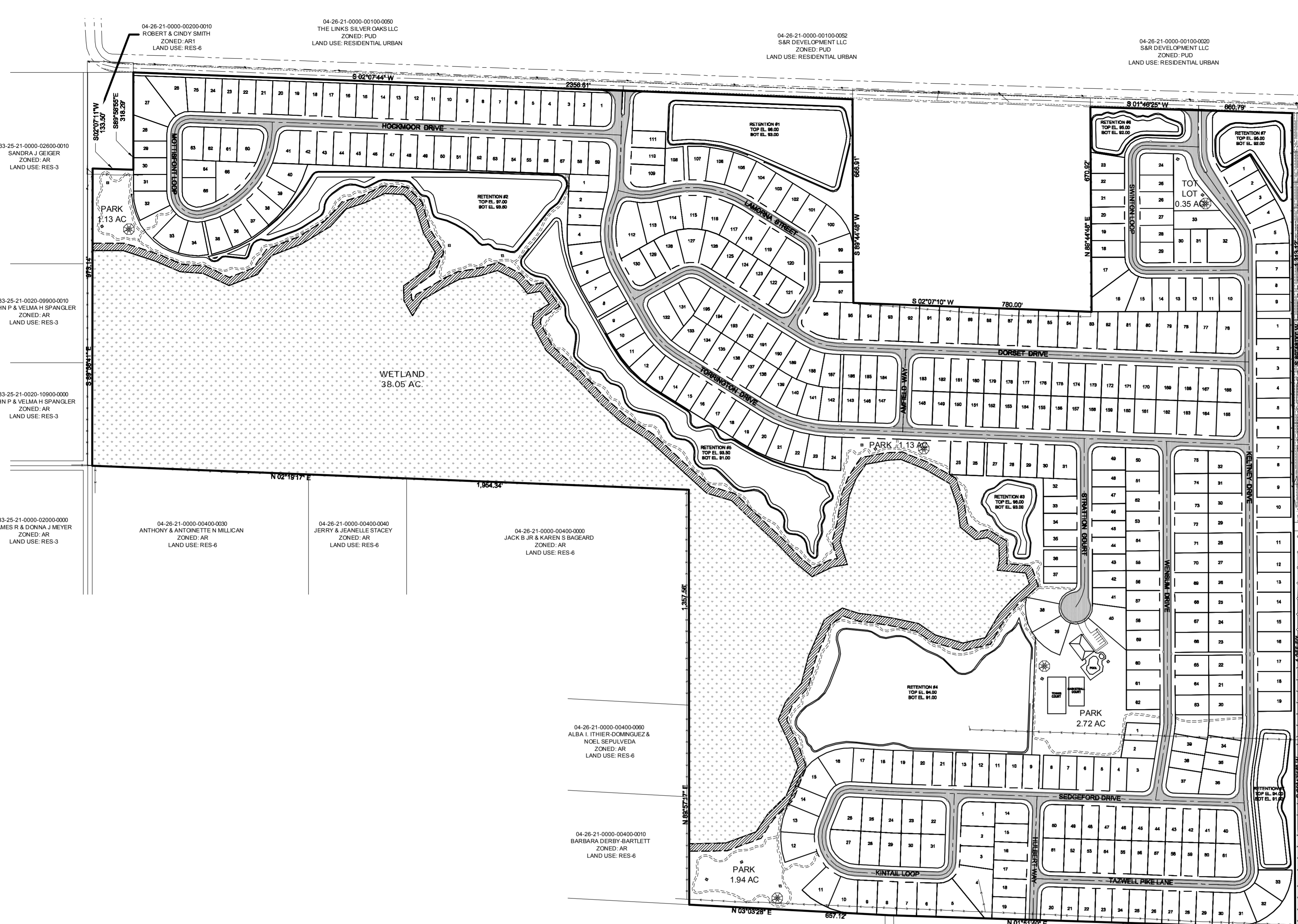
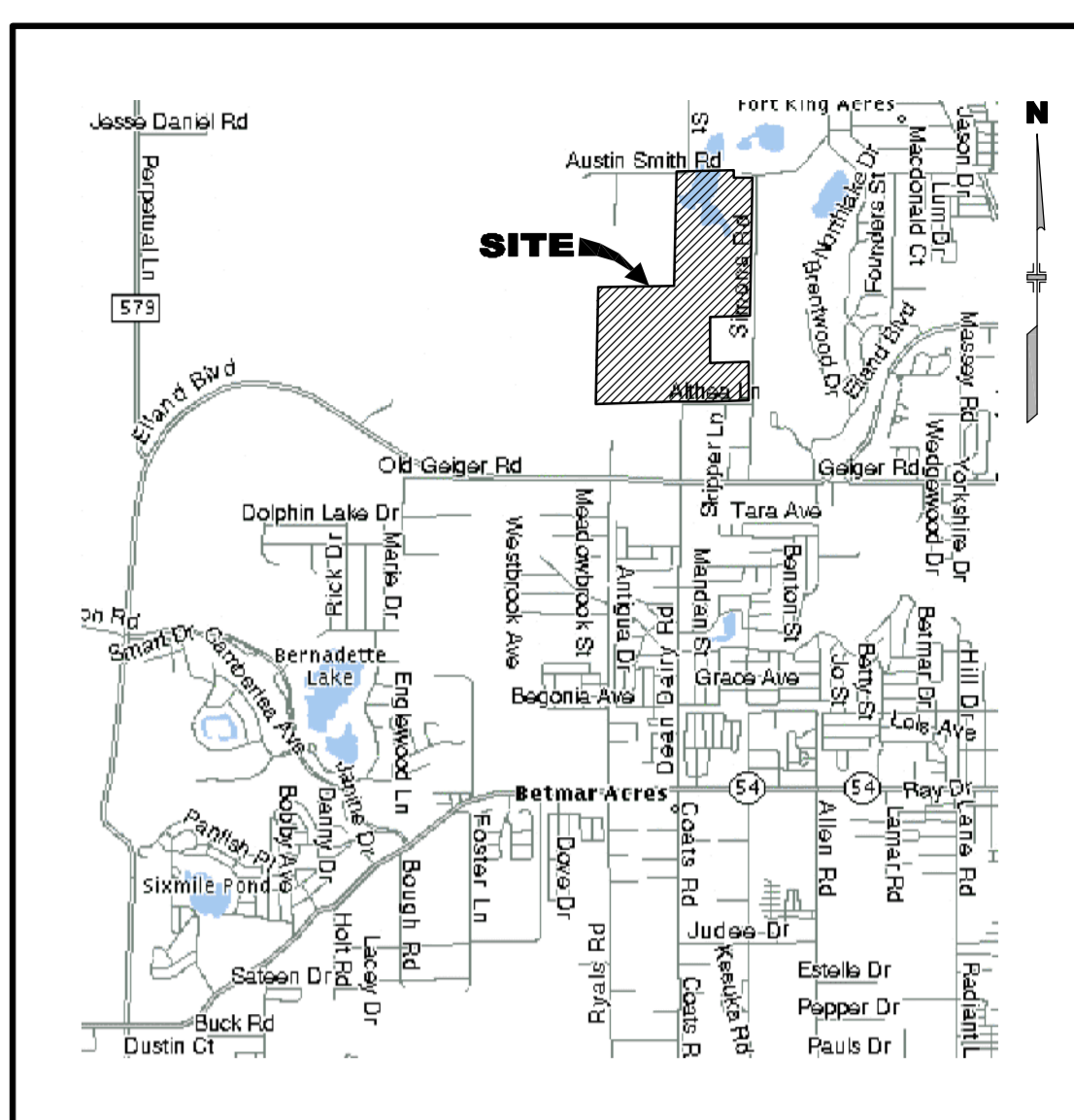
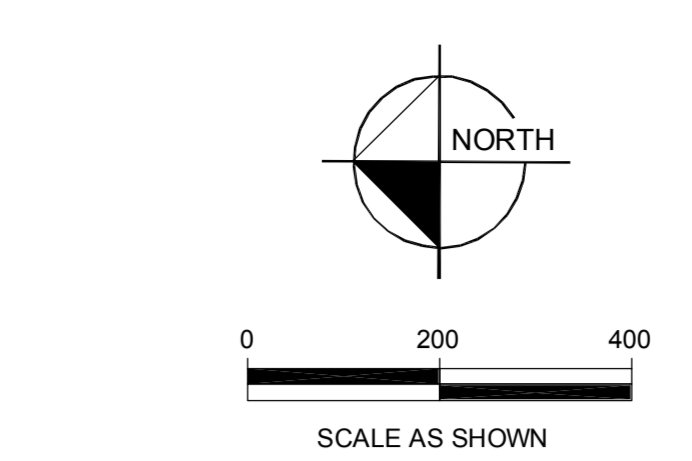


Drawing name: H:\049707003 Cottages Silver Oaks\CADD\Civil\CONSTR\05-MASTER-SITE.dwg Layout1 Sep 27, 2005 8:11am by: Sergio, Penton  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

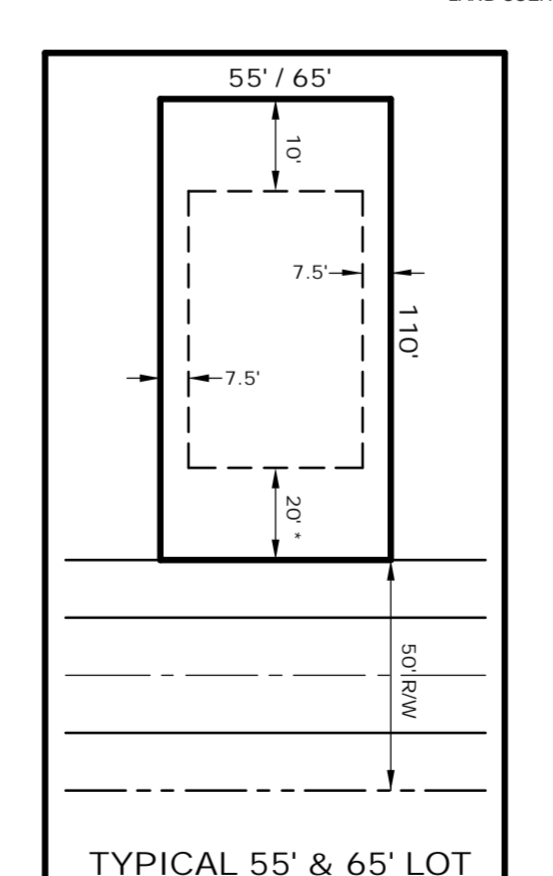


04-26-21-0000-00200-0010 ROBERT & CINDY SMITH ZONED: AR LAND USE: RES-6	04-26-21-0000-00100-0050 THE LINKS SILVER OAKS LLC ZONED: PUD LAND USE: RESIDENTIAL URBAN	04-26-21-0000-00100-0050 SAR DEVELOPMENT LLC ZONED: PUD LAND USE: RESIDENTIAL URBAN	04-26-21-0000-00100-0020 SCOTT CHARLES & TERRILYNN BLUNYAR ZONED: AC LAND USE: RES-6	04-26-21-0010-09900-0020 ALVIN E & ERNESTINE K WHITFIELD ZONED: AC LAND USE: RES-6	04-26-21-0010-09900-0040 JEFFREY E & JILL AMATSON ZONED: R2 LAND USE: RES-6	04-26-21-0010-09900-0060 ROGER E & SANDRA P HOMER ZONED: R2 LAND USE: RES-6	04-26-21-0010-09900-0080 JAMES ROSS & AMY M RICHARDS ZONED: R2 LAND USE: RES-6	04-26-21-0010-10000-0030 ELDEN H BOWORTH & VERNE A HASKELL ZONED: AC LAND USE: RES-6	04-26-21-0010-10000-0010 NANCY G RUSHING & TERRI RUTH PRICE ZONED: AC LAND USE: RES-6	04-26-21-0010-10000-0020 MICHELLE A MONDELLO ZONED: AC LAND USE: RES-6	04-26-21-0010-10100-0000 RICHARD D DANIELS, JR. & CYNTHIA A. BROWN ZONED: AC LAND USE: RES-6	04-26-21-0000-00400-0000 ANTHONY & ANTONETTE N MILICAN ZONED: AR LAND USE: RES-6	04-26-21-0000-00400-0040 JERRY & JEANELLE STACEY ZONED: AR LAND USE: RES-6	04-26-21-0000-00400-0000 JACK B JR & KAREN S BAGEARD ZONED: AR LAND USE: RES-6	04-26-21-0000-00400-0000 ALBA I. ITHIER DOMINGUEZ & NOEL SEPULVEDA ZONED: AR LAND USE: RES-6	04-26-21-0000-00400-0000 BARBARA DERRY-BARTLETT ZONED: AR LAND USE: RES-6	04-26-21-0010-03900-0000 SILVERADO LLC ZONED: AC LAND USE: RES-3	04-26-21-0010-03900-0000 SILVERADO LLC ZONED: AC LAND USE: RES-6
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**LEGAL DESCRIPTION**  
The North 3/4 of the West 1/2 of the East 1/2; the Northeast 1/4 of the Southwest 1/4; and the South 1/2 of the Northeast 1/4 of the Northwest 1/4, all in Section 4, Township 26 South, Range 21 East, less existing road rights-of-way.  
LESS AND EXCEPT 12.53 acres described as follows:  
BEGIN at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 4, Township 26 South, Range 21 East, then run West 700 feet, then North 780 feet parallel to the East boundary line of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, then East 700 feet to the East boundary line, as extended, of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4, and then South to the POINT OF BEGINNING.  
ALSO LESS AND EXCEPT 1.5757 acres described as follows:  
BEGIN at the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 4, Township 26 South, Range 21 East, then South 150 feet, then East 301 feet, then North 133.5 feet, then West 989 feet, then North 16.5 feet, then East 1330 feet to the Point of Beginning. Said land also having been described or identified according to the survey filed in Official Records Book 820, on Page 1437 of the public records of Pasco County, Florida.  
ALSO LESS AND EXCEPT the following described parcel of land:  
BEGIN at the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 26 South, Range 21 East, Pasco County, Florida, then run N 02° 17' 56" E., along the West boundary of the Northeast 1/4 of the Southwest 1/4 of said Section 4, a distance of 1328.92 feet to the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 4, then N 03° 26' 50" E., along the West boundary of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 4, a distance of 664.52 feet to the North boundary of the South 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 4, then along said North boundary, S 89° 32' 12" E., a distance of 652.5 feet to the Point of Beginning.  
ALSO LESS THE EXCEPT the following described parcel of land:  
Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 4, Township 26 South, Range 21 East, Pasco County, Florida, run thence S 01° 46' 25" W along the East boundary of the Southwest 1/4 of said Section 4, a distance of 660.96'; run thence S 89° 48' 00" W, a distance of 699.97'; run thence N 02° 07' 10" E, a distance of 660.31'; run thence N 89° 44' 48" E, a distance of 700.07' to the Point of Beginning, all lying in Pasco County, Florida.  
Containing 128.37 Acres More or Less

- GENERAL NOTES**  
SEC. 4 - TWP. 26 S. - RNG. 21 E. PASCO COUNTY
- FOILIO NO.: 04 26 21 0000 00300 0000  
04 26 21 0000 00300 0020  
04 26 21 0000 00300 0021  
04 26 21 0000 00300 0010
  - PROPOSED USE: SINGLE FAMILY RESIDENCES
  - PROJECT AREA: 166.27 AC.
  - TOTAL NUMBER OF PROPOSED LOTS: 418
  - PROJECT TO BE DEVELOPED IN ONE PHASE.
  - FLOOD ZONE:  
PROJECT AREA IS IN FLOOD ZONES "X" PER FLOOD INSURANCE RATE MAP NO'S. 120230 0290 D AND 120230 045 D, BOTH DATED SEPT. 30, 1992.
  - SOIL TYPES:  
PER SOIL SURVEY OF PASCO COUNTY, FLORIDA JUNE, 1982, SHEET NO. 56, SOILS ON SITE ARE:  
02 - POMONA FINE SAND 32 - LAKE FINE 0-5%  
07 - SPARR 0-5% 43 - ARREDONDO FINE SAND 0-5%  
23 - BASINGER FINE SAND 45 - KENDRICK FINE SAND 0-5%
  - VERTICAL DATUM: NGVD 1929.
  - MIN. F.F.L. EL. IS 1' PVD ABOVE GRADE.
  - UTILITY SERVICE PROVIDERS:  
- WATER SUPPLY BY CITY OF ZEPHYRHILLS.  
- SEWAGE DISPOSAL BY CITY OF ZEPHYRHILLS.  
- ELECTRICAL SERVICE PROVIDED BY FLORIDA POWER.  
- PHONE SERVICE BY VERIZON.  
- CABLE SERVICE BY BRIGHTHOUSE CABLE.
  - FIRE PROTECTION TO BE PROVIDED BY CITY OF ZEPHYRHILLS FIRE RESCUE, VIA HYDRANT.
  - EXISTING ZONING: PUD  
SETBACKS:  
FRONT - 20'  
SIDE - 7.5'  
REAR - 10'
  - LAND USE: RS
  - WETLANDS: 38.05 AC.
  - EXISTING VEGETATION IS GRASS & TREES
  - NO ALTERATIONS TO EXISTING DRAINAGE PATTERNS
  - THIS IS NOT A SURVEY. THIS ENGINEERING FIRM ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS, CORRECTNESS, OR ACCURACY OF THE SURVEY INFORMATION SHOWN HEREON. SURVEY PROVIDED BY D.C. JOHNSON, SURVEYING AND MAPPING.**
  - BIKE LANES SHALL BE PROVIDED ON TORRINGTON DRIVE AND KELTNEY DRIVE.
  - THE MINIMUM FINISHED FLOOR ELEVATION SHOULD BE 8 INCHES ABOVE THE CROWN OF THE ROAD.
  - THE HOA IS TO BE RESPONSIBLE FOR THE MONTHLY COST OF STREET LIGHTING.
  - LANDSCAPING, WALLS, FENCES AND ANY OTHER TYPE OF BUFFER WILL BE SHOWN ON THE CONSTRUCTION PLANS.
  - WETLAND / CONSERVATION EASEMENTS SHALL COMPLY WITH PART 4.01.00 OF THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE.
  - ALL STREETS TO BE PRIVATE.
  - NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED TILL SIMONS ROAD IS CONSTRUCTED.



**DENSITY CALCULATIONS**

PROJECT AREA	
TOTAL RESIDENTIAL ACREAGE	= 166.27
TOTAL SURFACE WATER / WETLAND ACREAGE	= 38.05
UPLAND RESIDENTIAL ACREAGE	= 128.22
PROPOSED UNITS = 418	
GROSS DENSITY = 418 UN / 166.27 AC	
<b>= 2.51 UN/AC</b>	
NET DENSITY = 418 UN / 128.22 AC	
<b>= 3.26 UN/AC</b>	

**WETLAND DATA (ON SITE)**

SITE AREA	= 166.27 AC
WETLAND AREA	= 38.05 AC
UPLAND AREA	= 128.22 AC
WETLAND BUFFER AREA	= 3.39 AC
NET USABLE AREA	= 98.37 AC
WETLAND IMPACTS AREA	= 0 AC
LENGTH OF WETLAND LINE	= 5,907.49 LF
REQUIRED BUFFER (25' AVG.)	= 147,687.25 SF (3.39 AC)

**9.9 Acre Parcel:**  
A parcel of land lying within the Southeast 1/4 of Section 4, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:  
For I Point of Reference commence at the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 4; thence S 02° 07' 11" N., along the East boundary of said West 1/2 of the Northeast 1/4, then continuing along the East boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 4, a distance of 3,286.44 feet; thence S 89° 44' 48" W., a distance of 48.63 feet for a POINT OF BEGINNING; thence S 01° 46' 27" W., a distance of 660.77 feet to the South Boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 4; thence S 89° 48' 00" W., along said South boundary, a distance of 655.33 feet; thence N 02° 07' 10" E., a distance of 660.31 feet; thence N 89° 44' 48" E., a distance of 651.37 feet to the POINT OF BEGINNING. Containing 9.900 acres more or less.

**Remnant Parcel:**  
A parcel of land lying within the Southeast 1/4 of Section 4, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:  
For A Point of Reference commence at the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 4; thence S 02° 07' 11" N., along the East boundary of said West 1/2 of the Northeast 1/4, then continuing along the East boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 4, a distance of 3,286.44 feet; thence S 89° 44' 48" W., a distance of 29.08 feet for a POINT OF BEGINNING; thence S 01° 46' 25" W., a distance of 660.79 feet to the South boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 4; thence S 89° 48' 00" W., along said South boundary, a distance of 19.56 feet; thence N 02° 07' 10" E., a distance of 660.77 feet; thence N 89° 44' 48" E., a distance of 19.55 feet to the POINT OF BEGINNING. Containing 0.296 acres more or less.

- LANDSCAPING NOTES**
- PERIMETER BUFFERS ON THE SOUTH AND EAST BOUNDARIES SHALL CONTAIN AT LEAST ONE TREE FOR EACH THIRTY (30) LINEAL FEET. THIS REQUIREMENT MAY BE MET BY PRESERVING AND EXISTING TREE OR PLANTING AN APPROVED TREE SPECIES.
  - EACH LOT WILL CONTAIN A MINIMUM OF TWO TREES AT TIME OF CERTIFICATE OF OCCUPANCY. THIS REQUIREMENT MAY BE MET BY PRESERVING AND EXISTING TREE OR PLANTING AN APPROVED TREE SPECIES.
  - THE DEVELOPER SHALL PROVIDE ONE TREE PER FIFTY (50) LINEAL FEET OF INTERNAL ROADWAY ON EACH SIDE.
  - THE DEVELOPER SHALL PROVIDE THE CITY WITH DETAILED PLANS FOR ENTRANCE LANDSCAPING AND ENTRANCE FEATURES FOR EACH ENTRANCE PRIOR TO CONSTRUCTION PLAN APPROVAL FOR THAT ENTRANCE.
- NOTE:**  
WATER AND SEWER CONNECTIONS WILL BE MADE TO THE CITY OF ZEPHYRHILLS SYSTEMS LOCATED EAST OF SIMONS ROAD IN THE SILVER OAKS GOLF COURSE.