF 89.05 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE, DEPARTING SAID CENTERLINE CHANNEL AND ALONG SAID WEST LINE, N00°41'56"E, A DISTANCE OF 289.96 FEET TO THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF CYPRESS CREEK ROAD; THENCE, ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES: 1) N00°12'23"E, A DISTANCE OF 90.09 FEET; 2) N08°39'03"E, A DISTANCE OF 200.00 FEET; 3) N29°08'09"E, A DISTANCE OF 302.84 FEET TO A NON-TANGENT CURVE TO THE RIGHT; 4) THENCE 431.46 FEET ALONG THE ARC OF SAID CURVE, A RADIUS OF 3,453.91 FEET AND CENTRAL ANGLE OF 07°09'26" (CHORD BEARING N02°34'58"E, A DISTANCE OF 431.18 FEET); 5) N86°44'45"E, A DISTANCE OF 723.75 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD CYPRESS CREEK ROAD (PER FDOT SECTION MAP 14091-2501); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S53°15'15"E, A DISTANCE OF 9.20 FEET; THENCE, N36°44'45"E, A DISTANCE OF 42.63 FEET; THENCE, S84°42'19"E, A DISTANCE OF 87.87 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID OLD STATE ROAD 54; THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, S82°00'45"E, A DISTANCE OF 100.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID OLD STATE ROAD 54; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, S86°26'26"E, A DISTANCE OF 209.47 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE, ALONG SAID EAST LINE, S00°40'15"W, A DISTANCE OF 1,002.58 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 (PER FDOT MAP SECTION 14091-2501); THENCE, DEPARTING SAID EAST SECTION LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: 1) S87°39'02"W, A DISTANCE OF 111.85 FEET; 2) S50°31'32"W, A DISTANCE OF 71.45 FEET; 3) S50°31'32"W, A DISTANCE OF 151.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,395,618 SQUARE FEET OR 32.039 ACRES, MORE OR LESS.

NOTES:

- DEVELOPMENT STANDARDS AND USES FOR THE PROPOSED COMMERCIAL PORTION OF THE DEVELOPMENT SHALL BE PER C-2 GENERAL COMMERCIAL AS DEFINED PER THE PASCO COUNTY LAND DEVELOPMENT CODE IN EFFECT ON THE DATE OF THE ADOPTION OF THE DEVELOPMENT ORDER AND/OR MPUD ORDINANCE, UNLESS OTHERWISE SPECIFIED HEREON.
- DEVELOPMENT STANDARDS AND USES FOR THE PROPOSED MULTI-FAMILY PORTION OF THE DEVELOPMENT SHALL BE PER MF-3 MULTIPLE-FAMILY HIGH DENSITY DISTRICT AS DEFINED PER THE PASCO COUNTY LAND DEVELOPMENT CODE IN EFFECT ON THE DATE OF THE ADOPTION OF THE DEVELOPMENT ORDER AND/OR MPUD ORDINANCE, UNLESS OTHERWISE SPECIFIED HEREON.
- A CONCURRENT COMPREHENSIVE PLAN AMENDMENT HAS PROPOSED THE SITE AS PD AND COM.
- THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" AND PARTIALLY IN ZONE "AE" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 100230, PANEL NUMBER 0409, SUFFIX F, EFFECTIVE SEPTEMBER 26, 2014.
- INTERNAL ROADWAY LOCATION AND CONFIGURATION TO BE FINALIZED DURING CONSTRUCTION PLAN AND REVIEW PHASE.
- THE LOCATION OF AREAS SHOWN WITHIN ALL PROPOSED LAND USES MAY VARY.
- NEIGHBORHOOD PARKS WILL BE PROVIDED IN CONFORMANCE WITH PASCO COUNTY LAND DEVELOPMENT CODE AND THEIR LOCATIONS AND SIZES WILL BE IDENTIFIED ON THE PRELIMINARY SITE PLAN.
- MANAGEMENT OF COMMON AREAS AND FACILITIES WILL BE BY A HOMEOWNER/PROPERTY OWNER ASSOCIATION, AND/OR CORPORATION OR OTHER BUSINESS ENTITY.
- THE TIMING OF DEVELOPMENT FOR EACH PROJECT PHASE WILL BE ESTABLISHED BY THE DEVELOPER IN RESPONSE TO MARKET CONDITIONS AND PARCELS MAY BE DEVELOPED IN ANY ORDER AS DETERMINED BY THE DEVELOPER.



UTILITY PROVIDERS

WATER:
PASCO COUNTY UTILITIES - 20" DIP ALONG OLD CYPRESS CREEK ROAD

WASTEWATER:
PASCO COUNTY UTILITIES - 10" PVC FORCE MAIN ALONG OLD CYPRESS CREEK ROAD

ELECTRIC:
WITHLACOCHE RIVER ELECTRIC COMPANY

EMERGENCY SERVICES:
PASCO COUNTY

WETLANDS INVENTORY

NAME	CATEGORY	AREA
I	1	2,100 SF
II	3	7,820 SF
TOTAL		9,920 SF

LAND USE SCHEDULE

LAND USE	AREA	DWELLING UNITS	GROSS DENSITY	S.F.	F.A.R.
MULTI-FAMILY RESIDENTIAL	11.17 AC. MIN. 16.75 AC. MAX.	350 MAX.	32 UNITS / AC. MAX.		
COMMERCIAL (C2 USES)				150,000 S.F.	0.50 MAX.
COMMERCIAL (SELF-STORAGE)	13.09 AC. MIN. 18.67 AC. MAX.			100,000 S.F.	0.50 MAX.
COMMERCIAL (HOTEL)		150 MAX.	25 UNITS / AC. MAX. OF COMMERCIAL DEVELOPMENT		
CONSERVATION AREA (CRITICAL LINK AREA)**	2.20 AC				
NEIGHBORHOOD PARKS/ OPEN SPACE**	3.38 AC				

** THE CRITICAL LINK AREA WILL BE USED TO FULFILL A PORTION OF THE NEIGHBORHOOD PARK / OPEN SPACE REQUIREMENT. PERMITTED USES INCLUDE PERVIOUS WALKING AND HIKING PATHS AND OTHER PASSIVE RECREATIONAL USES.

PROJECT TEAM

OWNER / APPLICANT:
BRIGHTWORK REAL ESTATE
3708 SWANN AVE, SUITE 200
TAMPA, FL 33609
(813) 874-1700

ATTORNEY:
KATIE E. COLE, ATTORNEY
HILL WARD HENDERSON
3700 BANK OF AMERICA PLAZA
101 EAST KENNEDY BOULEVARD
TAMPA, FL 33602
(813) 221-3900

CIVIL ENGINEER:
BOHLER ENGINEERING
3820 NORTHDAL BLVD.
TAMPA, FL 33624
(813) 812-4100

BOUNDARY & TOPOGRAPHIC/ALTA SURVEY:
EBI SURVEYING
8415 SUNSTATE STREET
TAMPA, FL 33634
(813) 886-6900

ENVIRONMENTAL:
NATIVE GEOSCIENCE
2014 EDGEWATER DRIVE #246
ORLANDO, FL 32804
(407) 342-1443

SITE DATA:

FOLIO NUMBER(S):
27 26 19 0000 0040 0000
27 26 19 0000 0040 0010
27 26 19 0000 0040 0030
27 26 19 0000 0040 0040
27 26 19 0000 0060 0010
27 26 19 0000 0070 0010
27 26 19 0000 0070 0011
27 26 19 0000 0090 0000

EXISTING ZONING: C-2 GENERAL COMMERCIAL
A-C AGRICULTURAL

EXISTING LAND USE: ROR (RESIDENTIAL/OFFICE/RESIDENTIAL)
RES-3

PROPOSED ZONING: MPUD (MULTI-FAMILY MF-3 & ALL ALLOWABLE USES FOR C-2 ZONING)

PROPOSED USE: MPUD (MULTI-FAMILY / COMMERCIAL)

BUILDING HEIGHT: 75'

HOTEL HEIGHT: 90'

BUFFERS (MULTI FAMILY): 20' (ROW)
5' (COMMERCIAL)

BUFFERS (COMMERCIAL): 20' (STATE ROAD 54 ROW)
15' (ROW)
0' (COMMERCIAL)
5' (MULTI-FAMILY)

BUILDING SETBACKS (MULTI FAMILY): 0' (COMMERCIAL)
20' (ROW)

BUILDING SETBACKS (COMMERCIAL): 25' (STATE ROAD 54 ROW)
20' (ROW)
0' (COMMERCIAL)
0' (MULTI-FAMILY)

LAND USE DATA

USE	ACRES	UNITS/GFA
MULTI-FAMILY	11.17 AC. MIN. 16.75 AC. MAX.	350 UNITS
COMMERCIAL	13.09 AC. MIN. 18.67 AC. MAX.	115,000 SF (100 ROOM HOTEL)
CONSERVATION AREA	2.2 AC	
TOTAL	32.94 AC	



GENERAL MOBILITY PLAN
NTS



LEGEND

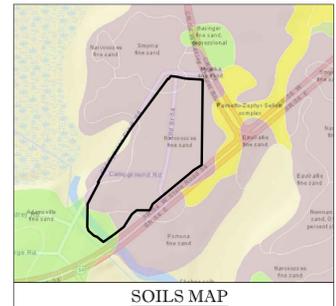
- PLANNED DEVELOPMENT BOUNDARY
- FEMA FLOOD ZONE LINE
- PROPOSED ACCESS LOCATIONS
- MULTIFAMILY RESIDENTIAL AREA
- COMMERCIAL AREA
- CONSERVATION AREA (CRITICAL LINKAGE AREA)
- APPROX. OPEN SPACE / NEIGHBORHOOD PARK AREA
- EXISTING WETLANDS
- DIRECTION OF SURFACE DRAINAGE
- ADJACENT FUTURE LAND USE
- EXISTING ZONING
- CONTOUR LINES



LOCATION MAP
NTS



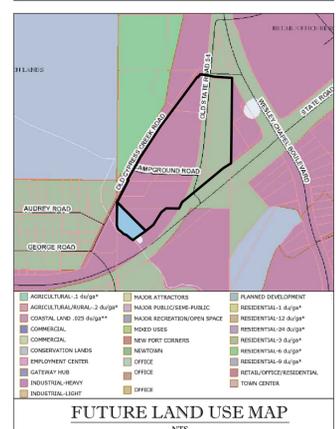
AERIAL MAP
NTS



SOILS MAP
NTS



ZONING MAP
NTS



FUTURE LAND USE MAP
NTS

BOHLER ENGINEERING

SITE PLAN AND CONSULTING SERVICES
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

PHILADELPHIA, PA
ANNAPOLIS, MD
BOSTON, MA
NEW YORK, NY
NEW JERSEY
NORTHERN VIRGINIA
CHARLOTTE, NC
SOUTH CAROLINA
SOUTHEASTERN PA
RICHMOND, VA
SOUTHERN MARYLAND

REVISIONS

REV	DATE	COMMENT	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: FLT150039
DRAWN BY: JSR
CHECKED BY: CTW
DATE: 10/14/15
SCALE: AS NOTED
CAD I.D.: SSO

BRIGHTWORK CROSSING MPUD

FOR
BRIGHTWORK REAL ESTATE

LOCATION OF SITE
SR 54 & SR 56
PASCO COUNTY, FL

BOHLER ENGINEERING

3820 NORTHDAL BLVD., SUITE 300B
TAMPA, FLORIDA 33624
Phone: (813) 812-4100
Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF AUTH. NO. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. NO. LC2600000

SHEET TITLE:
MPUD DEVELOPMENT PLAN

SHEET NUMBER:
1