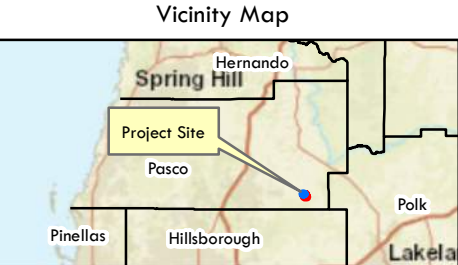




- Legend
- Gagne North Property - 21.08 Acres ±
 - Gagne South Property - 118.95 Acres ±
 - Parcel Boundary



S: 23/24 T: 26 R: 21

Notes:
Clearview Land Design or Pasco County make no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. Aerial: FDEP, 2017
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community FDOT

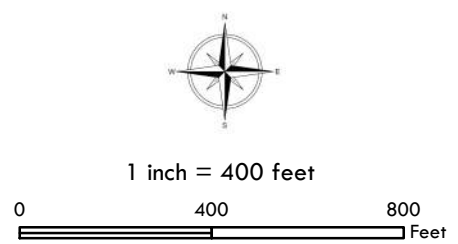
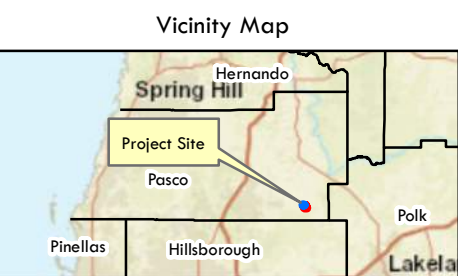


Figure: 2017 Aerial Map	
Project: Gagne Property	
Pasco County	
Filename: GT_Aerial_20200221_11x17_wcs	
Map Date: 4/6/2020	Map Prepared By: WCS



- Legend
- Gagne North Property - 21.08 Acres ±
 - Gagne South Property - 118.95 Acres ±
 - Surveyed Wetlands (South Property) 49.5 Acres ±
- 2017 SWFWMD FLUCCS**
- Water Features
 - Wetland Features
 - Parcel Boundary



S: 23/24 T: 26 R: 21

Notes:

Clearview Land Design or SWFWMD make no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. Aerial: FDEP, 2017

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FDOT

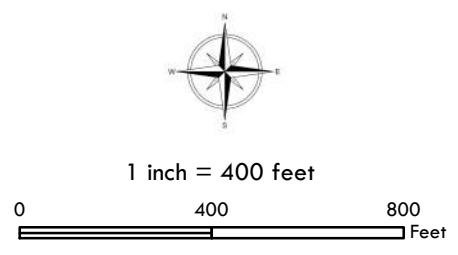
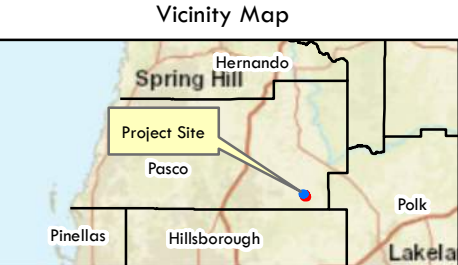


Figure: Wetlands Map	
Project: Gagne Property	
Pasco County	
Filename: GT_Wetlands_20200406_11x17_wcs	
Map Date: 4/6/2020	Map Prepared By: WCS



- Legend
- Gagne North Property - 21.08 Acres ±
 - Gagne South Property - 118.95 Acres ±
 - FEMA 100 Year Flood Zone***
 - Zone A
 - Zone AE
 - Parcel Boundary



S: 23/24 T: 26 R: 21

Notes:

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Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community FDOT

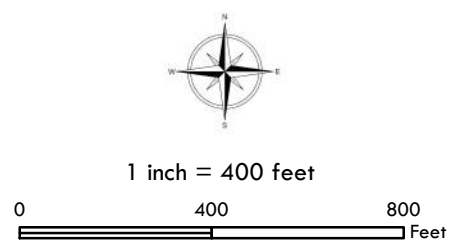


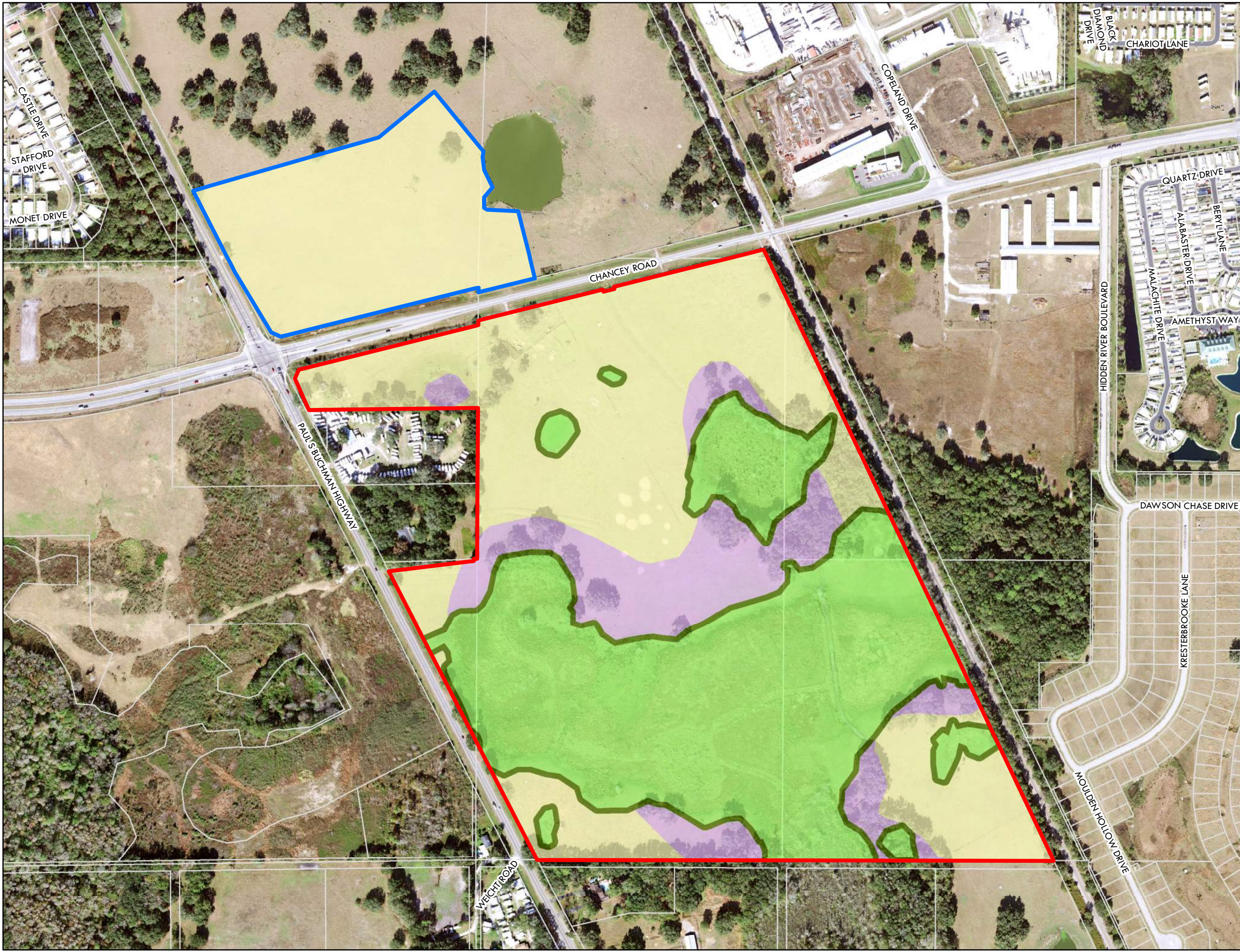
Figure: FEMA 100 Year Flood Zone Map

Project: Gagne Property

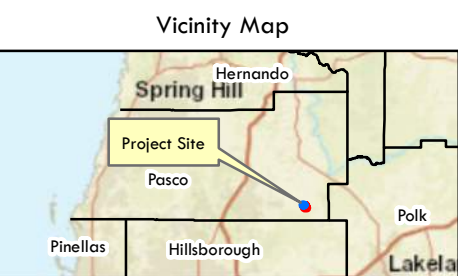
Pasco County

Filename:
GT_FEMA_20200406_11x17_wcs

Map Date: 4/6/2020	Map Prepared By: WCS
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- Legend
- Gagne North Property - 21.08 Acres ±
 - Gagne South Property - 118.95 Acres ±
 - Land Analysis (North Property)**
 - Developable Uplands - 21.08 Acres ±
 - Land Analysis (South Property)**
 - Developable Uplands - 46.24 Acres ±
 - Upland Floodplain - 16.84 Acres ±
 - 25ft Wetland Setback - 6.40 Acres ±
 - Wetlands - 49.47 Acres ±
 - Parcel Boundary



S: 23/24 T: 26 R: 21

Notes:
Clearview Land Design SWFWMD or FEMA make no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. Aerial: FDEP, 2017
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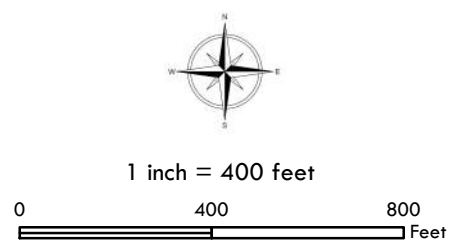
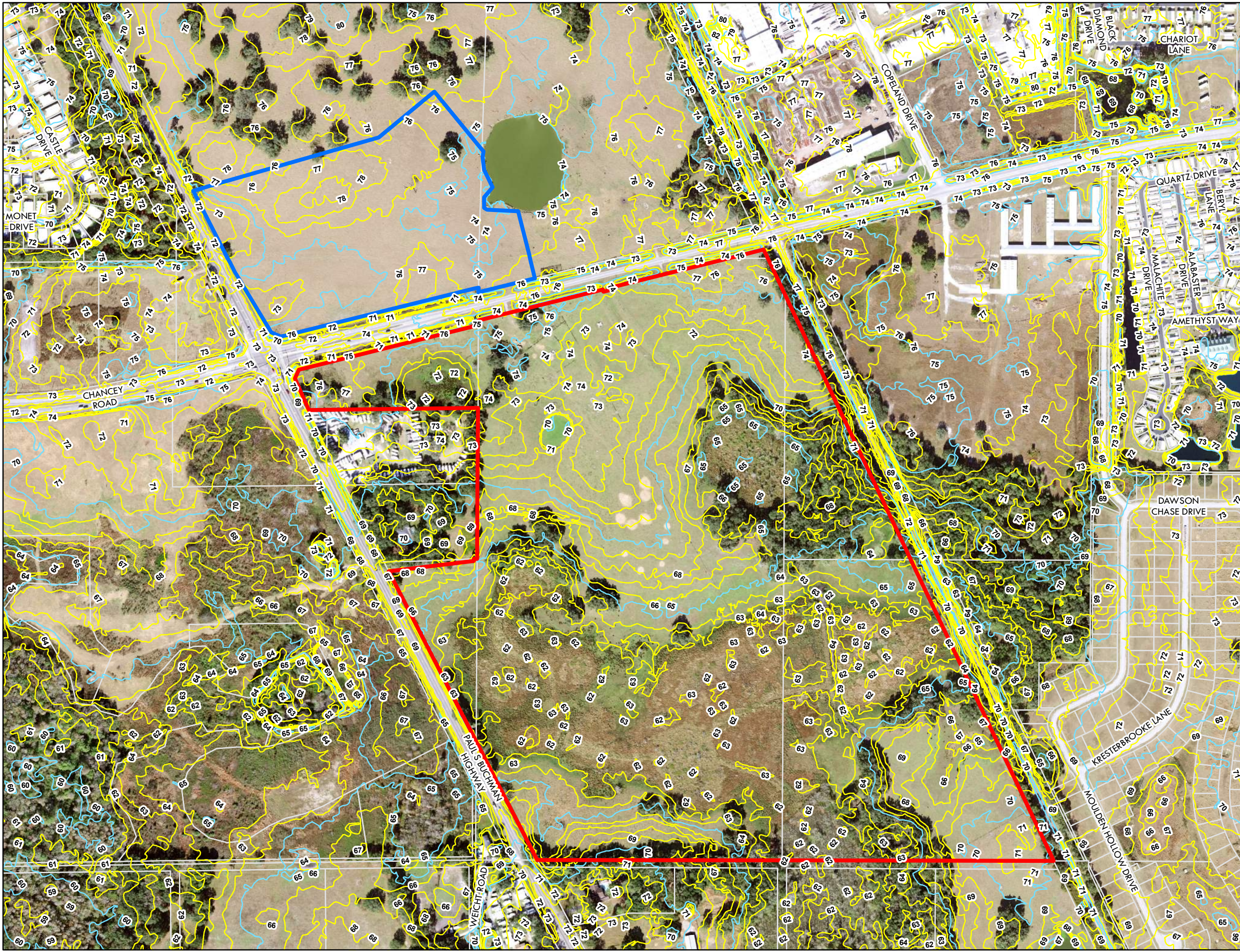
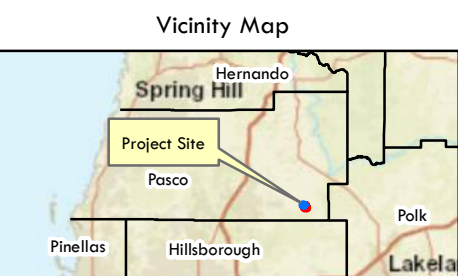


Figure: Land Analysis Map	
Project: Gagne Property	
Pasco County	
Filename: GT_LandAnalysis_20200406_11x17_wcs	
Map Date: 4/6/2020	Map Prepared By: WCS



- Legend
- Gagne North Property - 21.08 Acres ±
 - Gagne South Property - 118.95 Acres ±
 - 1ft Contours
 - 5ft Contours
 - Parcel Boundary



S: 23/24 T: 26 R: 21

Notes:
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FDOT

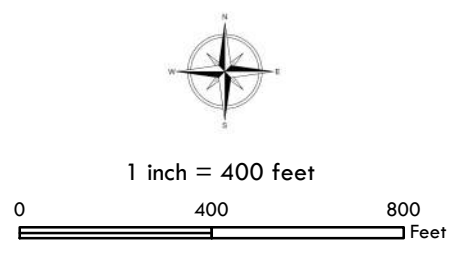


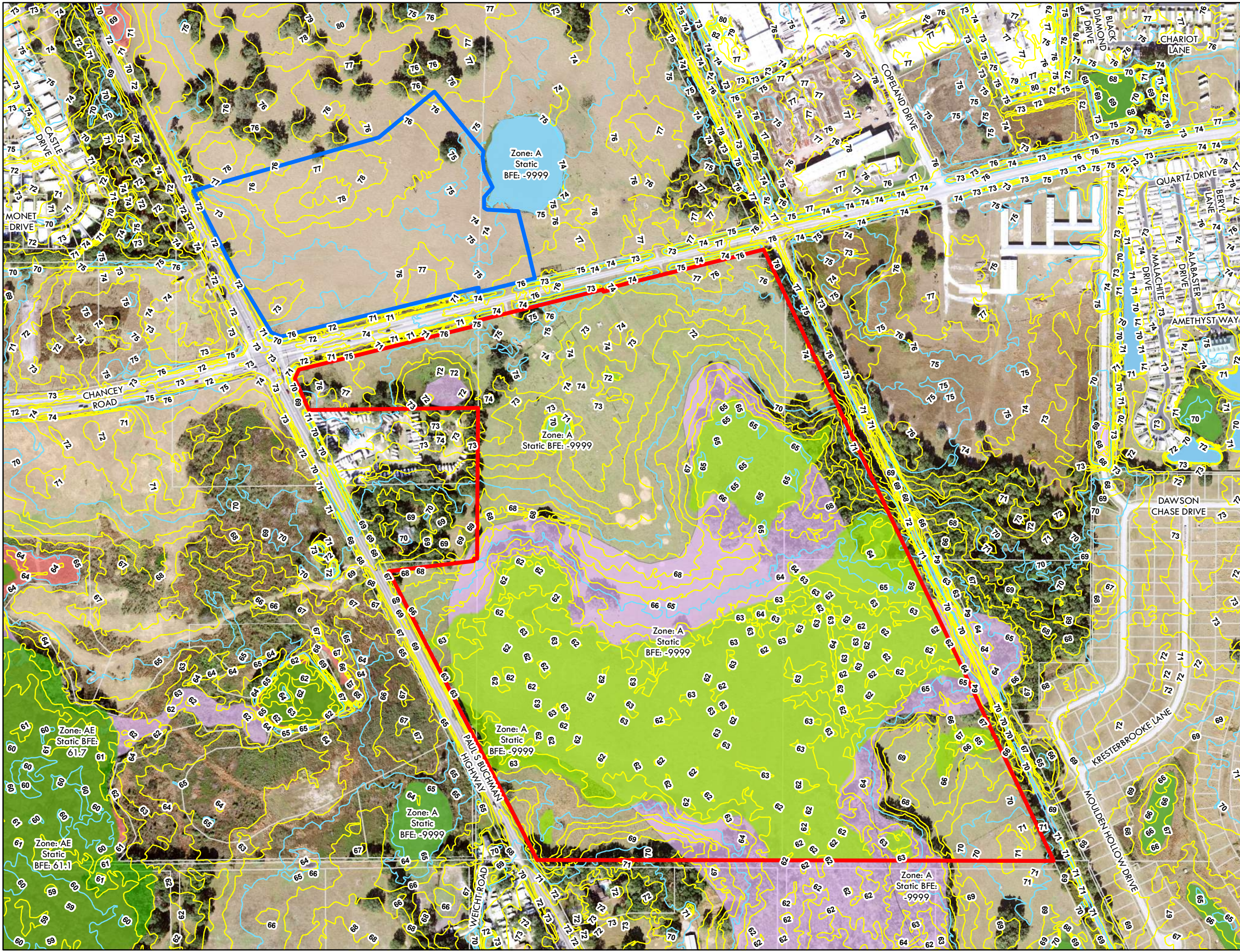
Figure: 1ft Contours Map

Project: Gagne Property

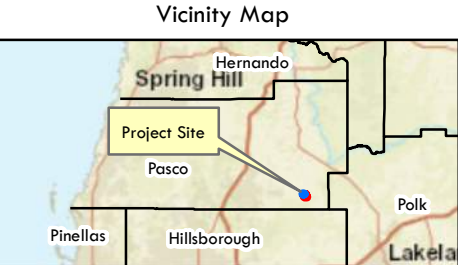
Pasco County

Filename:
GT_Topo_20200406_11x17_wcs

Map Date: 4/6/2020	Map Prepared By: WCS
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- Legend
- Gagne North Property - 21.08 Acres ±
 - Gagne South Property - 118.95 Acres ±
 - 1ft Contours
 - 5ft Contours
 - Surveyed Wetlands (South Property) 49.5 Acres ±
 - 2017 SWFWMD FLUCCS**
 - Water Features
 - Wetland Features
 - FEMA 100 Year Flood Zone***
 - Zone A
 - Zone AE
 - Parcel Boundary



S: 23/24 T: 26 R: 21

Notes:
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FDOT

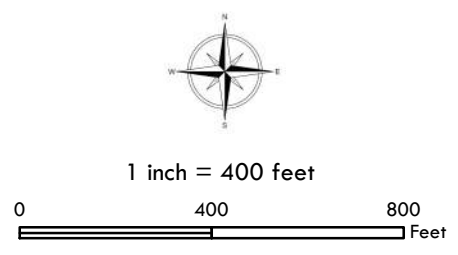
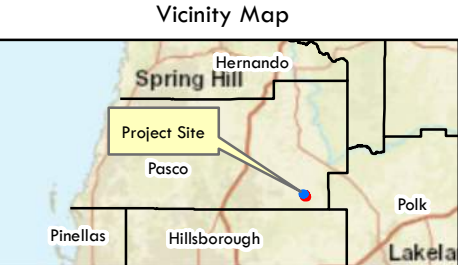


Figure: Engineering Map	
Project: Gagne Property	
Pasco County	
Filename: GT_Engineering_20200406_11x17_wcs	
Map Date: 4/6/2020	Map Prepared By: WCS



- Legend
- Gagne North Property - 21.08 Acres ±
 - Gagne South Property - 118.95 Acres ±
 - Well Construction Permits
 - Parcel Boundary



S: 23/24 T: 26 R: 21

Notes:
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FDOT

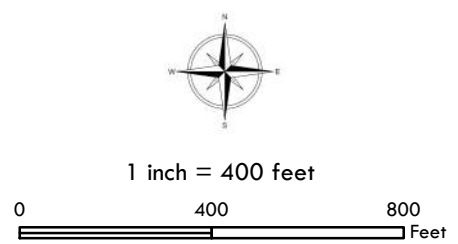


Figure: Well Construction Permit Map

Project: Gagne Property

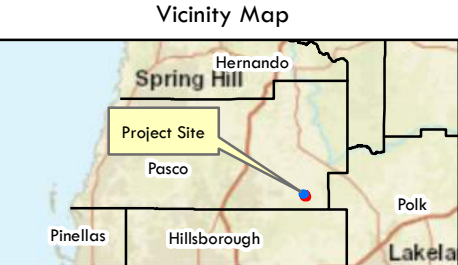
Pasco County

Filename:
GT_WCP_20200406_11x17_wcs

Map Date: 4/6/2020	Map Prepared By: WCS
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- Legend
- Gagne North Property - 21.08 Acres ±
 - Gagne South Property - 118.95 Acres ±
 - Water Use Permit Boundaries
 - Parcel Boundary



S: 23/24 T: 26 R: 21

Notes:

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FDOT

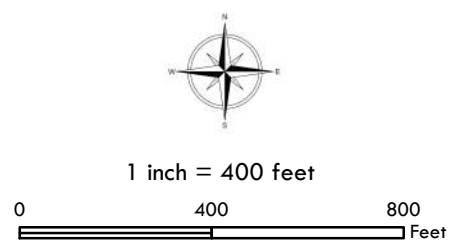
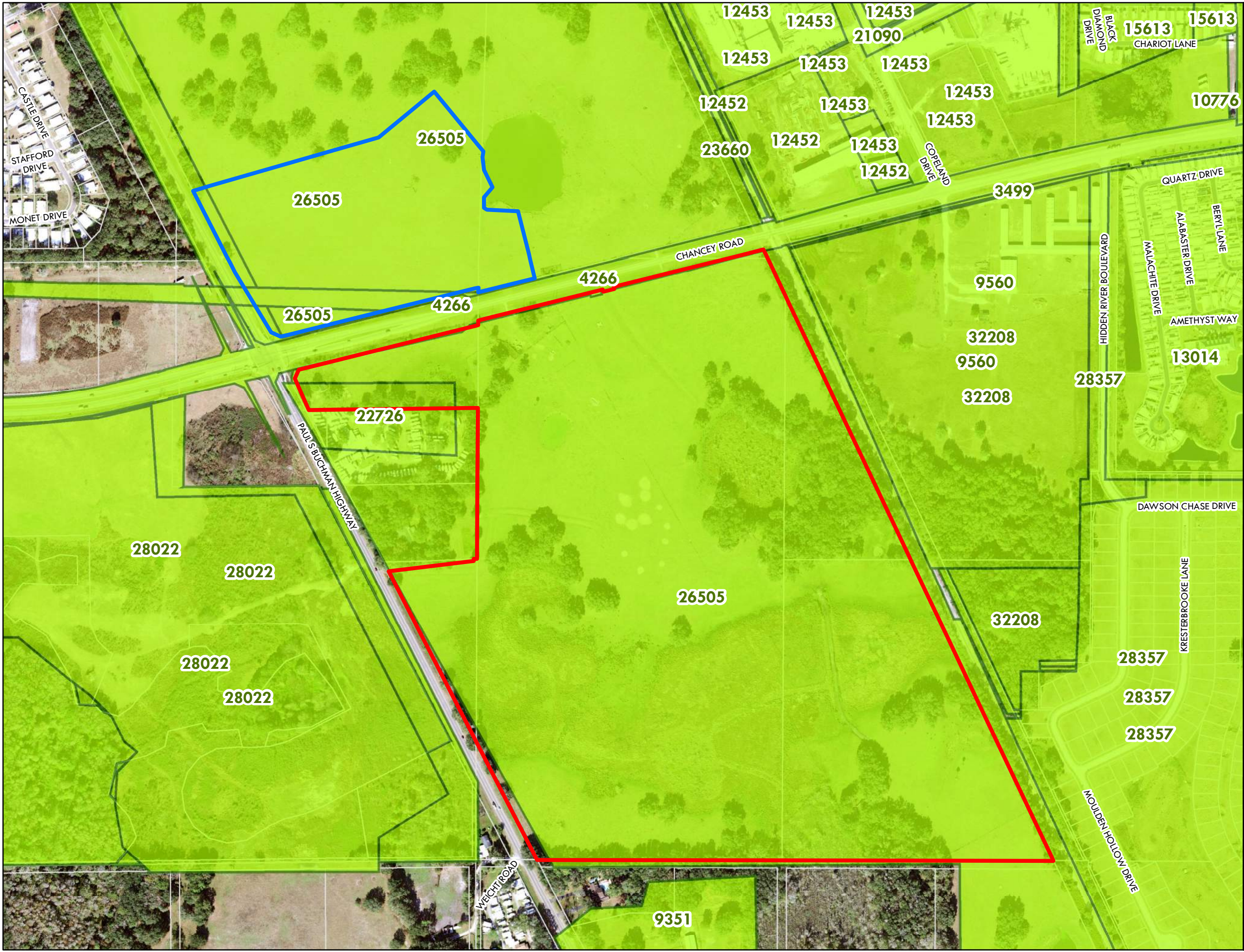
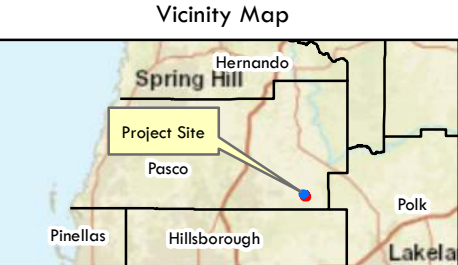


Figure: Water Use Permit Map	
Project: Gagne Property	
Pasco County	
Filename: GT_WUP_20200406_11x17_wcs	
Map Date: 4/6/2020	Map Prepared By: WCS



- Legend
- Gagne North Property - 21.08 Acres ±
 - Gagne South Property - 118.95 Acres ±
 - Environmental Resource Permits
 - Parcel Boundary



S: 23/24 T: 26 R: 21

Notes:

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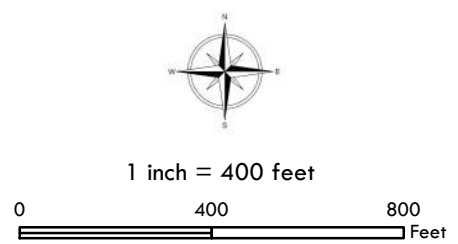


Figure: Environmental Resource Permit Map

Project: Gagne Property

Pasco County

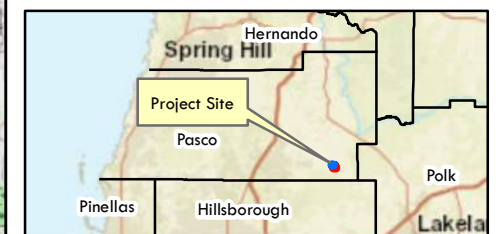
Filename:
GT_ERP_20200406_11x17_wcs

Map Date: 4/6/2020	Map Prepared By: WCS
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Legend

-  Gagne North Property - 21.08 Acres ±
 Gagne South Property - 118.95 Acres ±

Vicinity Map



S: 23/24 T: 26 R: 21

Notes:

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1 inch = 3,000 feet

0 3,000 6,000
Feet

Figure: USGS Quad Map

Project: Gagne Property

Pasco County

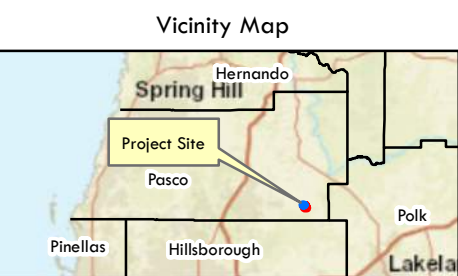
Filename:
GT_Quad_20200406_11x17_wcs

Map Date:
4/6/2020

Map Prepared By:
WCS



- Legend
- Gagne North Property - 21.08 Acres ±
 - Gagne South Property - 118.95 Acres ±
- Annual Average Daily Traffic**
- 0 - 5,000
 - 5,001 - 10,000
 - 10,000 - 20,000
 - 20,000 - 40,000
 - 40,000 - 80,000
 - 80,000 - 160,000
 - > 160,000
 - Parcel Boundary



S: 23/24 T: 26 R: 21

Notes:

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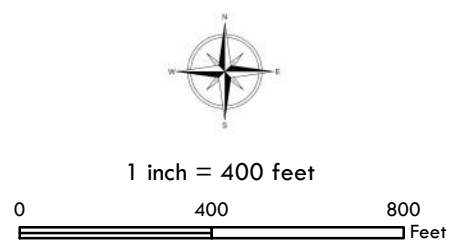
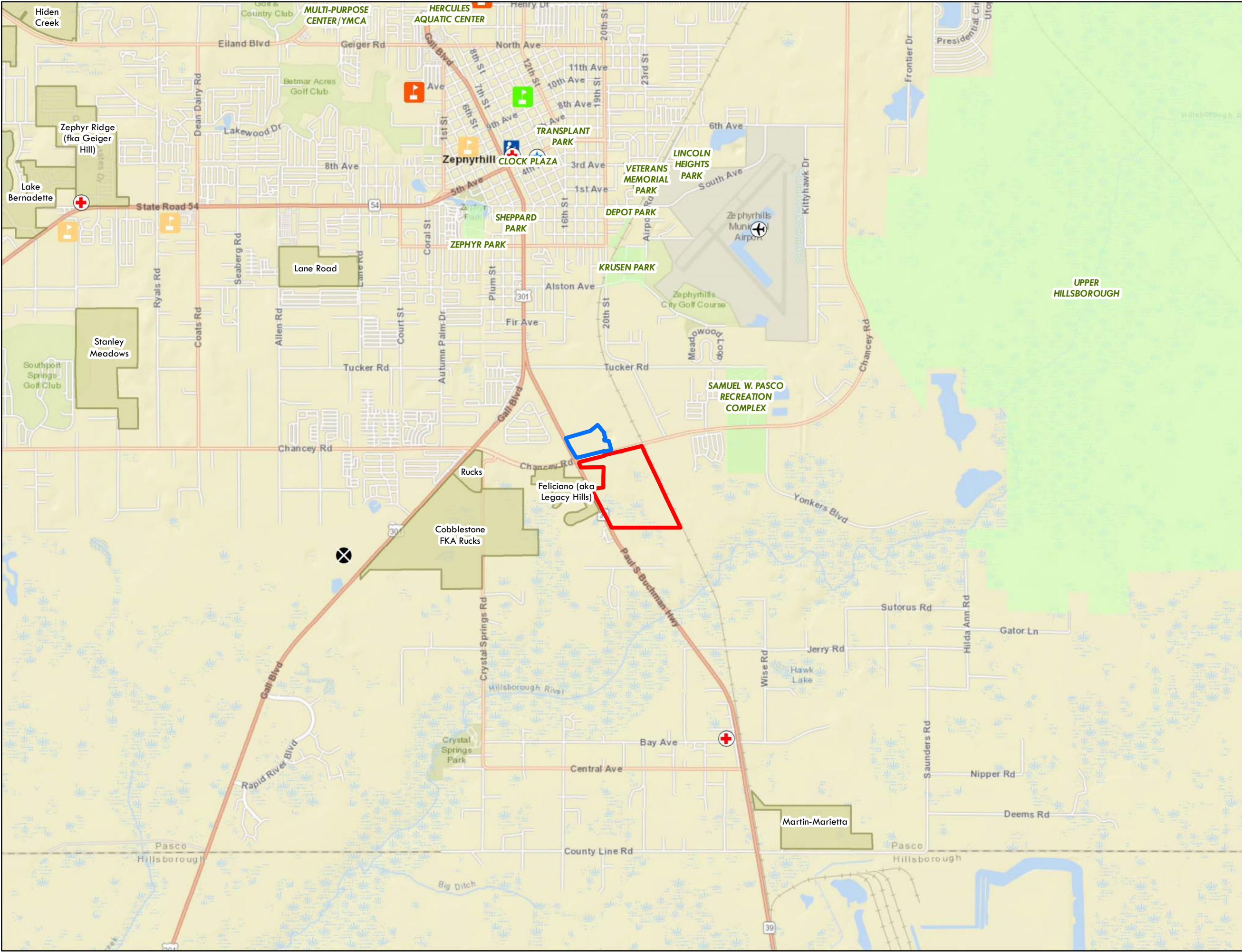
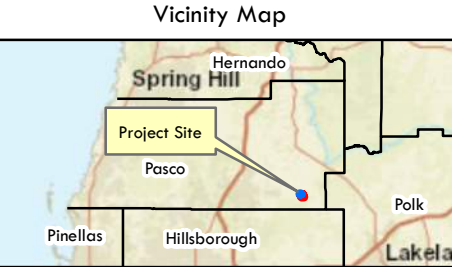


Figure: FDOT AADT Map	
Project: Gagne Property	
Pasco County	
Filename: GT_AADT_20200406_11x17_wcs	
Map Date: 4/6/2020	Map Prepared By: WCS



- Legend
-  Gagne North Property - 21.08 Acres ±
 -  Gagne South Property - 118.95 Acres ±
 -  Police Stations
 -  Fire Stations
 -  Libraries
 -  Airports
 -  Correctional Facilities
 -  Elementary School
 -  Middle School
 -  Schools - Other
 -  Pasco County MPUD Boundaries
 -  Park Boundary



S: 23/24 T: 26 R: 21

Notes:

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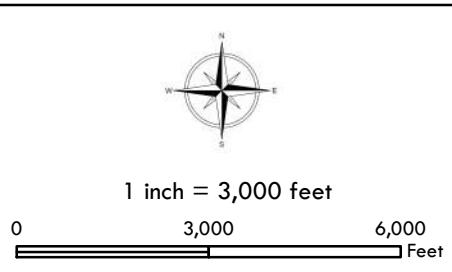
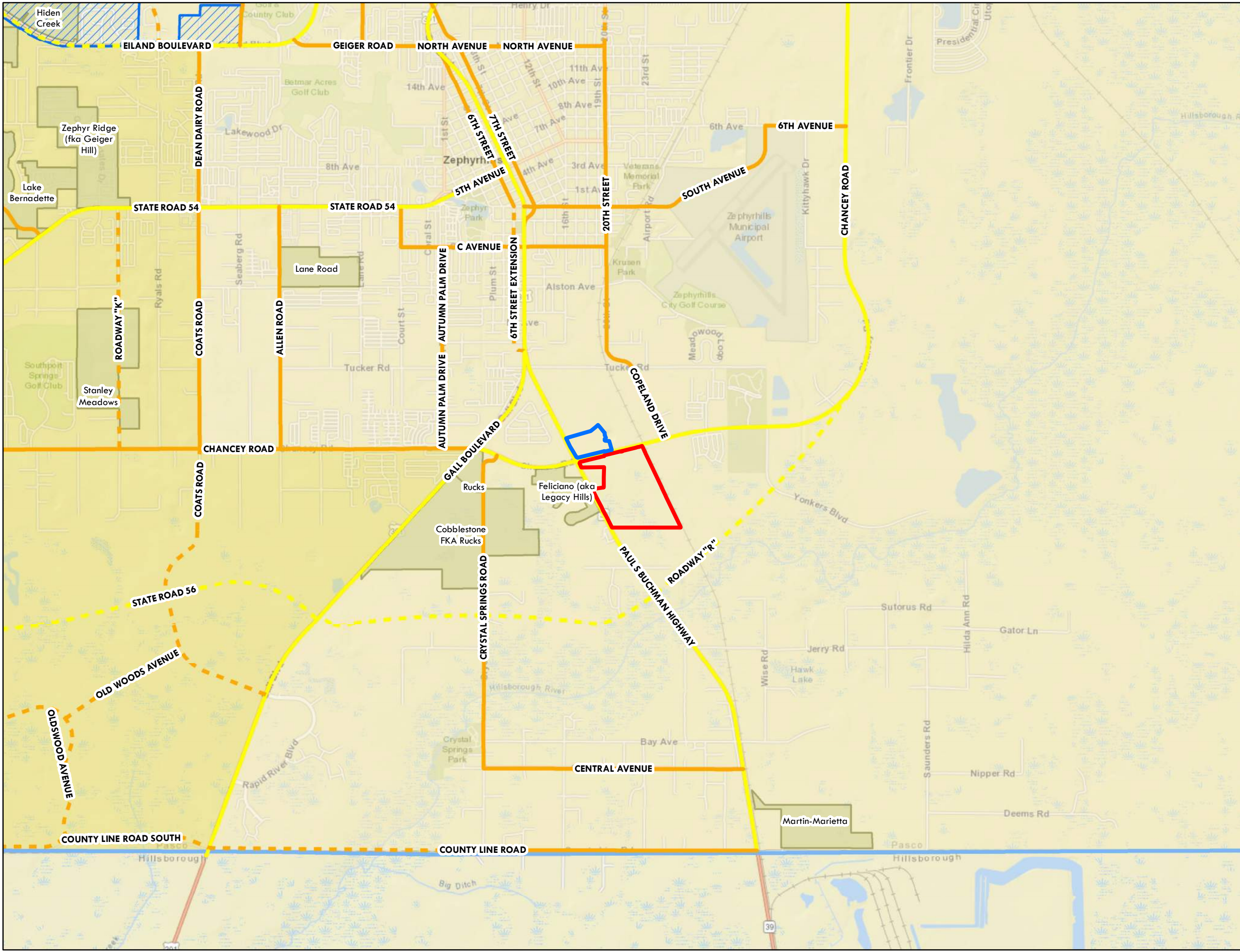
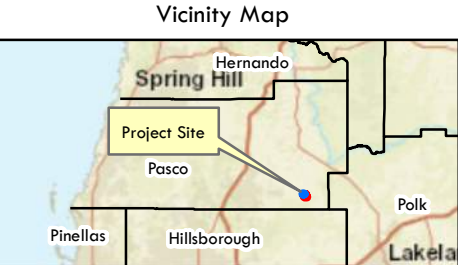


Figure: Vicinity Map	
Project: Gagne Property	
Pasco County	
Filename: GT_Vicinity_20200406_11x17_wcs	
Map Date: 4/6/2020	Map Prepared By: WCS



- Legend
- Gagne North Property - 21.08 Acres ±
 - Gagne South Property - 118.95 Acres ±
 - Pasco County Vision Roads (2019)**
 - Vision Arterial
 - Vision Collector
 - Existing Arterial
 - Existing Collector
 - Villages of Pasadena Hills
 - Pasco County MPUD Boundaries
 - West Market Districts**
 - West Market Districts
 - Planning Districts**
 - Planning District 3
 - Market Areas**
 - East Market Area
 - South Market Area



S: 23/24 T: 26 R: 21

Notes:

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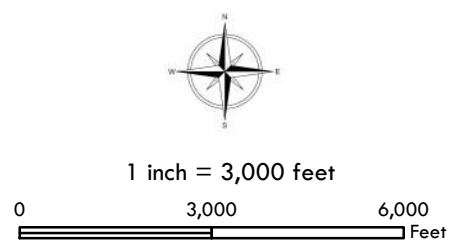
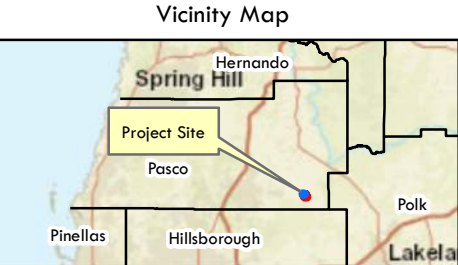


Figure: Planning Map	
Project: Gagne Property	
Pasco County	
Filename: GT_Planning_20200406_11x17_wcs	
Map Date: 4/6/2020	Map Prepared By: WCS



- Legend
- Gagne North Property - 21.08 Acres ±
 - Gagne South Property - 118.95 Acres ±
 - Pasco County Zoning
 - City of Zephyrhills Euclidean Zoning
 - Parcel Boundary



S: 23/24 T: 26 R: 21

Notes:

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FDOT

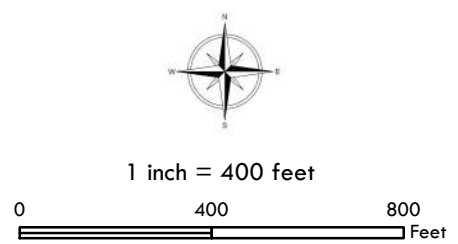
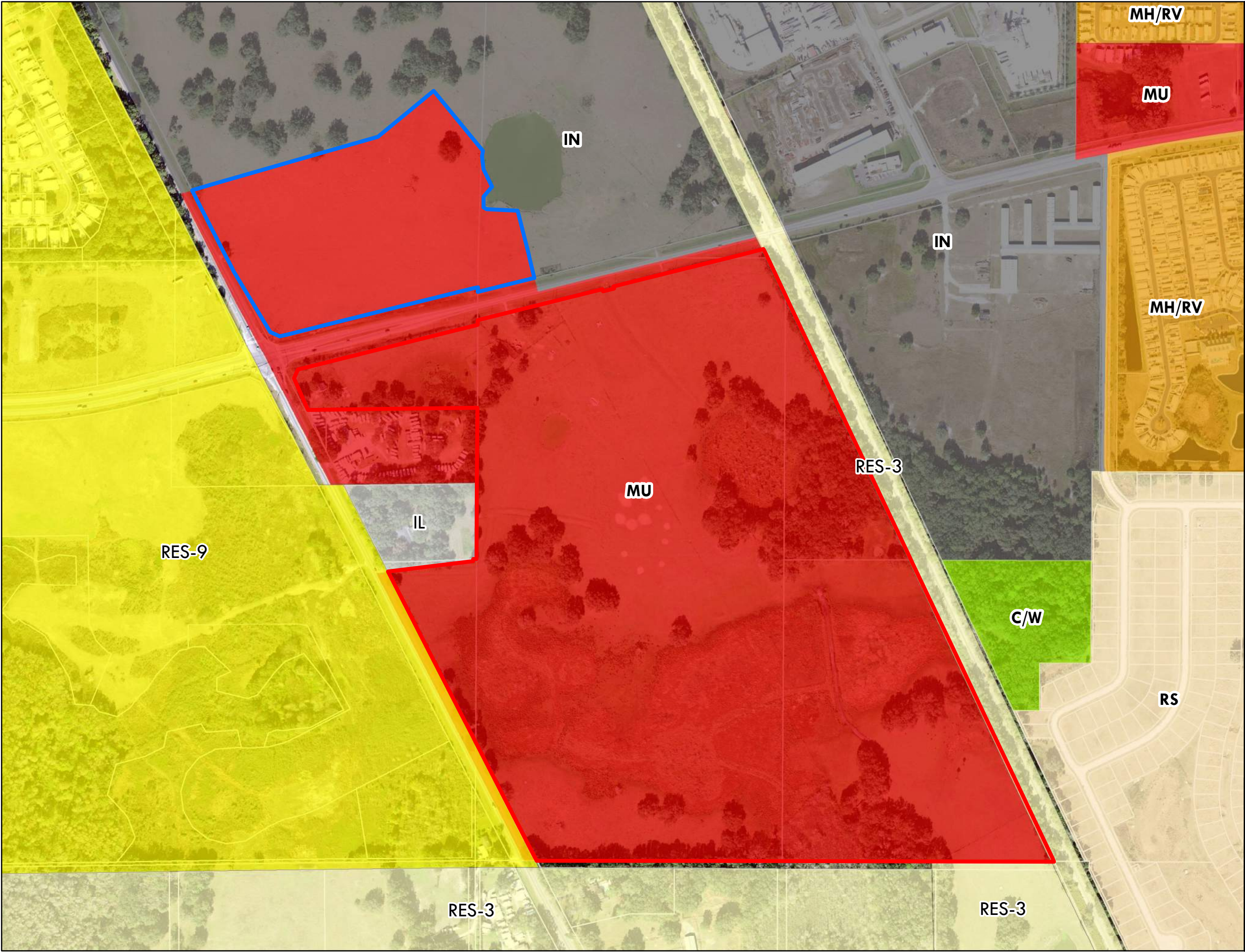


Figure: Zoning Map	
Project: Gagne Property	
Pasco County	
Filename: GT_Zoning_20200406_11x17_wcs	
Map Date: 4/6/2020	Map Prepared By: WCS



Clearview
LAND DESIGN, P.L.

3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

Legend

- Gagne North Property - 21.08 Acres ±
- Gagne South Property - 118.95 Acres ±

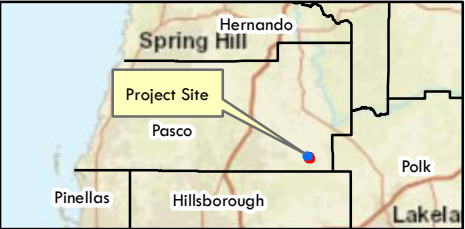
Pasco Future Land Use 2025

- IL, Industrial-Light
- RES-3, Residential-3 du/ga*
- RES-9, Residential-9 du/ga*

City of Zephyrhills Future Land Use

- Residential Suburban
- Mobile Home/Recreational Vehicle
- Mixed Use
- Industrial
- Conservation/Wetlands
- Parcel Boundary

Vicinity Map



S: 23/24 T: 26 R: 21

Notes:
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1 inch = 400 feet

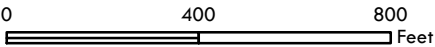


Figure: Future Land Use Map

Project: Gagne Property

Pasco County

Filename:
GT_FLU_20200406_11x17_wcs

Map Date:
4/6/2020

Map Prepared By:
WCS