

Executive Summary

Name: Summit View

Location: This property is located in Pasco County on the east side of Happy Hill Road north of Abbol Charles Road
1/4 Mile West of State Rd 52

Description: Vacant Land

Access: The site can be accessed directly on Happy Hill Road

Zoning: Approved MPUD, 406 Single Family Homes

School Districts: San Antonio Elementary School- Grade C
Pasco Middle School Grade D
Pasco High School -Grade B

Utilities: Water and Sewer

Price: TBD, shovel ready

general notes

1. Data source: approximate and based on best available sources, including p.A.A. GIS, 50471131 data property appraiser information.
2. Boundaries based on TDC survey dated 12/04/05.
3. This plan is conceptual in nature and is subject to change following further environmental study, detailed engineering and review permit requirements.
4. Original family photo survey plan dated 12/15/04. Subsequent revision dated on plan. Final Concept Plan incorporates Dade City Conditions of Approval, dated 12/15/05. Maximum permitted density for the project not to exceed 45 units.
5. All roads within development are proposed to be paved, with the exception of the entry road from Highway 190. Road to the security gates.

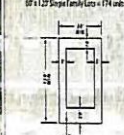
Village C



TYPICAL TOWNHOME
#11

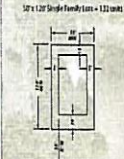
Community Center

Village B



TYPICAL 60' LOT
#12

Village A



TYPICAL 50' LOT
#13

Legend

- Proposed Spot Elevation
- Existing Centerline

Development Phasing

Unit Type	Phase 1	Phase 2	Total
Townhomes	52	48	100
60' x 120'	76	56	132
50' x 120'	67	107	174
	195	211	406



Scale: 1" = 200'

Final Concept Plan
Summit View
Dade City, Florida