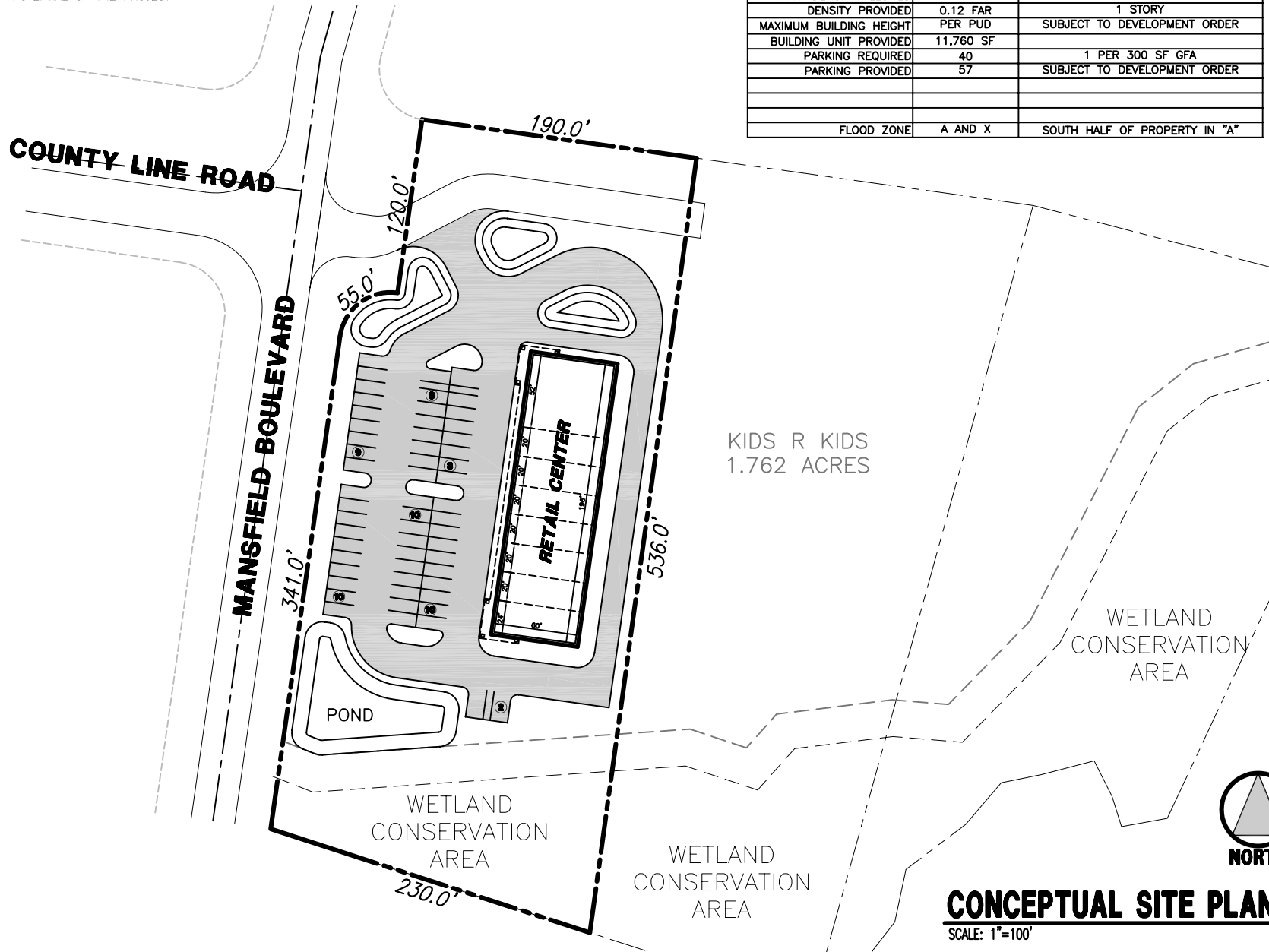


PRELIMINARY DESIGN NOTES:

1. THIS IS A CONCEPTUAL SITE PLAN. ALL LAYOUT AND/OR DESIGN INFORMATION IS DERIVED FROM PRELIMINARY FINDINGS AND/OR PUBLICLY AVAILABLE DOCUMENTATION.
2. PROPERTY BOUNDARIES ARE SHOWN BASED UPON OWNER-PROVIDED INFORMATION AND/OR PUBLICLY AVAILABLE TAX MAPS.
3. ALL DESIGN INFORMATION IS SUBJECT TO REVIEW AND APPROVAL BY LOCAL GOVERNMENT MUNICIPALITIES, ACTUAL SOIL CONDITIONS, ACTUAL ENVIRONMENTAL CONDITIONS, LAND USE RESTRICTIONS, PROPERTY ENCUMBERANCES, ETC.
4. THIS PLAN MAY NOT NECESSARILY REPRESENT THE ACTUAL FINAL LAYOUT OR POTENTIAL OF THE PROJECT.

SITE DATA TABLE

DESCRIPTION	DATA	NOTES
SITE AREA	2.24 AC MOL	NET AREA EXCLUDING WETLAND
ZONING	PUD	SUBJECT TO DEVELOPMENT ORDER
FUTURE LAND USE	RES-3	THIS IS A RESIDENTIAL LAND USE
MAX. DENSITY ALLOWED	PER PUD	SUBJECT TO DEVELOPMENT ORDER
DENSITY PROVIDED	0.12 FAR	1 STORY
MAXIMUM BUILDING HEIGHT	PER PUD	SUBJECT TO DEVELOPMENT ORDER
BUILDING UNIT PROVIDED	11,760 SF	
PARKING REQUIRED	40	1 PER 300 SF GFA
PARKING PROVIDED	57	SUBJECT TO DEVELOPMENT ORDER
FLOOD ZONE	A AND X	SOUTH HALF OF PROPERTY IN "A"



Ozona
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PROJECT:

RETAIL CENTER
SEC COUNTY LINE RD AND MANSFIELD BLVD.
PASCO COUNTY, FLORIDA

DRAWN BY: AVF
DATE: 08/18/04

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