

Drawing name: P:\1401003 - Pretty Pond at Wire Road - Zephyrhills\Cadd\Concept\CBD Pretty Pond Road-color.dwg Layout1 Jul 08, 2014 2:29pm by: Craig

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PROPOSED ZEPHYR LAKES
530 SF HOMES



PROPOSED ZEPHYR LAKES
530 SF HOMES

RETENTION POND
SITE LIES WITHIN THE DRAINAGE BASIN OF SPECIAL CONCERN

18 UNITS

24 UNITS

18 UNITS

24 UNITS

PLAYGROUND

CLUBHOUSE/POOL

24 UNITS

24 UNITS

24 UNITS

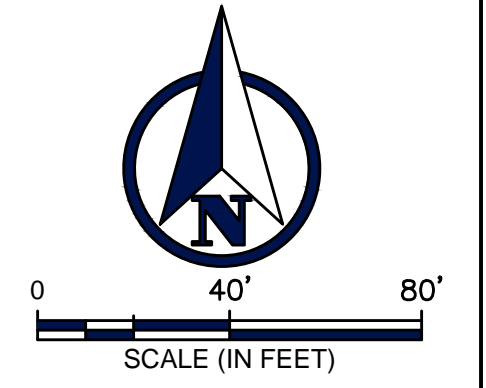
17.5' CITY OF ZEPHYRHILLS TRAIL DEDICATION
30' PASCO COUNTY RIGHT OF WAY DEDICATION

WIRE ROAD

PRETTY POND ROAD

5' RIGHT OF WAY DEDICATION

CRESTVIEW SUBDIVISION



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CERTIFICATE OF AUTHORIZATION 28928

PROJECT NAME: PRETTY POND AT WIRE ROAD APARTMENTS
SHEET NAME: CONCEPT PLAN 1
CLIENT: CBD REAL ESTATE INVEST., LLC

NO.	REVISIONS	DATE	SCALE AS NOTED	DESIGNED BY	CHECKED BY

DATE: 6/2/2014	PROJECT NO.
SHEET NUMBER: CP-1	CRAIG L. CORNELISON FLORIDA FE NO: 55433

TOTAL PROPERTY AREA:	12.00 ACRES
RIGHT OF WAY DEDICATION:	0.87 ACRES
NET DEVELOPABLE AREA:	11.13 ACRES
APARTMENTS:	156 UNITS
13 UNITS/ACRE (BASED ON TOTAL AREA)	
14 UNITS/ACRE (BASED ON DEVELOPABLE)	