

Master Planned Unit Development (MPUD)

for

Gagne

Pasco County

Legal Description:

A parcel of land being a portion of tracts 71, 73, 74, 87, 88, 89 and 90 ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, lying in Section 23, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, thence along the West line of said Southwest 1/4 of Section 23, S 00°05'47" E 1211.49 feet to a point on the former Southeasterly right of way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence departing said west line run N 42°39'24" E along said former Southeasterly right of way line, 571.64 feet to the POINT OF BEGINNING and the current Southeasterly right of way line of said U.S. Highway No. 301 (Ft. King Road); thence continue along said Southeasterly right of way line N 42°39'24" E 700.61 feet; thence N 45°49'14" E 333.45 feet to the point of intersection with the South right of way line of Chancey Road and the beginning of a non-tangent curve concave Southerly and having a radius of 1,372.39 feet; thence Southeasterly along said South right of way line 206.64 feet along the arc of said curve through a central angle of 08°37'37", having a chord bearing and distance of S 80°47'49" E 206.44 feet to the point of intersection with the West right of way line of Crystal Springs Drive; thence departing said curve and said South right of way line run S 00°31'20" E along said West right of way line, 738.25 feet; thence continue along said West right of way line S 00°00'42" E 583.51 feet to the most Northeasterly corner of "Tract F-1", COBBLESTONE PHASE 1, according to the plat thereof as recorded in Plat Book 87, Pages 15 through 32 inclusive, Public Records of Pasco County, Florida and a point of curvature of a non-tangent curve, concave Northwesterly and having a radius of 25.00 feet; thence leaving said West right of way line and running along the Northerly boundary of said "Tract F-1", 39.27 feet Southwesterly along the arc of said curve through a central angle of 90°00'00", having a chord bearing and distance of S 44°59'18" W 35.36 feet to the point of tangency; thence S 89°59'18" W 74.53 feet to the beginning of a curve concave Northeasterly and having a radius of 450.00 feet; thence northwesterly along the arc of said curve 335.11 feet through a central angle of 42°40'05", having a chord bearing and distance of N 68°40'39" W 327.42 feet to the point of tangency; thence N 47°20'37" W 650.07 feet to the most Northwesterly corner of said "Tract F-1" and the beginning of a curve concave Easterly, having a radius of 25.00 feet; thence leaving said Northerly boundary of "Tract F-1" run 39.27 feet Northerly along the arc of said curve through a central angle of 90°00'01", having a chord bearing and distance of N 02°20'36" W 35.36 feet to the POINT OF BEGINNING.

Containing 18.634 acres, more or less.

Parcel ID No.:

23-26-21-0020-07100-0020

Owner:

Gagne Robert H Trust - Gagne Robert H Ttee
39441 Pattie Rd
Zephyrhills, FL 33540

Sheet Index

Sheet Id.	Sheet Title	Subm./Rev.					
		-	1	2	3	4	5
1.01	Existing Conditions Plan		■				
1.02	Existing Conditions Plan - Soils Map		■				
2.00	Drainage, Utilities & Service Plan		■				
3.00	Land Use Plan		■				
4.00	Typical Notes		■				

Reference Drawings

BND-1	Boundary Survey		■				
		<u>Date</u>		<u>Description</u>			
1	03/00/2025			Submit to Pasco County			



Vicinity Map

Scale: 1" = 1,500'

Applicant / Agent:

Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803
407.487.2594

Planner / Civil Engineer:

Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803
407.487.2594

Environmental:

Bio-Tech Consulting, Inc.
2002 East Robinson Street
Orlando, FL 32803
877.894.5969

Surveyor:

Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803
407.487.2594

Transportation:

RAYSOR Transportation Consulting
19046 Bruce B. Downs Blvd., #308
Tampa, Florida 33647
813.625.1699

POULOS & BENNETT

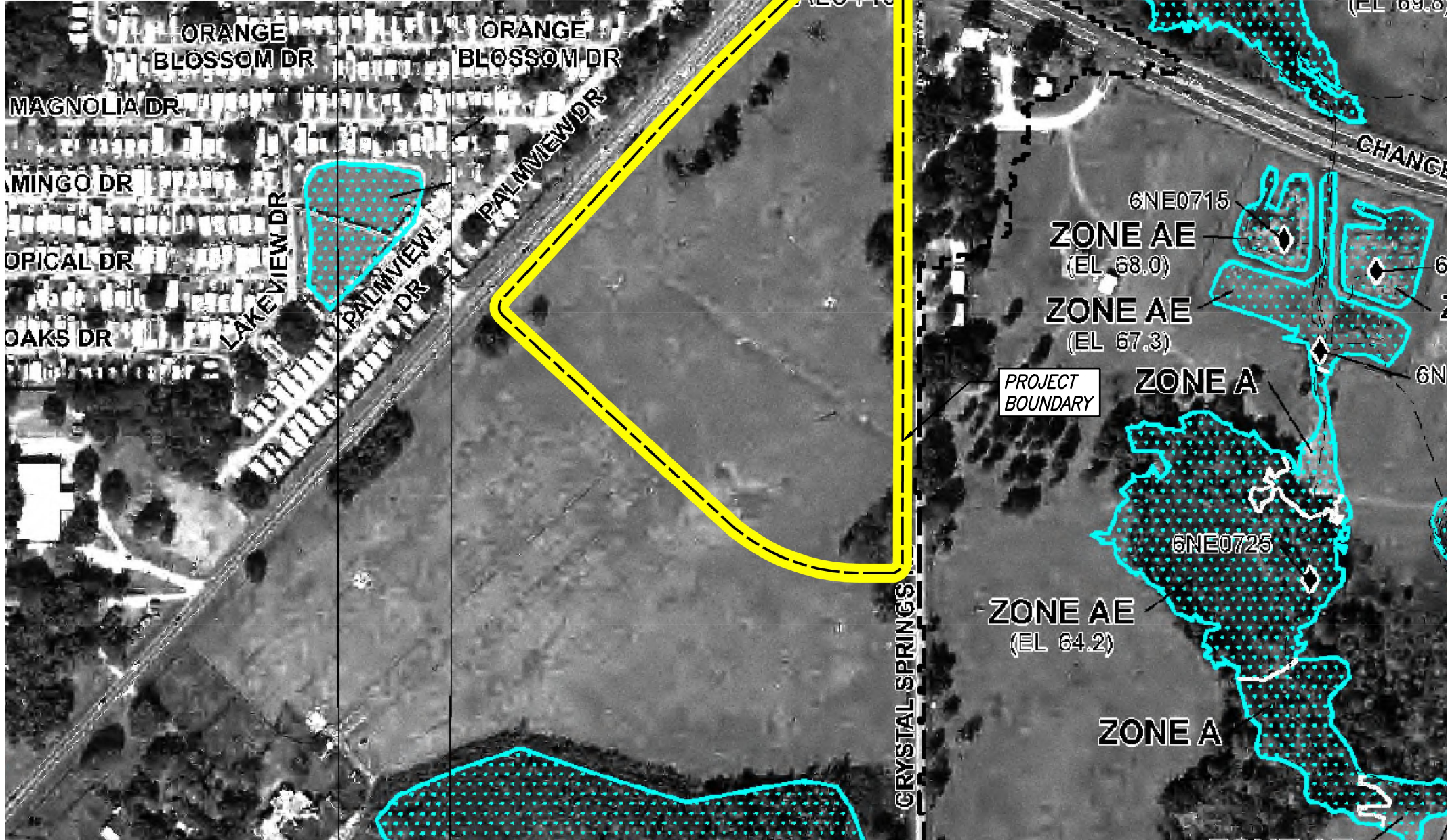
a Pape-Dawson company

2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 23-134

DATE: February 21, 2025

FEMA Flood Classification	
Zone	Zone Description
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30 year mortgage. No base flood elevations are determined.
AE	Areas With A 1% Annual Chance Of Flooding And A 26% Chance Of Flooding Over The Life Of A 30 Year Mortgage. Base Flood Elevations And Flood Hazard Factors Are Determined.
X	Areas Of Minimal Flood Hazard, Determined To Be Outside The 500 Year Flood Plain.

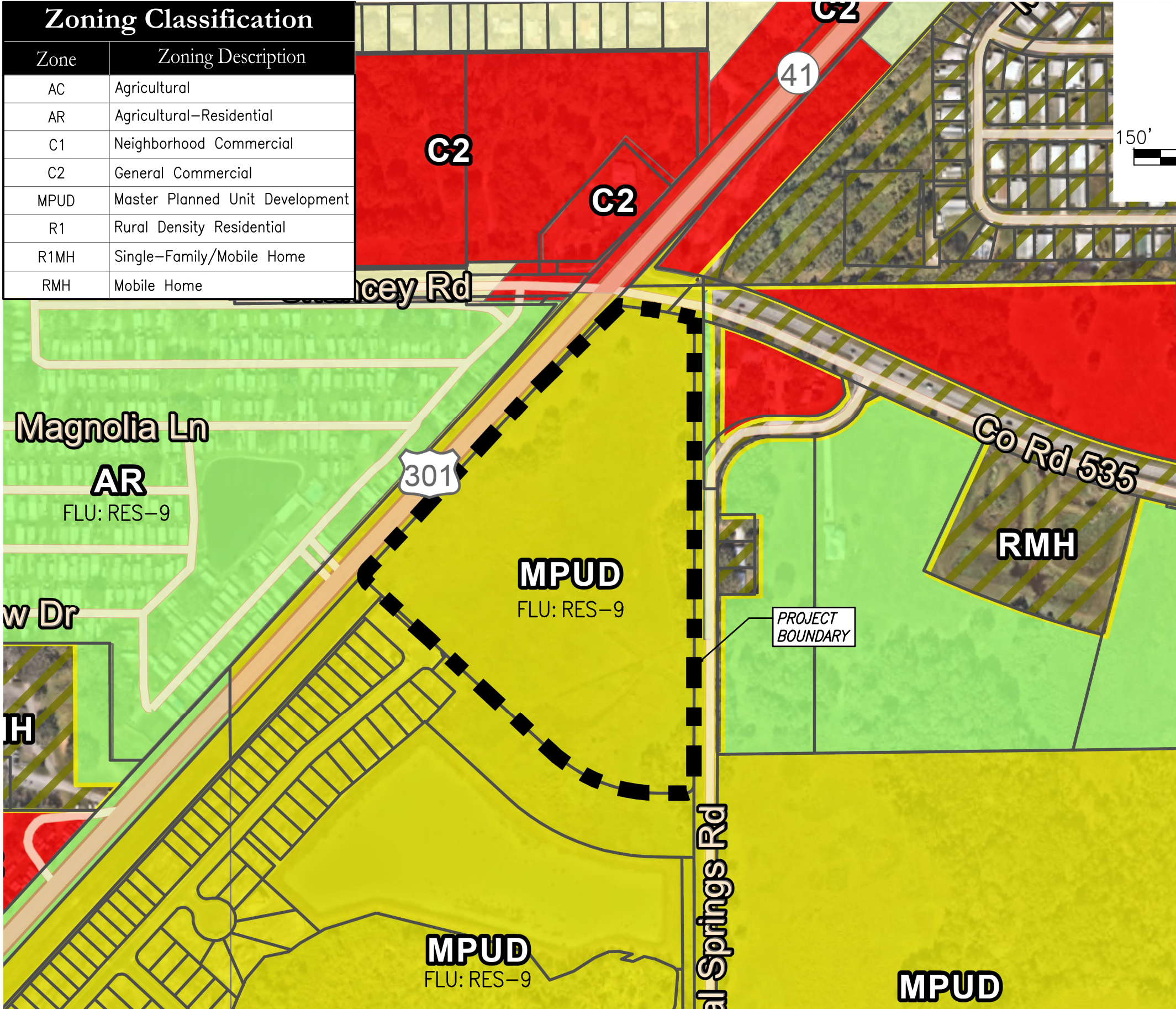
Source: FEMA Map Service Center, Pasco Co., Florida, Map No. 12101C0454F, Panel 454 of 500, Dated Revised: 09/26/2014 and Map No. 12101C0458F, Panel 458 of 500, Date Revised: September 26, 2014.



FEMA FLOODPLAIN MAP

SCALE: 1" = 300'

Zoning Classification	
Zone	Zoning Description
AC	Agricultural
AR	Agricultural-Residential
C1	Neighborhood Commercial
C2	General Commercial
MPUD	Master Planned Unit Development
R1	Rural Density Residential
R1MH	Single-Family/Mobile Home
RMH	Mobile Home

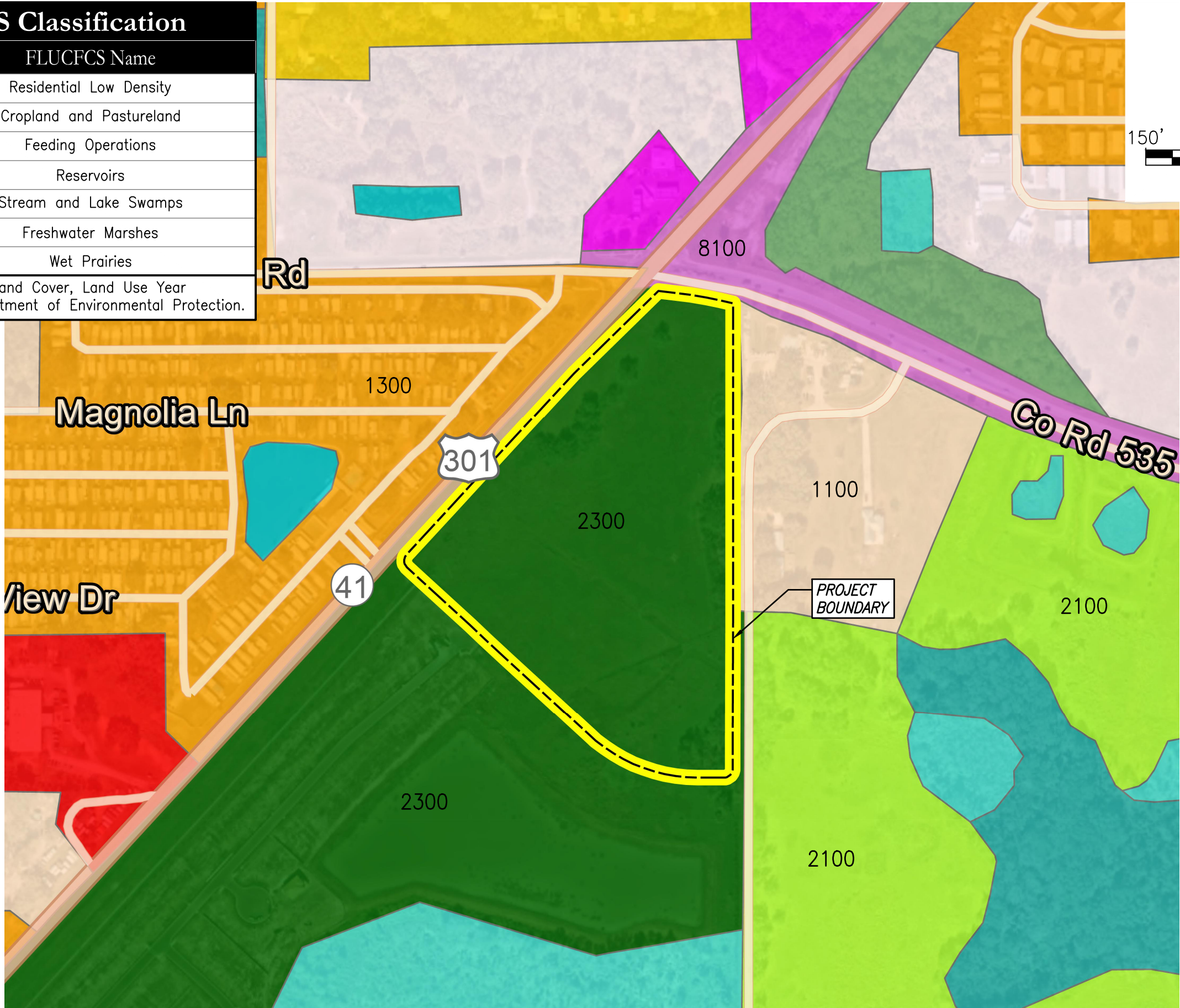


ZONING & FLU MAP

SCALE: 1" = 300'

FLUCFCS Classification	
FLUCFCS #	FLUCFCS Name
1100	Residential Low Density
2100	Cropland and Pastureland
2300	Feeding Operations
5300	Reservoirs
6150	Stream and Lake Swamps
6410	Freshwater Marshes
6430	Wet Prairies

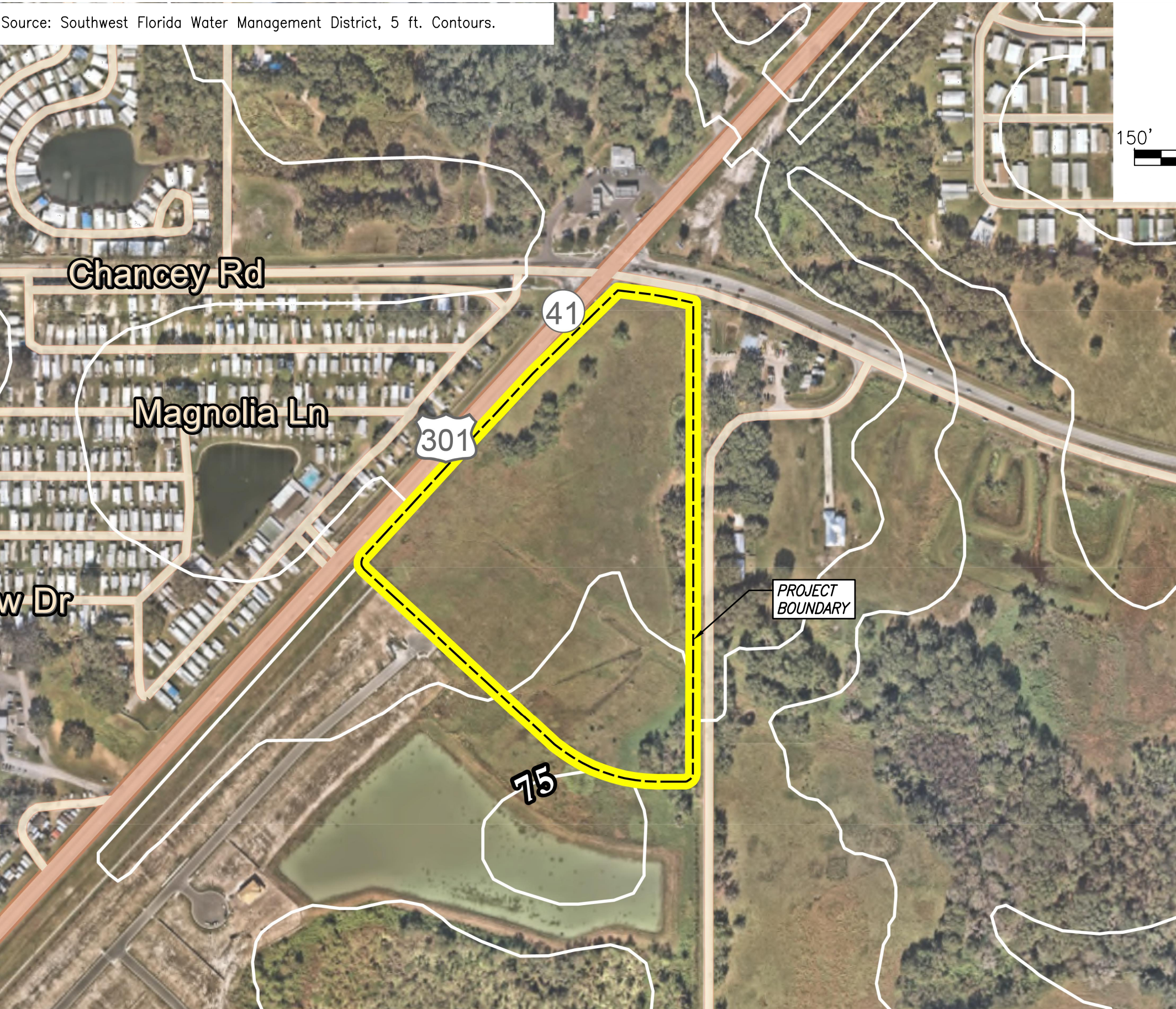
Source: State Land Use Land Cover, Land Use Year 2013-2016, Florida Department of Environmental Protection.



FLUCFCS MAP

SCALE: 1" = 300'

Source: Southwest Florida Water Management District, 5 ft. Contours.



TOPOGRAPHY MAP

SCALE: 1" = 300'

Key Map:

Consultant:

1	02/22/2025	SUBMIT TO PASCO COUNTY
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD88	
JOB NO.:	23-134	
DESIGNED BY:	DG	
DRAWN BY:	DG	
CHECKED BY:	RH	
APPROVED BY:	RLB	
SCALE IN FEET:	1" = 300'	

Project Name:

GAGNE
MASTER
PLANNED UNIT
DEVELOPMENT

Submittal To:

PASCO COUNTY, FL

Sheet Title:

EXISTING
CONDITIONS
PLAN

Sheet No.:

1.01

DATE: February 21, 2025

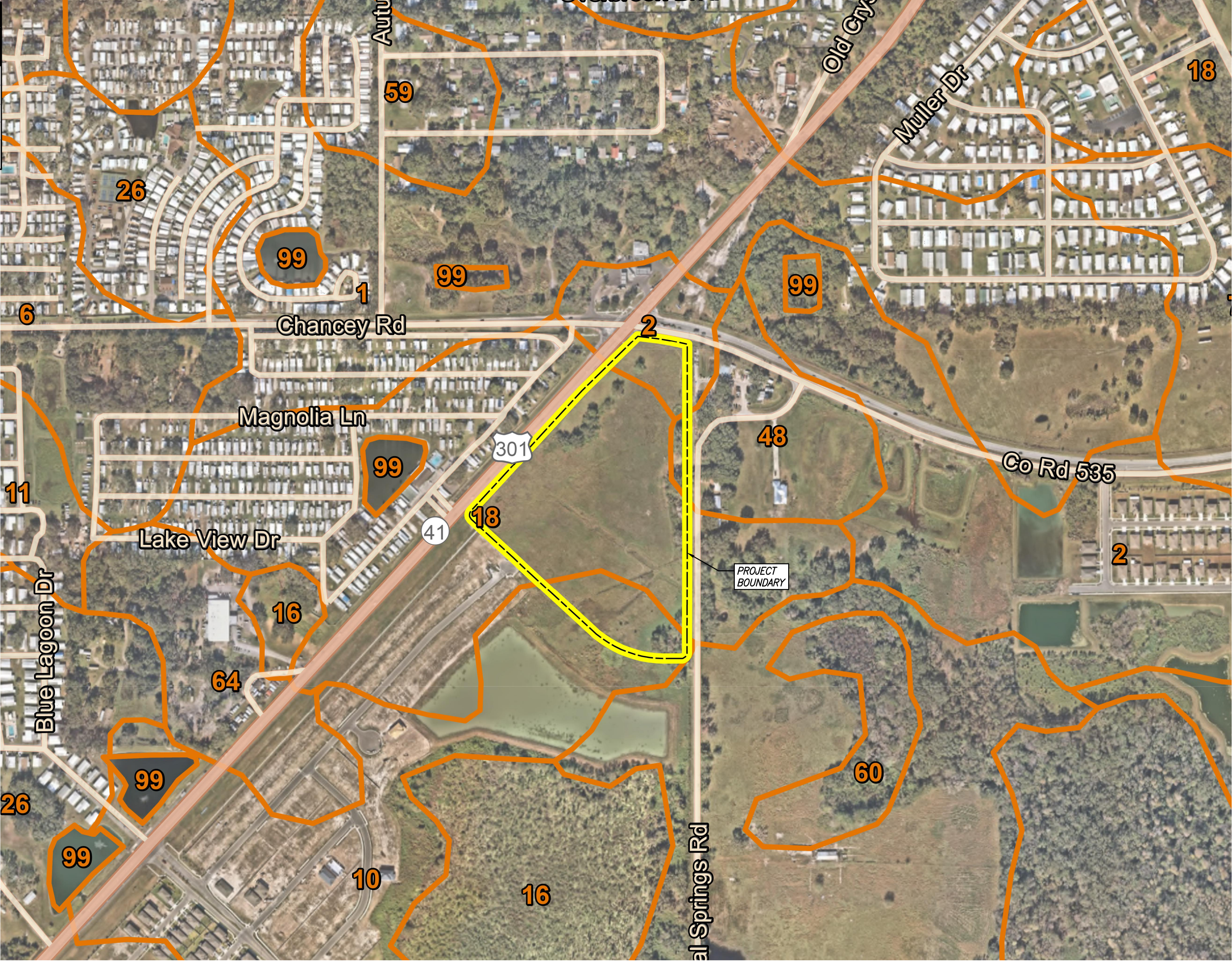
POULOS & BENNETT
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Soil Classification		
Soil #	Soil Name	Hydrologic Group
2	Pomona Fine Sand	B/D
10	Wabasso Fine Sand	C/D
18	Electra Variant Fine Sand, 0 To 5 % Slopes	A
48	Lochloosa Fine Sand, 0 To 5% Slopes	A

Source: USDA Web Soil Survey - Pasco County, FL, Dated: September 2016



SOILS MAP

SCALE: 1" = 300'

Key Map:

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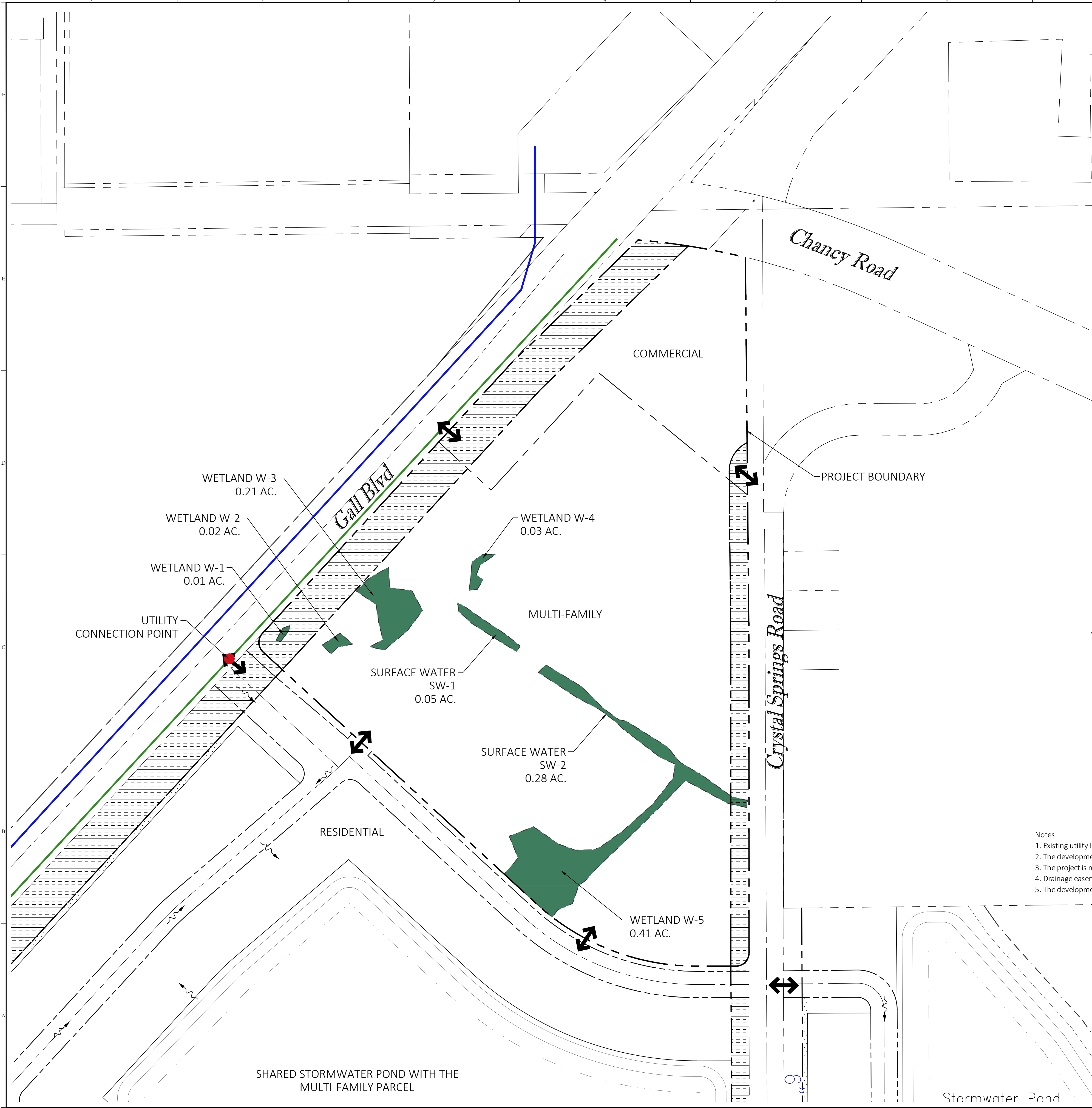
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**EXISTING
CONDITIONS
PLAN- SOILS MAP**

Sheet No.:
1.02

DATE: February 21, 2025

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- Notes
- Existing utility locations are approximate as provided by Pasco County Utilities.
 - The development will connect to the existing 12" PVC waterline and 8" PVC force main located on Gall Boulevard at the two proposed entrances.
 - The project is not in a basin of special concern.
 - Drainage easements are subject to change during the subdivision review process.
 - The development will be served by the approved stormwater ponds in the south-adjacent Cobblestone MPUD. A drainage easement will be provided.

LEGEND

- PROJECT BOUNDARY (SURVEY)
- COUNTY WATER LINE
- COUNTY SEWER LINE
- UTILITY CONNECTION POINT
- FUTURE ROW DEDICATION
- WETLANDS
- CONCEPT ACCESS POINT

Potable Water Impact Calculations

Use	Maximum Proposed Development	Pasco County Water Generation per Day	Potable Water Generated by Project
Multifamily	300 DU	215 Gallons/DU	64,500 Gallons/Day
Commercial	30,000 SqFt	0.2	6000 Gallons/Day

Notes: 215 GPD/DU is the LOS standard established in the Comprehensive Plan - Policy WAT 1.1.1 & CIE Exhibit 1-A

Wastewater Impact Calculations

Use	Maximum Proposed Development	Pasco County Wastewater Generation per Day	Wastewater Generated by Project
Multifamily	300 DU	200 Gallons/DU	60,000 Gallons/Day
Commercial	30,000 SqFt	0.15	4500 Gallons/Day

Notes: 200 GPD/DU is the LOS standard established in the Comprehensive Plan - Policy SEW 3.1.2 & CIE Exhibit 1-A

Solid Waste Impact Calculations

Use	Maximum Proposed Development	Anticipated Population based on 2.3 Persons/Unit	Pasco County Solid Waste Generation per Day	Solid Waste Generated by Project
Multifamily	300 DU	690	4.5 lbs/Capita	3,105
Commercial	30,000 SqFt	690	4.5 lbs/Capita	3,105

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SCALE IN FEET:	1" = 100'	

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Sheet Title:

DRAINAGE, UTILITIES
& SERVICE PLAN

Sheet No.:

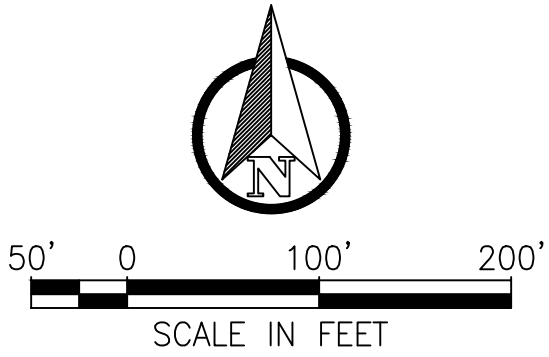
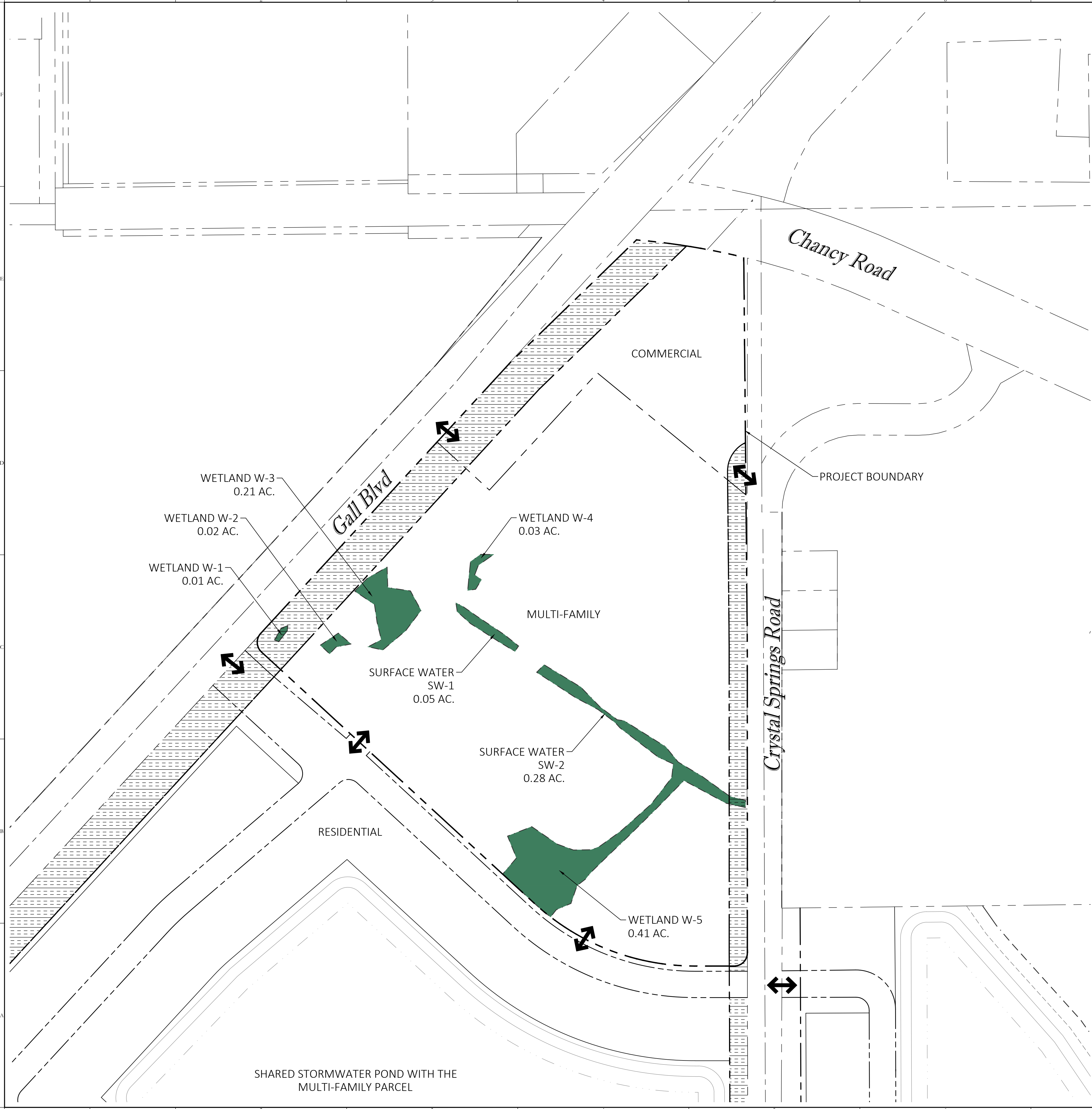
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DATE: February 21, 2025

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LEGEND

- PROJECT BOUNDARY (SURVEY)
- FUTURE ROW DEDICATION
- WETLANDS
- CONCEPT ACCESS POINT

Land Use Table (Acres)	
Commercial	2.14
Multi-Family Residential	13.5
Recreation	3.0
Open Space**	Per Sec. 522.4 Pasco County, LDC

**Open space calculation includes preserved wetlands, stormwater ponds, buffers and general open space.

NOTES

This plan is conceptual in nature and subject to change based on Geotechnical, Survey, Final Engineering Design and Permitting.

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PASCO COUNTY, FL

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LAND USE PLAN

Sheet No.:

3.00

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1. Development Acreage Summary

Gross Land Area 18.63

Residential Land Use Summary

	Gross Acres	Preserved Wetlands Acres	Net Developable Acres	Units Allowed		Units Proposed			Intensity Allowed		Proposed Intensity Total Proposed Sq. Ft. per Code
				Land Use Designation Density	Total Allowed Units per FLU	Proposed Dwelling Units*	Proposed Net Residential Density	Proposed Gross Residential Density	Land Use Designation Density	Total Allowed Sq. Ft. per Code	
Future Land Use RES-24	15.29	0.41	14.88	24 du/ac	357	300	20.2 du/acre	19.6 du/acre	N/A	N/A	N/A
Commercial	3.34	N/A	3.34	N/A	N/A	N/A	N/A	N/A	0.6 FAR	30,000 sq. ft. (Per Convenience in Sec. 522.3)	30,000 sq. ft. (Per Convenience in Sec. 522.3)
Planned Development Total:	18.63	0.41	18.22	24 du/Net ac	357	300	20.2 du/acre	19.6 du/acre	0.6 FAR	30,000 sq. ft. (Per Convenience in Sec. 522.3)	30,000 sq. ft. (Per Convenience in Sec. 522.3)

2. Existing Future Land Use

Residential-9, Commercial

3. Proposed Future Land Use

Residential-24 , Commercial

4. Existing Zoning

Master Planned Unit Development (MPUD)

5. Proposed Zoning

Master Planned Unit Development (MPUD)

6. Residential Standards

Setbacks: Multi-Family

Front 20'
Rear¹ 15'
Side² 15'
Minimum Lot Area 20,000 sq. ft.

Minimum Lot Depth 125'

Minimum Lot Width 125'

Maximum Lot Coverage 55%

Maximum Building Height 55'

1. 15 feet, plus five feet for each additional story above three stories.
2. 15 feet, each side, plus five feet for each additional story above three stories.

7. Permitted Residential Uses

Principal Uses: Multiple-family dwellings

Accessory Uses: Minor home occupations, private

8. Commercial Standards

Setbacks:
Front 25'
Rear¹ 0'
Side² 0'
Minimum Lot Area 10,000 sq. ft.

Minimum Lot Width 80'

Maximum Lot Coverage 50%

Maximum Building Height 35'

1. 30 feet, when adjacent to residential districts; adjacent to commercial or industrial districts, no rear yard shall be required.
2. A side depth of 30 feet per side from residential districts; no side yard shall be required where two or more commercial districts or an industrial and commercial district adjoin side by side; however, in no case shall common walls be permitted between properties of separate ownership. In the case of such a series of adjoining structures on lots of single and separate ownership abutting and paralleling a public right-of-way, a passage of at least 20 feet in width shall be provided at grade levels at intervals not more than 400 feet apart where required for public access from adjacent residential areas or for the safety of the public.

9. Permitted Commercial Uses

Permitted uses shall be in accordance with the principal and accessory uses permitted in the C-1 Neighborhood Commercial District, Land Development Code Section 525.2 - Permitted Uses.

10. School Demand

Potential Student Population per Pasco County Schools			
	Maximum Allowable Residential Units	Multi-Family Multiplier	Projected Student Population
School Type			
Elementary Students	300	0.09	27
Middle School Students	300	0.04	12
High School Students	300	0.05	15
Total Students:			54

11. PM Peak Hour Trips

Land Use Description / ITE Code	Quantity	Units	Total Daily Trips Generated	PM Peak Hour Trips Per Unit	Total Generated PM Hour Trips
Multi-family	300	du	1,362	0.39	117
Commercial	30,000	Sq Ft	1,634	6.59	198

Based on ITE Trip Generation Manual, 11th Edition.

12. Open Space

Common areas, open space, and recreation areas in the residential area shall be private, for the use of residents, and owned and maintained by the designated Property Owners' Association.

13. Recreation

A minimum of one (1) acre for 26 to 100 dwelling units and an additional 1/100 of one (1) acre for each additional dwelling unit over 100 is required per Section 905.1.e of the Land Development Code. The MPUD is required to have 3 acres of recreation.

1. A LDC variation is requested from LDC 905.1.E, Neighborhood Parks, Amount of Land Required, and LDC 905.1.F.2, Neighborhood Parks, Neighborhood Park Standards, Uses Prohibited, allowing:

- a. For multi-family portions of the MPUD, a minimum of 10% land area for Neighborhood Parks based upon the net developable acreage within such multi-family area; and
b. For multi-family, clubhouses (including pools, cabanas, and similar features) can count towards the required park space.

14. Proposed Parking

Off street parking shall be in accordance with the LDC Section 907.

15. Water Service

Pasco County Utilities

16. Wastewater Service

Pasco County Utilities

17. Reclaimed Water Service

NA

18. Stormwater

Stormwater management shall be provided in compliance with the Pasco County Land Development Code Section 902 and the requirements of the Southwest Florida Water Management District.

17. Wetland Data

Wetland Label ⁽²⁾	Pre-Development Wetlands Acres	Proposed Post-Development Wetlands	Wetland Classification
Wetland Area 1	0.01	0	
Wetland Area 2	0.02	0	
Wetland Area 3	0.21	0	
Wetland Area 4	0.03	0	
Wetland Area 5	0.41	0.41	
Total	0.68	0.41	

Notes:

1. There are no current or proposed critical linkages on the subject property per Pasco
2. Wetland labels per Atlantic Surveying boundary survey. See plan set attachment.

Key Map:

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TYPICAL NOTES

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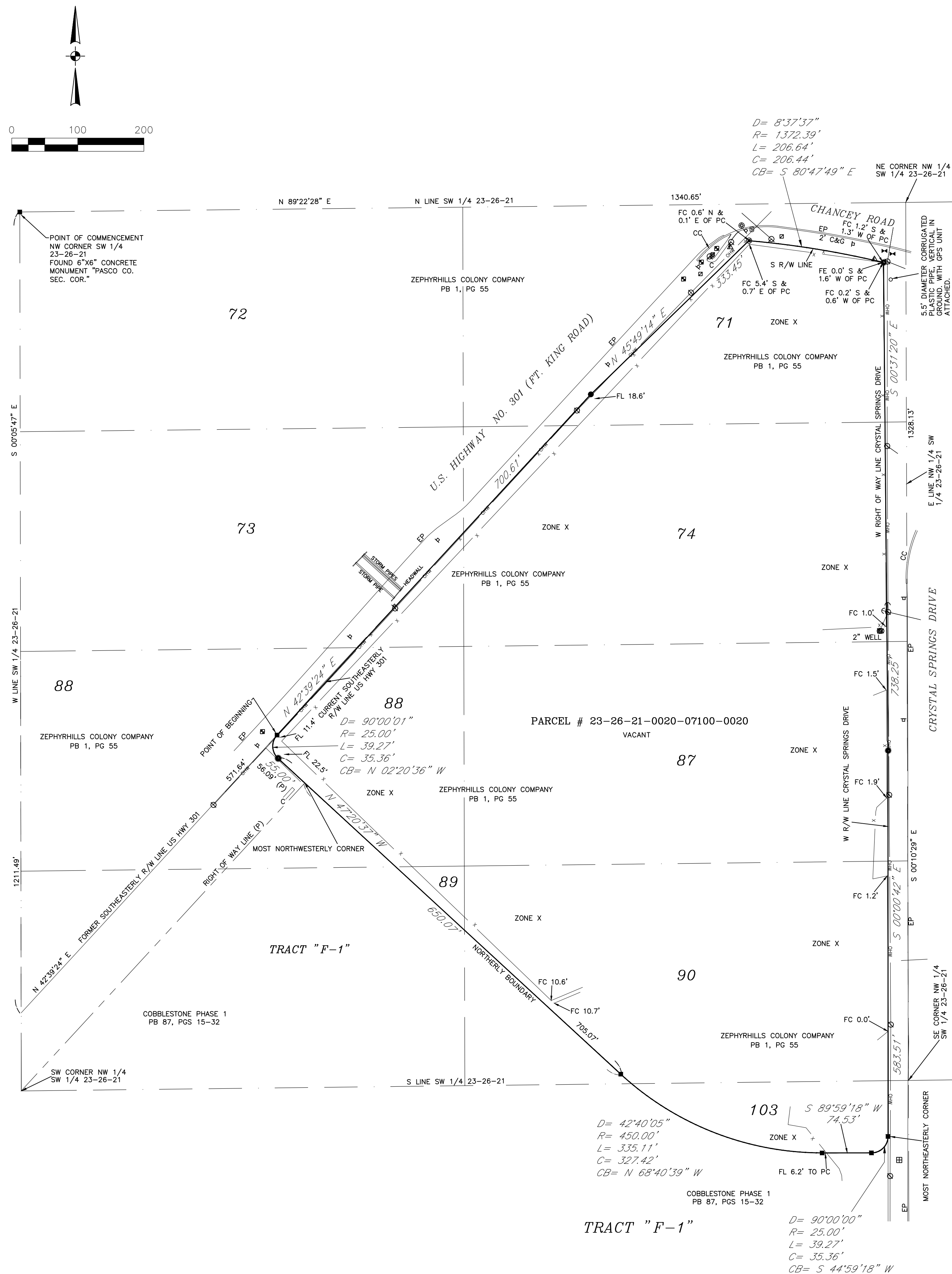
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S:\2023\23-158 COBBLESTONE PASCO\CAD\BND_ ALTA\NORTH BOUNDARY\23-158 N.BDY

- LEGEND:**
- FOUND 5/8" IRON ROD & CAP, ILLEGIBLE
 - SET 1/2" IRON ROD & CAP "LB 8060"
 - ⊙ FOUND 5/8" IRON ROD, NO CAP
 - FOUND 3/4" IRON PIPE & CAP, LB148
 - FOUND 4"x4" CONCRETE MONUMENT "PRM LB 7768" BEING A PERMANENT REFERENCE MONUMENT
 - FOUND 1 1/4" IRON PIPE
 - SIGN
 - GAS LINE MARKER
 - ⊙ GAS VALVE
 - ⊙ SEWER VALVE
 - ▲ FIBER OPTIC MARKER
 - ▲ CABLE TV RISER
 - ⊞ ELECTRIC BOX
 - ⊞ ELECTRIC METER
 - ▲ TELEPHONE RISER
 - ▲ WATER VALVE
 - ⊞ WATER METER
 - ⊞ WELL
 - ⊞ UTILITY POLE
 - ⊞ TRAFFIC SIGNAL UTILITY POLE
 - ⊞ TRAFFIC SIGNAL CONTROL BOX
 - MAIL BOX
 - GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - A ASPHALT
 - C CONCRETE
 - (C) CALCULATED
 - CC CONCRETE CURBING
 - C&G CURB & GUTTER
 - FC FENCE CORNER
 - FE FENCE END
 - FL FENCE LINE
 - ORB OFFICIAL RECORDS BOOK
 - (P) PLAT
 - PC PROPERTY CORNER
 - PB PLAT BOOK
 - PG PAGE
 - PL PROPERTY LINE
 - R/W RIGHT OF WAY
 - UE UTILITY EASEMENT



LEGAL DESCRIPTION:

A parcel of land being a portion of tracts 71, 73, 74, 87, 88, 89 and 90 ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, lying in Section 23, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, thence along the West line of said Southwest 1/4 of Section 23, S 00°05'47" E 1211.49 feet to a point on the former Southeasterly right of way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence departing said west line run N 42°39'24" E along said former Southeasterly right of way line, 571.64 feet to the POINT OF BEGINNING and the current Southeasterly right of way line of said U.S. Highway No. 301 (Ft. King Road); thence continue along said Southeasterly right of way line N 42°39'24" E 700.61 feet; thence N 45°49'14" E 333.45 feet to the point of intersection with the South right of way line of Chancey Road and the beginning of a non-tangent curve concave Southerly and having a radius of 1,372.39 feet; thence Southeasterly along said South right of way line 206.64 feet along the arc of said curve through a central angle of 08°37'37", having a chord bearing and distance of S 80°47'49" E 206.44 feet to the point of intersection with the West right of way line of Crystal Springs Drive; thence departing said curve and said South right of way line run S 00°31'20" E along said West right of way line, 738.25 feet; thence continue along said West right of way line S 00°00'42" E 583.51 feet to the most Northeasterly corner of "Tract F-1", COBBLESTONE PHASE 1, according to the plat thereof as recorded in Plat Book 87, Pages 15 through 32 inclusive, Public Records of Pasco County, Florida and a point of curvature of a non-tangent curve, concave Northwesterly and having a radius of 25.00 feet; thence leaving said West right of way line and running along the Northerly boundary of said "Tract F-1", 39.27 feet Southwesterly along the arc of said curve through a central angle of 90°00'00", having a chord bearing and distance of S 44°59'18" W 35.36 feet to the point of tangency; thence S 89°59'18" W 74.53 feet to the beginning of a curve concave Northeasterly and having a radius of 450.00 feet; thence northwesterly along the arc of said curve 335.11 feet through a central angle of 42°40'05", having a chord bearing and distance of N 68°40'39" W 327.42 feet to the point of tangency; thence N 47°20'37" W 650.07 feet to the most Northwesterly corner of said "Tract F-1" and the beginning of a curve concave Easterly, having a radius of 25.00 feet; thence leaving said Northerly boundary of "Tract F-1" run 39.27 feet Northerly along the arc of said curve through a central angle of 90°00'01", having a chord bearing and distance of N 02°20'36" W 35.36 feet to the POINT OF BEGINNING.

Containing 18.634 acres, more or less.

SURVEYOR'S NOTES:

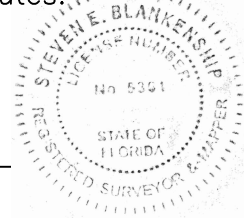
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF W LINE OF THE SW 1/4 OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING S00°05'47"E, ASSUMED.
- THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
- SUBJECT PROPERTY SHOWN HEREON LIES IN ZONES X, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12101C0458F, FOR PASCO COUNTY, SEPTEMBER 26, 2014. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED VISIBLE, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR ELECTRONIC SIGNATURE AS SET FORTH IN F.A.C. 5J-17.602(3).
- ADJACENT PARCEL INFORMATION WAS OBTAINED FROM THE PASCO COUNTY PUBLIC ACCESS SYSTEM.
- WETLAND DELINEATION WAS NOT PART OF THIS SURVEY.
- LAST DATE OF FIELD SURVEY: 04-05-2024.
- SUBJECT PROPERTY CONTAINS 18.634 ACRES, MORE OR LESS.

This survey is made for the benefit of:

GS PASCO, LLC

I hereby certify that this Survey was prepared in accordance with the standards of practice for the profession of surveying and mapping as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Steven E. Blankenship
STEVEN E. BLANKENSHIP P.S.M.
STATE OF FLORIDA



Consultant:

NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		N/A
JOB NO.:		23-158
DESIGNED BY:		-N/A
DRAWN BY:		-BST
CHECKED BY:		-SEB
APPROVED BY:		-SEB

SCALE IN FEET:

Project Name:

RUCKS PUD

Submittal To:

CG PASCO LLC

Sheet Title:

Sheet No.:

BND-1

POULOS & BENNETT

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Tel. 407.487.2594 www.poulosandbennett.com
Licensed Survey Business No. 8606