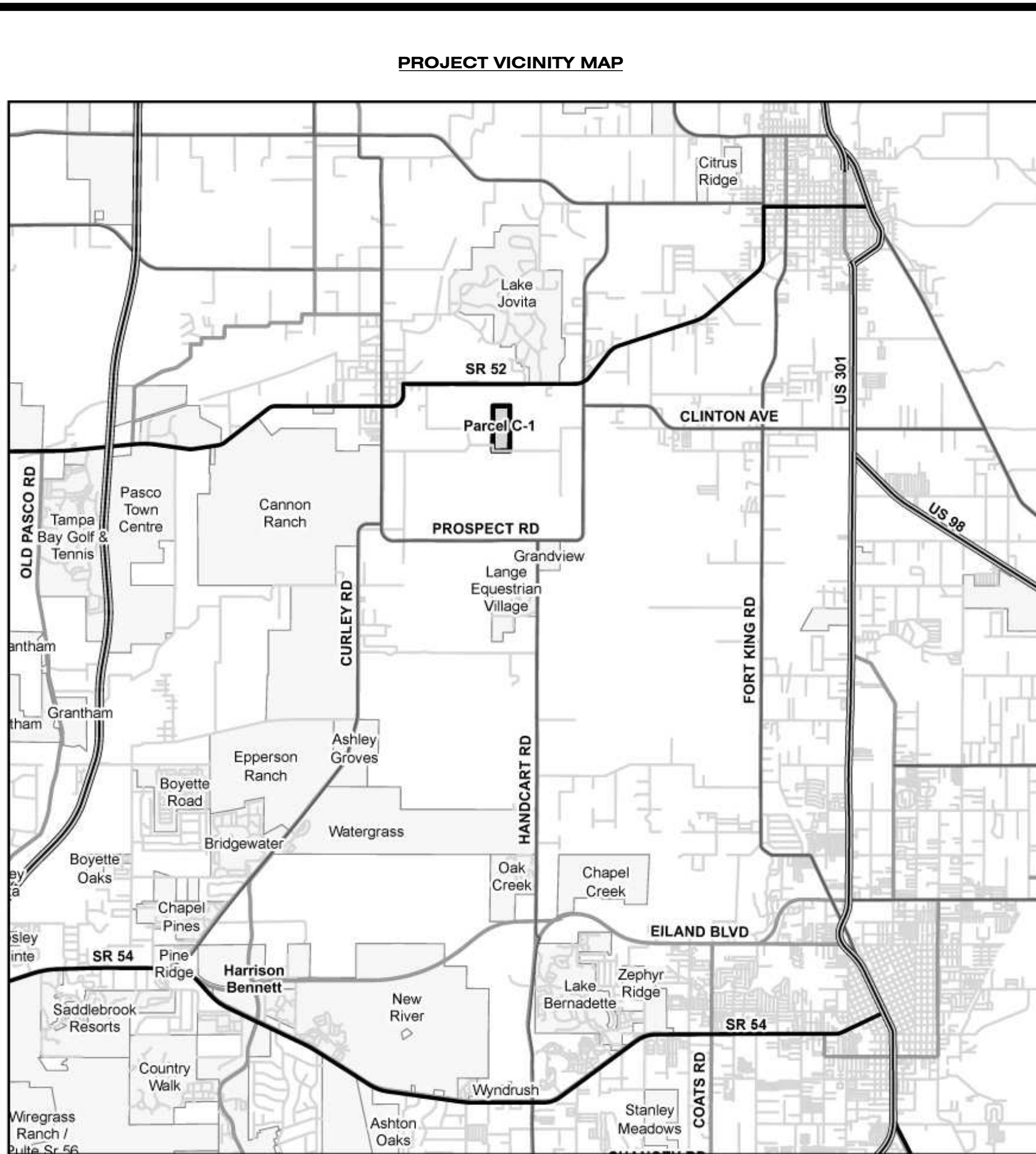


PROJECT SITE DATA	
EXISTING	
Total Project Acreage	63.8 Ac.
Uplands	37.4 Ac.
Core Reserve	26.4 Ac.
Wetlands	16.3 Ac.
Future Land Use	RES-1
Existing Zoning	AC
Existing Land Use	AGRICULTURE
PROPOSED	
Public Space	6.4 Ac.
Core	
Residential	5.2 Ac.
Non-Residential	9.6 Ac.
Neighborhood General	16.2 Ac.
Neighborhood Edge	0.0 Ac.
Total Developable Acreage	37.4 Ac.
Total Proposed Intensity	
Residential	165 DU
Commercial/Office	82,000 SF
Future Land Use	VMU-2A/CORE RESERVE
Zoning	MPUD

PARCEL "C-1" AREA & DENSITY CALCULATIONS CENTER										
Acreage	Percentage	Residential Minimum Density/Intensity	Residential Maximum Density/Intensity	General Commercial Maximum F.A.R.	Residential Minimum Units	Residential Maximum Units	Community Center General Maximum Intensity	Neighborhood Center (Max. 20,000 sqft 3 Centers or May Be Combined with Community Center) Maximum Intensity	Employment Use (Including Office) Max. 50,000 sf	
NON DEVELOPABLE CORE RESERVE										
UPLAND	10.1		2.3			23				
CATEGORY I WETLANDS	16.3		2.3			9				
TOTAL CORE RESERVE	26.4					32				
WETLANDS										
CATEGORY I WETLANDS	16.3		0			0				
CATEGORY II & III WETLANDS	0.0		2.3			0				
TOTAL WETLANDS	16.3					0				
PARCEL "C-1" NON DEVELOPABLE AREA										
	26.4					32				
DEVELOPABLE										
PUBLIC SPACES										
COMMUNITY FACILITIES (SCHOOL)	0.0	0%								
NEIGHBORHOOD PARK	6.4	17%								
OPEN SPACE & BUFFER	0.0	0%								
TOTAL PUBLIC SPACES	6.4	17%								
CORE										
RESIDENTIAL	5.2	14%	4	10	0.75	21	32	17,000	40,000	0
NON-RESIDENTIAL (COMMUNITY SCALE CENTER)	9.6	26%								
MEMORANDUM OF UNDERSTANDING SHALL GRANT 25,000 SQFT CENTER GENERAL COMMERCIAL & EMPLOYMENT TO PARCEL C-1								25,000		
TOTAL CORE	14.8	40%				21	32	42,000	40,000	0
NEIGHBORHOOD GENERAL										
RESIDENTIAL	16.2	43%	5	10	0.75	0	81			
NON-RESIDENTIAL (NEIGHBORHOOD SCALE CENTER)	0.0									
TOTAL NEIGHBORHOOD GENERAL	16.2	43%	5	10	0.75	0	81			
NEIGHBORHOOD EDGE										
RESIDENTIAL	0.0	0%	2	5	0.35	0	0			
NON-RESIDENTIAL (NEIGHBORHOOD SCALE CENTER)	0.0									
TOTAL NEIGHBORHOOD EDGE	0.0	0%	2	5	0.35	0	0			
PARCEL "C-1" DEVELOPABLE AREA										
	37.4	100%				21	133	42,000	40,000	0
TOTAL PARCEL "C-1"	63.8					21	165	42,000	40,000	0



CORE RESERVE	
Upland	10.1 Ac.
Category I Wetlands	16.3 Ac.
Total Core Reserve	26.4 Ac.

PRODUCT TYPE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK		MAXIMUM LOT COVERAGE	MAXIMUM BUILDING HEIGHT	ACCESSORY STRUCTURE &/OR REAR LOCATED	ZERO LOT LINE
				MINIMUM	REAR				
NEIGHBORHOOD GENERAL									
SINGLE-FAMILY DETACHED STREET ACCESS	4,000 S.F.	40 FEET	10 FEET - GARAGE SHALL BE SETBACK A MINIMUM OF 20 FEET	5 FEET	15 FEET	80%	35 FEET	5 FEET	PERMITTED
SINGLE-FAMILY DETACHED ALLEY ACCESS	3,200 S.F.	30 FEET	10 FEET	5 FEET	5 FEET	80%	35 FEET	N/A	PERMITTED
SINGLE-FAMILY DETACHED STREET ACCESS "SKINNY LOT"	2,800 S.F.	28 FEET (TYPICAL) CORNER LOT MINIMUM 33 FEET	10 FEET - GARAGE SHALL BE SETBACK A MINIMUM OF 20 FEET	5 FEET	15 FEET	80%	35 FEET	5 FEET	PERMITTED
NEIGHBORHOOD EDGE									
SINGLE-FAMILY DETACHED STREET ACCESS	5,500 S.F.	55 FEET	10 FEET - GARAGE SHALL BE SETBACK A MINIMUM OF 20 FEET	5 FEET	15 FEET	80%	35 FEET	5 FEET	PERMITTED

WETLANDS	
EXISTING	
Category I Wetlands	16.3 Ac.
Category II Wetlands	Ac.
Category III Wetlands	Ac.
Total Existing Wetlands	16.3 Ac.
PROPOSED	
Category I Wetlands	16.3 Ac.
Category II Wetlands	0 Ac.
Category III Wetlands	0 Ac.
Total Proposed Wetlands	16.3 Ac.

LEGAL DESCRIPTION

DESCRIPTION AS FURNISHED:

THE WEST 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

SUBJECT TO RIGHT-OF-WAY IN USE FOR WILLIAMS CEMETERY ROAD.

- SOURCE NOTES**
1. Legal Description provided by Simmons & Beall, Inc.; Dated: September 21, 2006; Address: 12218 Highway 301 South Dade City Florida, 33526
 2. Phase I Cultural Resource Assessment provided by Panamerican Consultants, Inc.
 3. Traffic Study provided by Lincks & Associates, Inc.
 4. Soil data based on NRCS.
 5. Zoning and Future Land Use information obtained from Pasco County Government. Approximate acreages were adjusted to conform to the provided Boundary Survey and Legal Description.
 6. Contours based on Pasco County 1ft. topographic features.
 7. The project lies within Flood Zone C per FEMA FIRM Community Panel No. 1202300275D and 1202300290D, dated 1996.
 8. Aerial provided by Aerial Express, flown January 2008.
 9. Wetlands have been photo interpreted and field verified by Heidt Design, LLC.

SHEET NO.	DESCRIPTION
1	COVER / NOTES & TABLES
2	EXISTING CONDITIONS
3	MASTER PLAN

VILLAGES OF PASADENA HILLS

VILLAGE C

PARCEL "C-1"

MPUD Zoning Plan

Owner:
Evans Properties, Inc.
 660 Beachland Blvd.
 Suite 301
 Vero Beach, FL 32963
 PHONE: (772) 234-2410
 FAX: (772) 234-3690
 Attn: CRAIG LINTON

Legal Council / Agent:
Tew & Associates
Attorneys At Law
 7747 Mitchell Boulevard
 Suite C
 New Port Richey, FL 34655
 PHONE: (727) 645-6944
 FAX: (727) 645-6949
 Attn: JOEL TEW, ESQUIRE

Engineer:
HEIDT DESIGN, LLC
 5806-B Breckenridge Parkway
 Tampa, Florida 33610
 Office: 813-253-5311
 Fax: 813-464-7629
 Attn: B. PATRICK GASSAWAY, P.E.

Approval Type: _____ Project Name: VILLAGES OF PASADENA HILLS VILLAGE C PARCEL "C-1"

APPROVED _____ Date _____ Petition Number _____

Evans Parcel "C-1" MPUD Zoning Plan
 Cover/Notes & Tables

Evans Properties, Inc.
 Pasco County

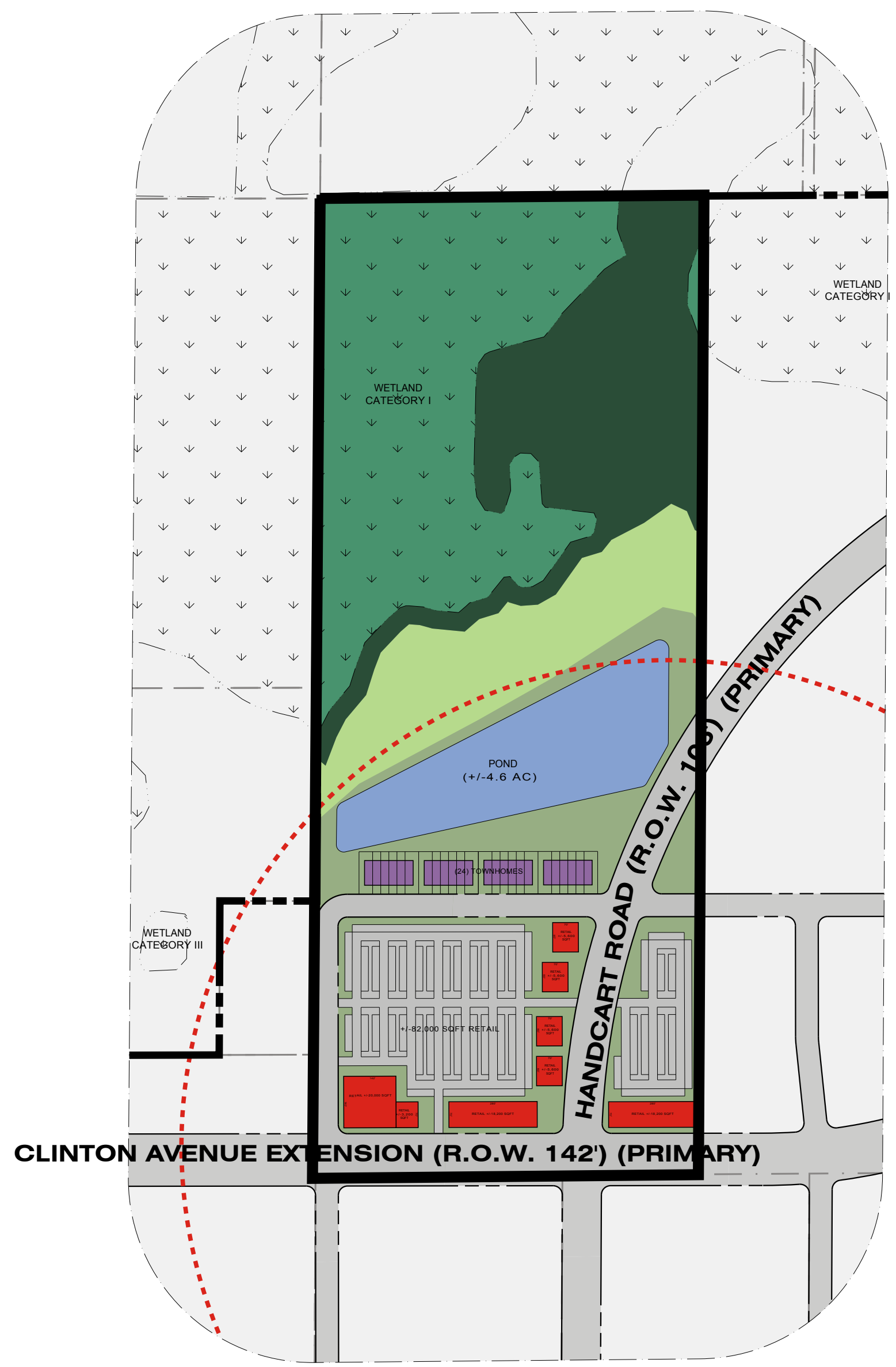
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 0' 250' 500' 1,000'
 HALF SCALE 11" BY 17"

DATE: 11/09 JOB #: EPL-OS-002 SHEET 1 OF 3 SHEETS

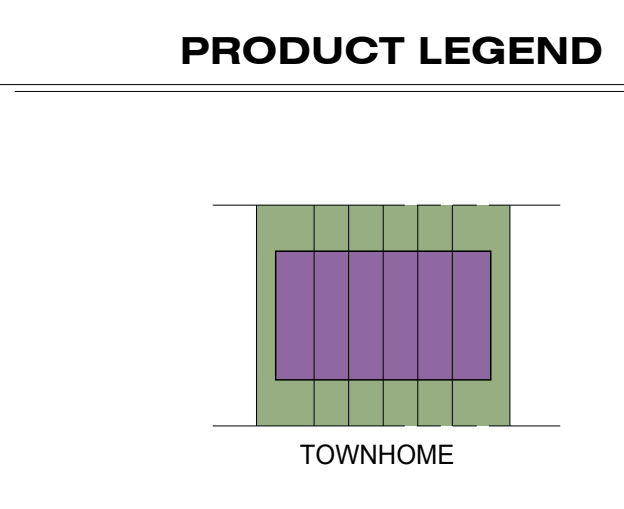
HEIDT DESIGN
 5806-B Breckenridge Parkway
 Tampa, FL 33610
 Phone: (813) 253-5311
 www.HeidtDesign.com

PIEVANS PASADENA-PASADENA HILLS VILLAGE C-MT_CV.DWG-D STD SCOTT ANDREASEN

P:\EVANS PASADENA-PASADENA HILLS\VILLAGE CLANDPLAN\VILLAGE C-1\3_CONCEPT PLAN C-1\DWG-D STD SCOTT ANDREASEN



- LEGEND**
- WETLANDS
 - PROPOSED PARK SITE/OPEN SPACE
 - PROPOSED POND
 - PROPOSED VILLAGE SEPARATOR
 - CORE RESERVE
 - 1/4 MILE WALKING DISTANCE
 - PROJECT BOUNDARY
 - 500 FEET SURROUNDING AREA LINE



Evans Parcel "C-1" MPUD Zoning Plan
 Conceptual Layout "Information Purpose Only"

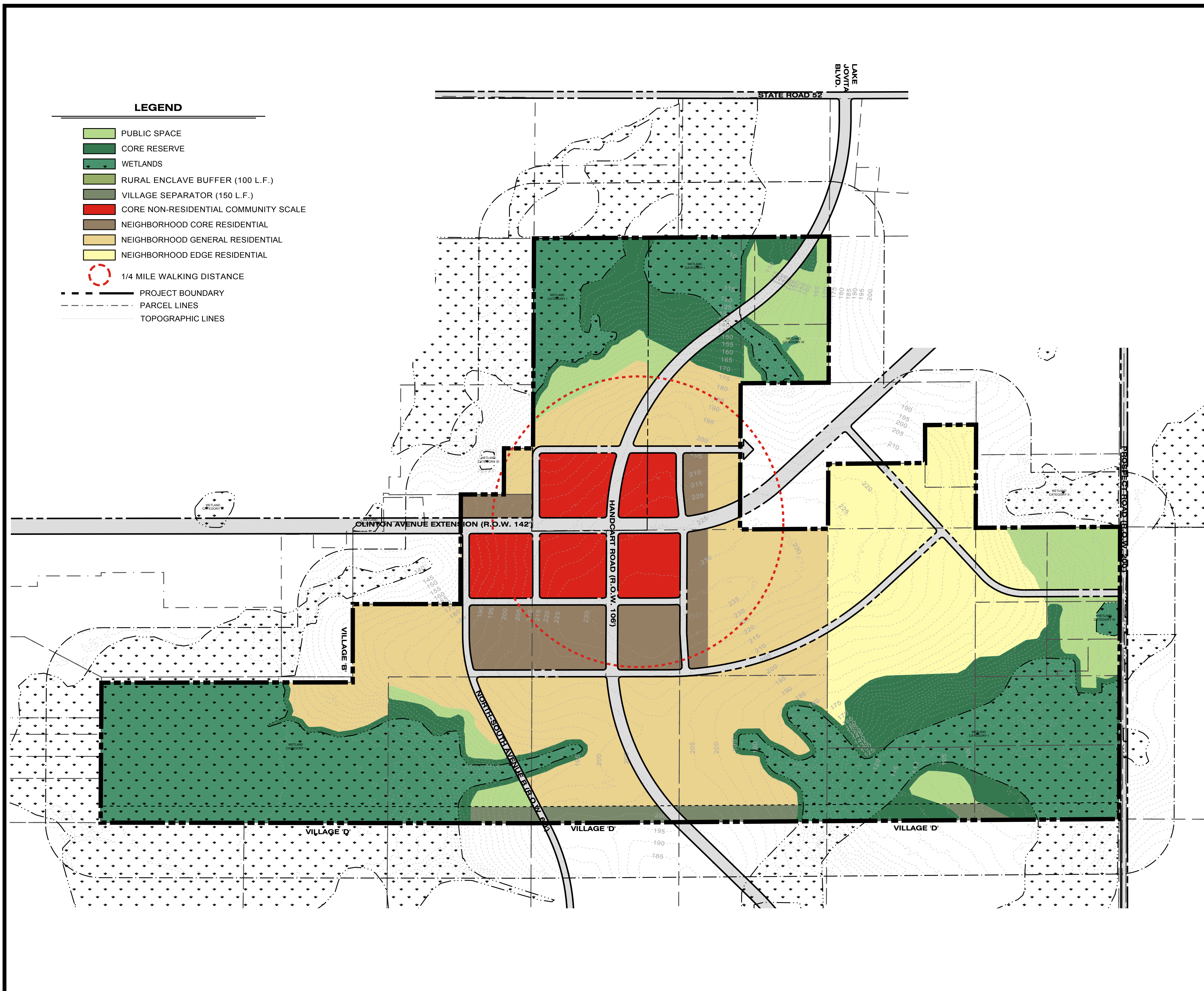
Evans Properties, Inc.
 Pasco County

DATE: 11/20/09		DESCRIPTION: EPL-OS-002	BY: JAV
DATE: 11/20/09		DESCRIPTION: EPL-OS-002	BY: JAV
SHEET 1 OF 1 SHEETS			

SCALE: 1"=300'
 0' 150' 300' 600'
 HALF SCALE 11" BY 17"

**HEIDT
DESIGN**
 5806 B Breckenridge Parkway
 Tampa, FL 33610
 Phone: (813) 253-9311
 www.HeidtDesign.com

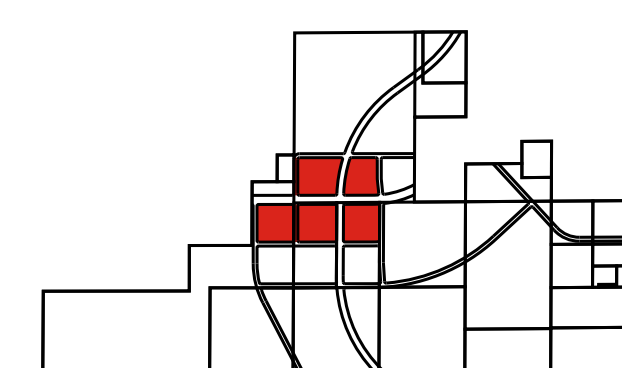
PIEVANS PASADENA-PASADENA HILLS VILLAGE C LAND PLAN VILLAGE C MASTER PLAN DWG-D STD SCOTT ANDRESEN



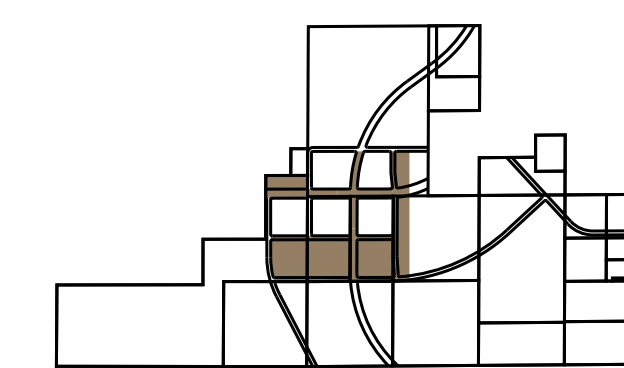
VILLAGE "C" AREA & DENSITY CALCULATIONS CENTER

	Acres	Percentage	Residential Minimum Density Intensity	Residential Maximum Density Intensity	General Commercial Maximum F.A.R.	Residential Maximum Units	Residential Maximum Units	Community Center General (Max. 20,000 sqft 3)	Neighborhood Center (Max. 20,000 sqft 3)	Employment Uses (Including Office) Max. 50,000 sqft
NON DEVELOPABLE										
CORE RESERVE										
UPLAND	66.7			2.3			156			
CATEGORY I WETLANDS	172.2			2.3			162			
TOTAL CORE RESERVE	238.9						318			
WETLANDS										
CATEGORY I WETLANDS	172.2			0			0			
CATEGORY II & III WETLANDS	1.5			2.3			3			
TOTAL WETLANDS	173.7						3			
VILLAGE "C" NON DEVELOPABLE AREA	412.6						321			
DEVELOPABLE										
PUBLIC SPACES										
COMMUNITY FACILITIES (SCHOOL)	0.0	0%								
NEIGHBORHOOD PARK	48.9	12%								
OPEN SPACE & BUFFER	10.8	2%								
TOTAL PUBLIC SPACES	59.7	15%								
CORE										
RESIDENTIAL (COMMUNITY SCALE CENTER)	60.7	14%	4	10	0.75	224	500	130,000	60,000	50,000
TOTAL CORE	60.7	14%				224	500	130,000	60,000	50,000
NEIGHBORHOOD GENERAL										
RESIDENTIAL (NEIGHBORHOOD SCALE CENTER)	167.2	41%		5	0.75	0	836	0	0	0
TOTAL NEIGHBORHOOD GENERAL	167.2	41%				0	836	0	0	0
NEIGHBORHOOD EDGE										
RESIDENTIAL (NEIGHBORHOOD SCALE CENTER)	60.7	20%		2	0.35	0	161	0	0	0
TOTAL NEIGHBORHOOD EDGE	60.7	20%				0	161	0	0	0
VILLAGE "C" DEVELOPABLE AREA	404.3	100%				224	1,557	130,000	60,000	50,000
TOTAL VILLAGE "C"	816.9					224	1,818	130,000	60,000	50,000

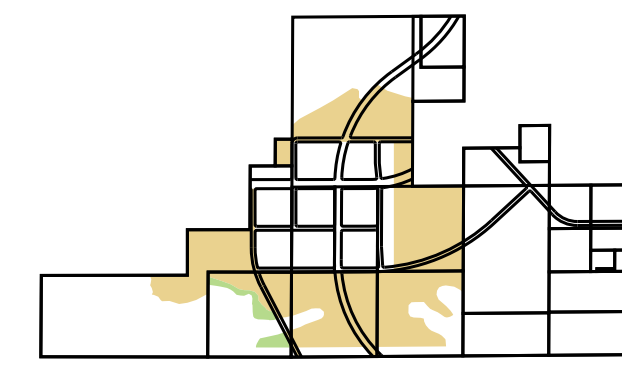
"VILLAGE "C" GROSS RESIDENTIAL DENSITY 2.3
"REUSE PER TYPE 2A VILLAGE REQUIREMENTS PER PENDING CPA 15-0008 APPROVAL
"COMMUNITY AND NEIGHBORHOOD SCALE COMMERCIAL USES, OFFICE USES, UNIVERSITY CAMPUSES, SCHOOL, AND CIVIC LAND PUBLIC USES ARE PERMITTED



CORE NON-RESIDENTIAL



CORE RESIDENTIAL



NEIGHBORHOOD GENERAL



NEIGHBORHOOD EDGE

Villages of Pasadena Hills Village C

Conceptual Master Plan

Evans Properties, Inc.
Pasco County

DATE:	11/3/09	JOB #:	EPL-OS-002
SHEET 1 OF 1 SHEETS			

SCALE: 1"=500'
0' 250' 500' 1,000'

HALF SCALE 11" BY 17"

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