

PROJECT SITE DATA	
EXISTING	
Total Project Acreage	219.1 Ac.
Uplands	191.0 Ac.
Core Reserve	0.0 Ac.
Wetlands	28.1 Ac.
Future Land Use	
Existing Zoning	AG/AGR
Existing Land Use	AC
Future Land Use	AGRICULTURE

PROPOSED	
Public Space	28.0 Ac.
Core	
Residential	72.5 Ac.
Non-Residential	24.9 Ac.
Neighborhood General	65.6 Ac.
Neighborhood Edge	0.0 Ac.
Total Developable Acreage	191.0 Ac.
Total Proposed Intensity	
Residential	1,064 DU
Commercial/Office	70,000 SF
Future Land Use	
Zoning	VMU-2B
	MPUD

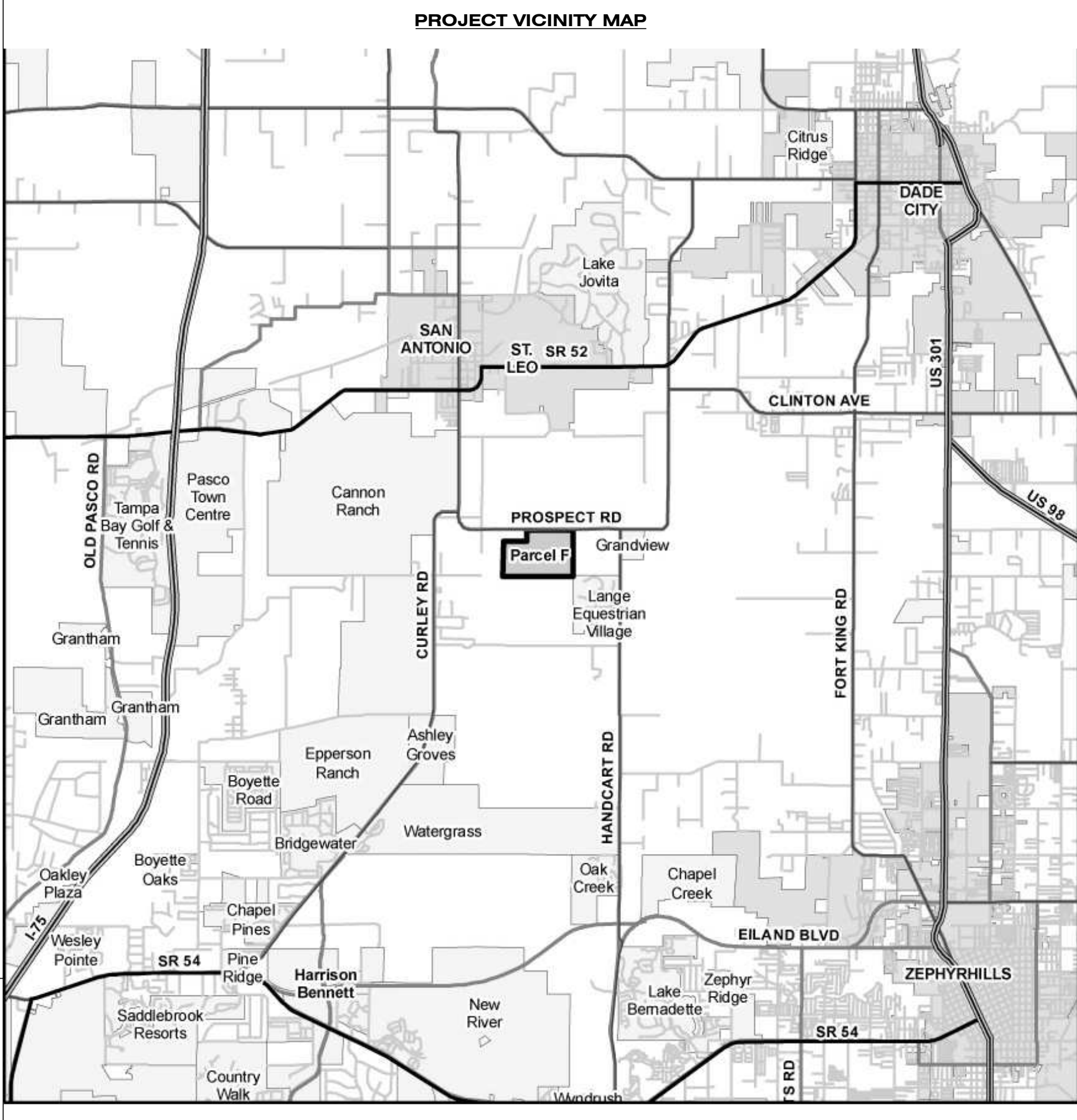
CORE RESERVE	
Upland	0 Ac.
Category I Wetlands	0 Ac.
Total Core Reserve	0 Ac.

WETLANDS	
EXISTING	
Category I Wetlands	0 Ac.
Category II Wetlands	27.2 Ac.
Category III Wetlands	0.9 Ac.
Total Existing Wetlands	28.1 Ac.
PROPOSED	
Category I Wetlands	0 Ac.
Category II Wetlands	18.5 Ac.
Category III Wetlands	0 Ac.
Total Proposed Wetlands	18.5 Ac.

PARCEL "F-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 Commercial & Employment Maximum Intensity	Neighborhood Center (Max. 20,000 sqft 3 Centers or May Be Combined with Community Center) Maximum Intensity
PARCEL "F-1" AREA NON DEVELOPABLE									
CORE RESERVE									
UPLAND	0.0			4.2			0		
CATEGORY I WETLANDS	0.0			4.2			0		
TOTAL CORE RESERVE	0.0						0		
WETLANDS									
CATEGORY I WETLANDS	0.0			4.2			0		
CATEGORY II & III WETLANDS	28.1			4.2			11		
TOTAL WETLANDS	28.1						11		
PARCEL "F-1" NON DEVELOPABLE AREA	28.1						11		
DEVELOPABLE PUBLIC SPACES									
COMMUNITY FACILITIES (SCHOOL)	5.0	3%							
NEIGHBORHOOD PARK	8.3	4%							
OPEN SPACE & BUFFER	14.7	8%							
TOTAL PUBLIC SPACES	28.0	15%							
CORE									
RESIDENTIAL	72.5	38%	4	10		290	725		
NON-RESIDENTIAL (COMMUNITY SCALE CENTER)	24.9	13%			0.75			40,000	30,000
TOTAL CORE	97.4	51%				290	725	40,000	30,000
NEIGHBORHOOD GENERAL									
RESIDENTIAL	65.6	34%		5		0	328		
NON-RESIDENTIAL (NEIGHBORHOOD SCALE CENTER)	0.0				0.75				0
TOTAL NEIGHBORHOOD GENERAL	65.6	34%		5		0	328		0
NEIGHBORHOOD EDGE									
RESIDENTIAL	0.0	0%		2		0	0		
NON-RESIDENTIAL (NEIGHBORHOOD SCALE CENTER)	0.0				0.35				0
TOTAL NEIGHBORHOOD EDGE	0.0	0%		2		0	0		0
PARCEL "F-1" DEVELOPABLE AREA	191.0	100%				290	1,063	40,000	30,000
TOTAL PARCEL "F-1"	219.1					290	1,064	40,000	30,000

PRODUCT TYPE									
PRODUCT TYPE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MAXIMUM LOT COVERAGE	MAXIMUM BUILDING HEIGHT	ACCESSORY STRUCTURE &/OR REAR LOCATED	ZERO LOT LINE
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

VILLAGE CORE AND ALL AREAS OF THE NEIGHBORHOOD GENERAL WITH DENSITY OF 3.5 DU/AC OR GREATER SHALL COMPLY WITH THE 1ND ORDINANCE. THE PORTIONS OF THE NEIGHBORHOOD GENERAL WITH DENSITY OF LESS THAN 3.5 DU/AC SHALL COMPLY WITH THE ABOVE PRODUCT TYPE CHART.



LEGAL DESCRIPTION

DESCRIPTION AS FURNISHED:

THE EAST 3/4 OF THE SOUTHEAST 1/4; THE WEST 1/4 OF THE SOUTHEAST 1/4; THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; LESS ROAD RIGHTS-OF-WAY INCLUDING BUT NOT LIMITED TO PROPERTY DEEDED TO THE STATE OF FLORIDA DESCRIBED IN OR. BOOK 34 PAGE 297 AND OR. BOOK 34, PAGE 295, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

BASIS OF BEARINGS:

The South boundary of the Southeast 1/4 of Section 13, Township 25 South, Range 20 East, Pasco County, Florida, has a Grid Bearing of N.89°55'43"W., based on the Florida state plane coordinates, west zone, measured from Pasco County primary horizontal control network.

- 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 north of Tydall Road have been photo interpreted and field verified by Heidt Design, LLC. Wetlands and manmade water body limits south of Tydall Road provided by Ekistics Design Studio, Inc.

VILLAGES OF PASADENA HILLS

VILLAGE F

PARCEL "F-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
 PHONE: (813) 253-5311
 FAX: (813) 464-7829
 Attn: B. PATRICK GASSAWAY, P.E.

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

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

APPROVED _____ Date _____ Petition Number _____

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

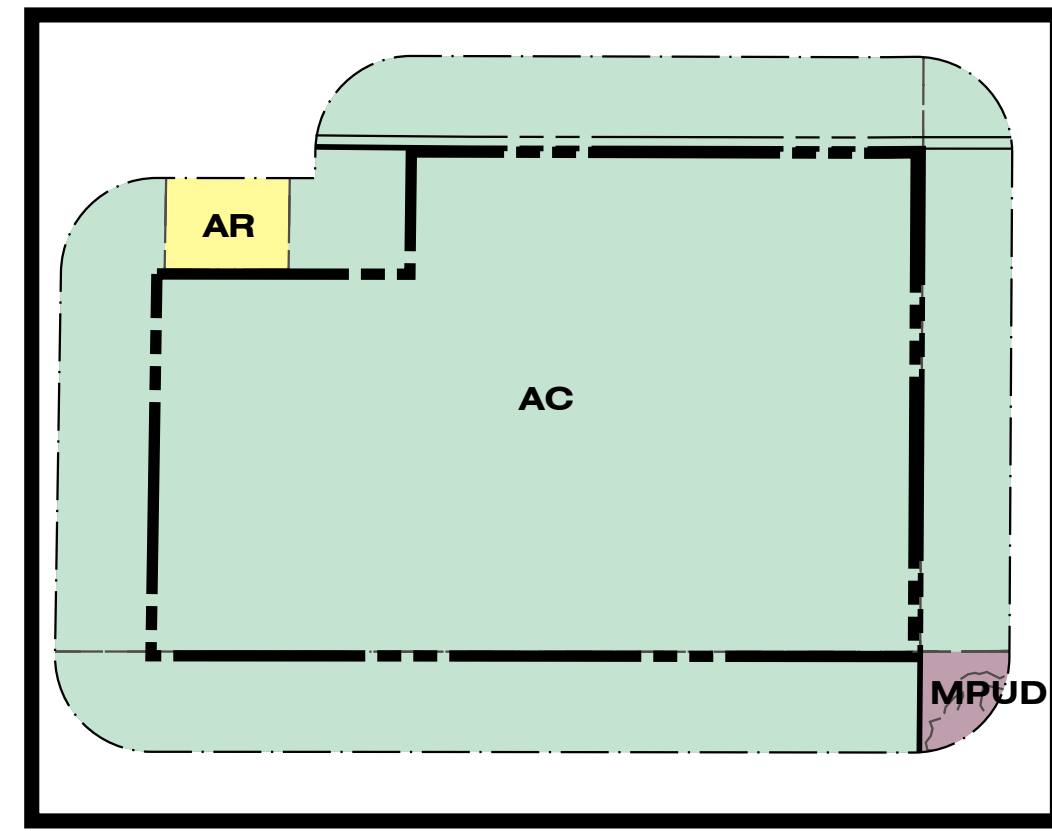
Evans Properties, Inc.
 Pasco County

SCALE: N.T.S.
 0' 5' 10' 20'
 HALF SCALE 1" BY 17"

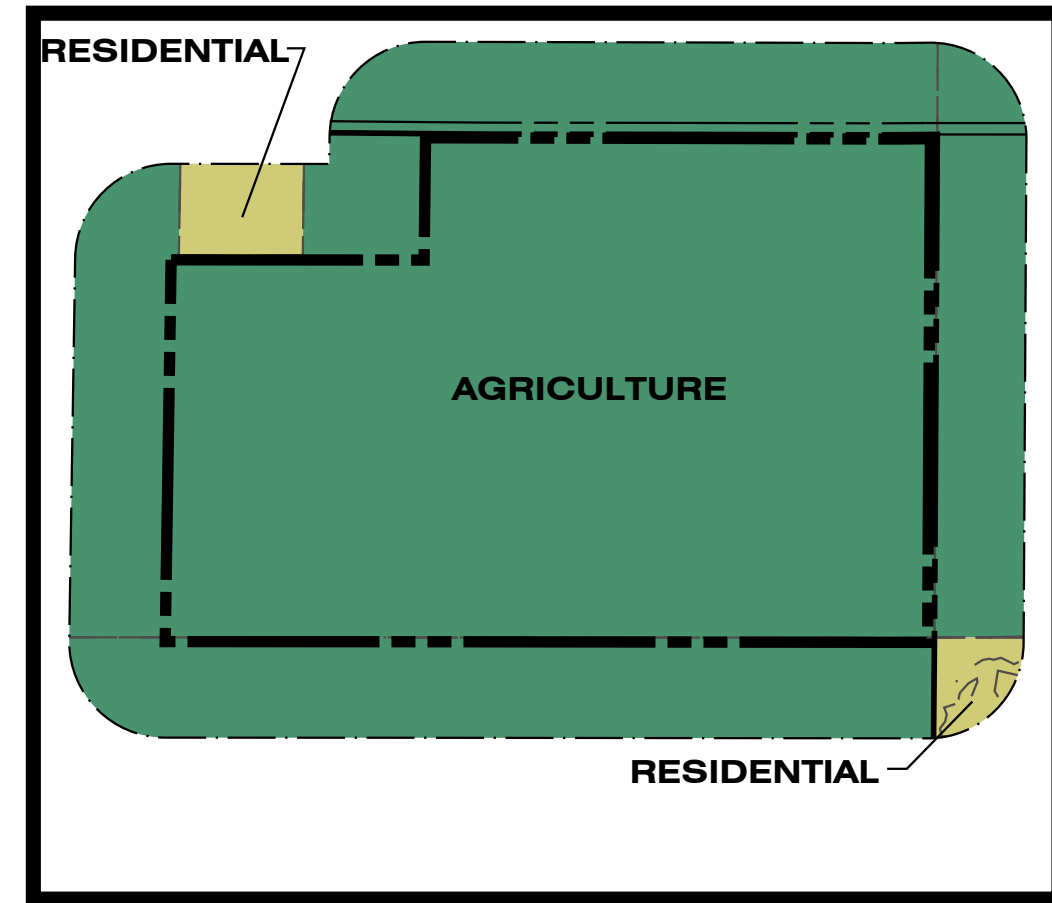
DATE: 11/3/09 JOB #: EPLP1-011 SHEET 1 OF 4 SHEETS

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

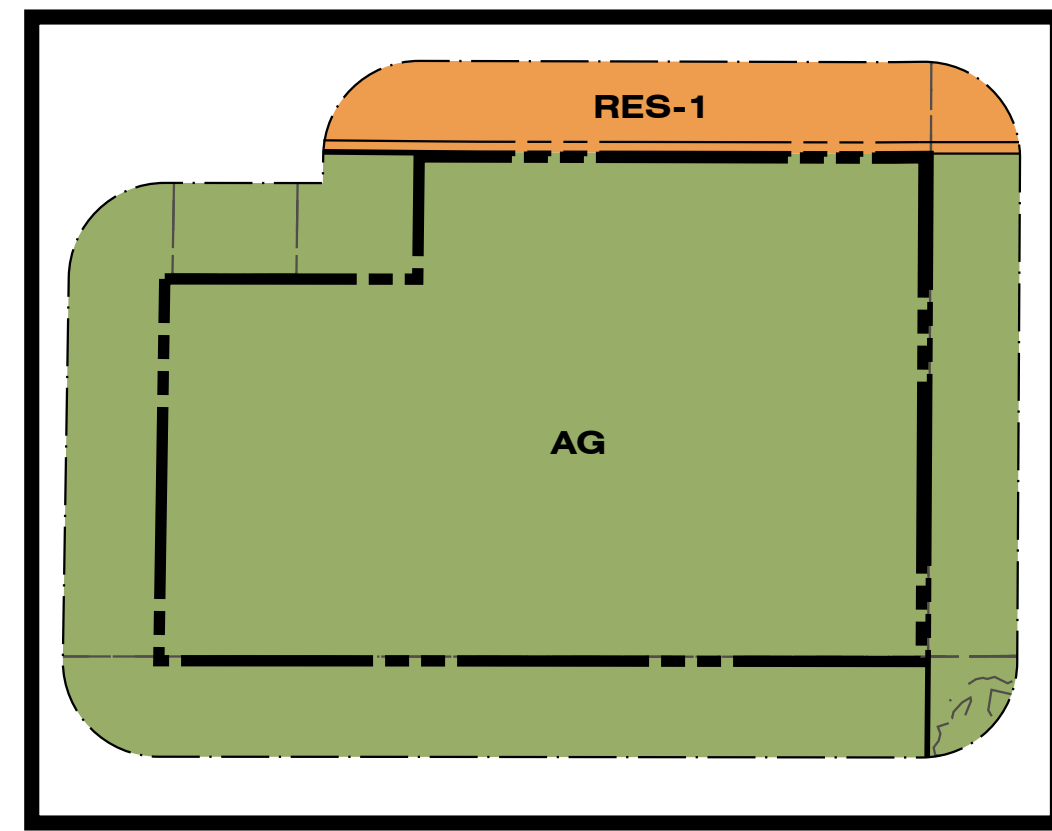
P:\EVANS PASADENA-PASADENA HILLS\PLAN\VILLAGE F-1\F-1_CV.DWG.D STD SCOTT ANDREASEN



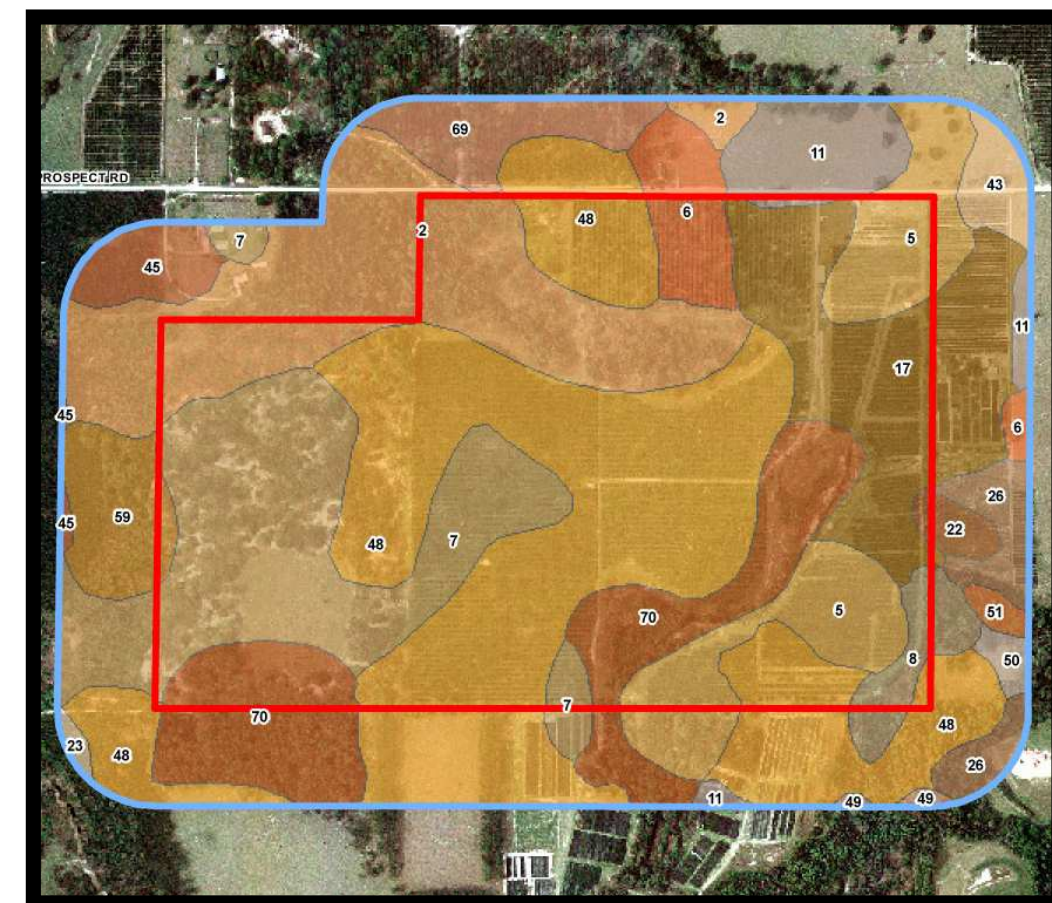
ZONING EXHIBIT SCALE: N.T.S.



EXISTING LAND USE EXHIBIT SCALE: N.T.S.

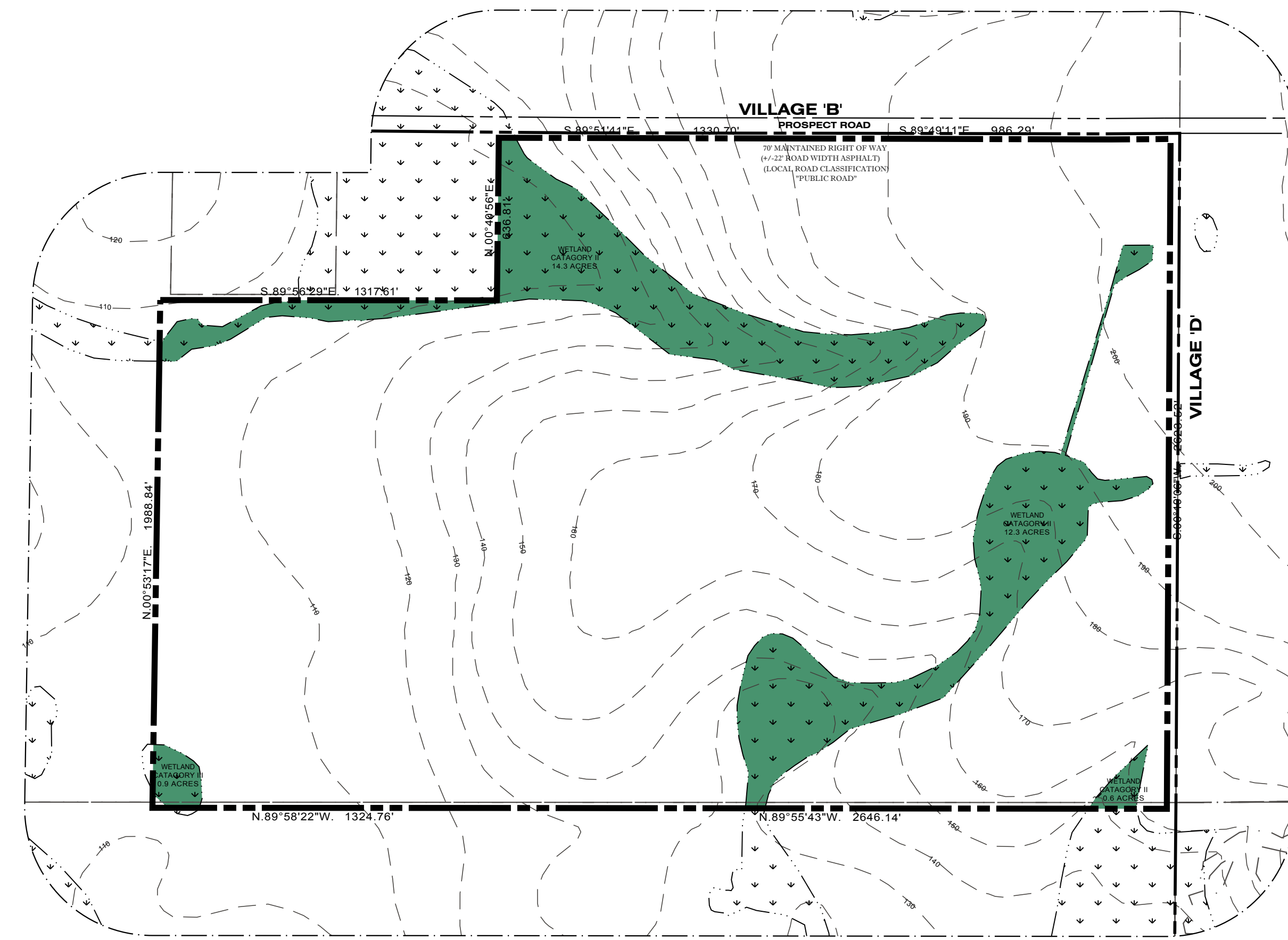


FUTURE LAND USE EXHIBIT SCALE: N.T.S.



SOIL EXHIBIT SCALE: N.T.S.

- | | |
|--|----------------|
| Evans VDPH Village F 500ft Rezone Boundary | 23. BASINGER |
| Evans VDPH Village F Rezone Boundary | 26. NARCOOSSEE |
| NRCS General Soils | 43. ARREDONDO |
| 2. POMONA | 45. KENDRICK |
| 5. MYAKKA | 48. LOCHLOOSA |
| 6. TAVARES | 49. BLICHTON |
| 7. SPARR | 50. BLICHTON |
| 8. SELLERS | 51. BLICHTON |
| 11. ADAMSVILLE | 59. NEWMAN |
| 17. MICKALEE | 66. MILCHOPPER |
| 22. BASINGER | 70. PLACID |



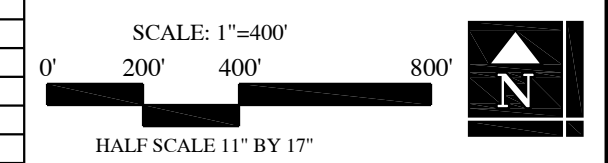
LEGEND

- PROJECT BOUNDARY
- WETLAND
- 5' CONTOUR
- 500 FEET SURROUNDING AREA LINE

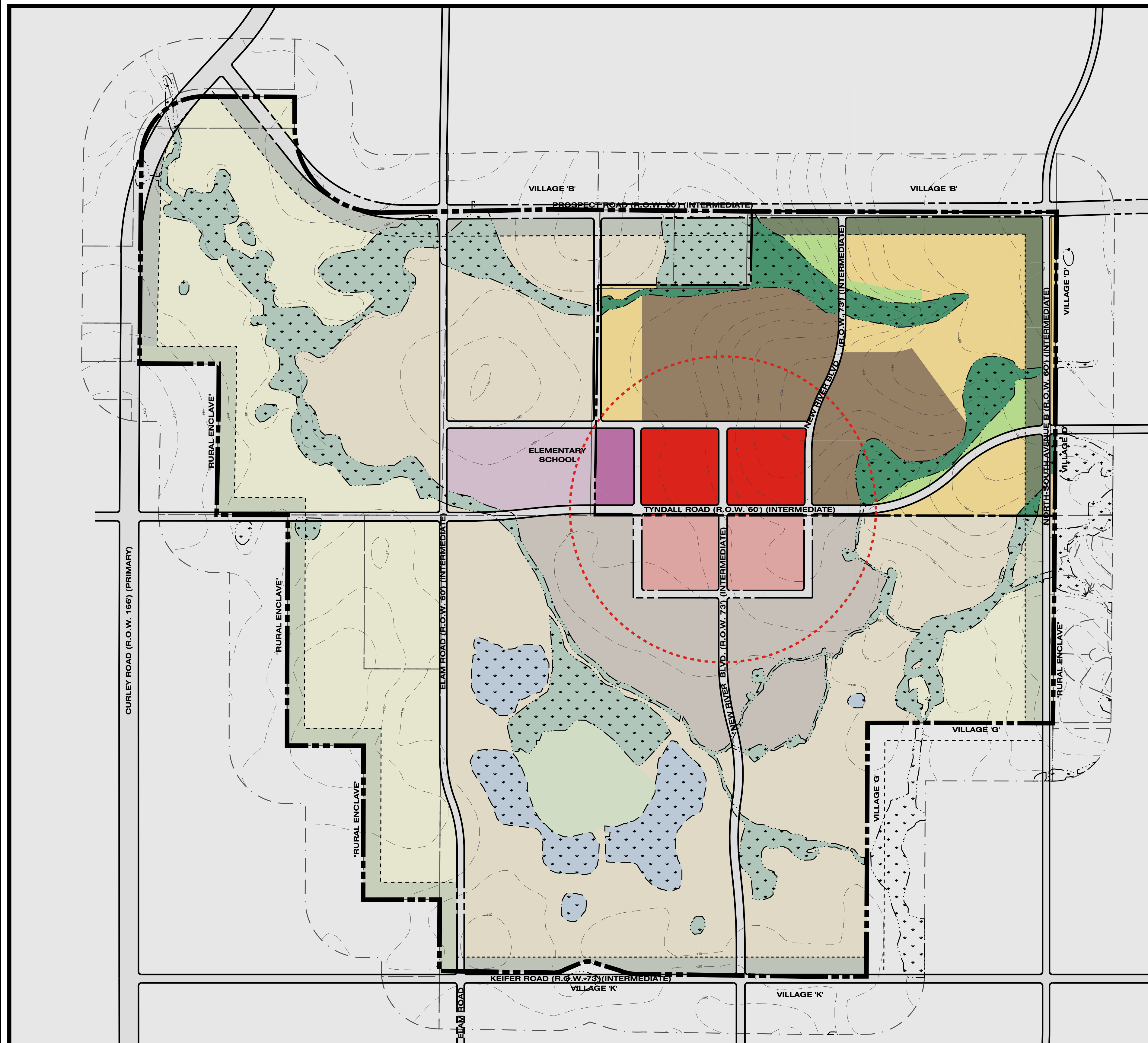
Evans Parcel "F-1" MPUD Zoning Plan
Existing Site Conditions

Evans Properties, Inc.
Pasco County

DATE	DESCRIPTION	BY
11/3/09	REVISED PER COUNTY COMMENTS	RIA



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



LEGEND

- PUBLIC SPACE
- WETLANDS
- VILLAGE SEPARATOR (150 L.F.)
- CORE NON-RESIDENTIAL COMMUNITY SCALE
- NEIGHBORHOOD CORE RESIDENTIAL
- NEIGHBORHOOD GENERAL RESIDENTIAL
- NEIGHBORHOOD EDGE RESIDENTIAL
- 1/4 MILE WALKING DISTANCE
- PROJECT BOUNDARY
- 500 FEET SURROUNDING AREA LINE

NOTE: THE EVANS PARCEL "F-1" AREA AND DENSITY CALCULATIONS CENTER CHART IS LOCATED ON COVER/NOTES & TABLES (SHEET 1 OF 4)

P:\EVANS PASADENA-PASADENA HILL\VILLAGE PLAN\PLAN\VILLAGE F-14_MPUD.DWG-D STD SCOTT ANDREASEN

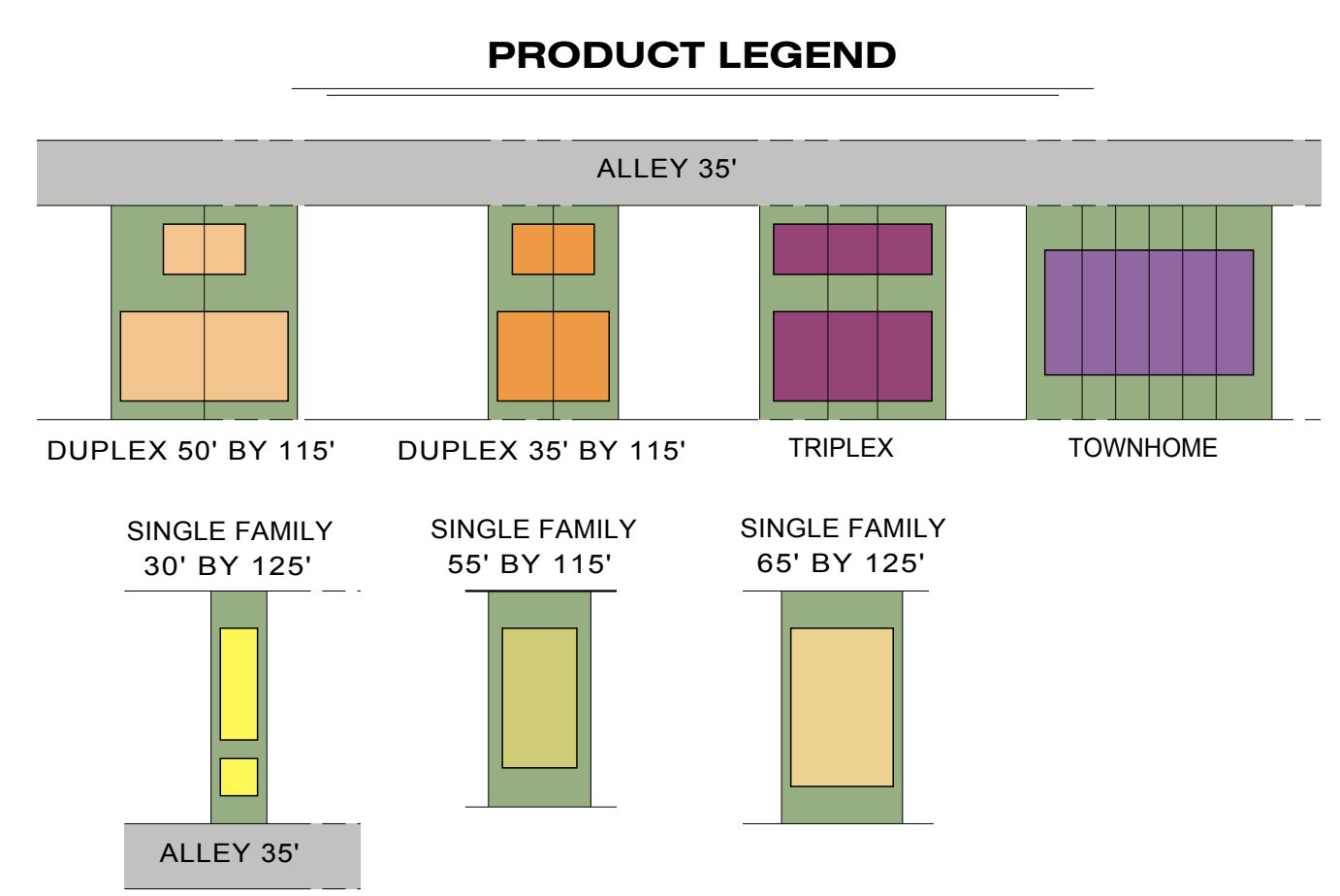
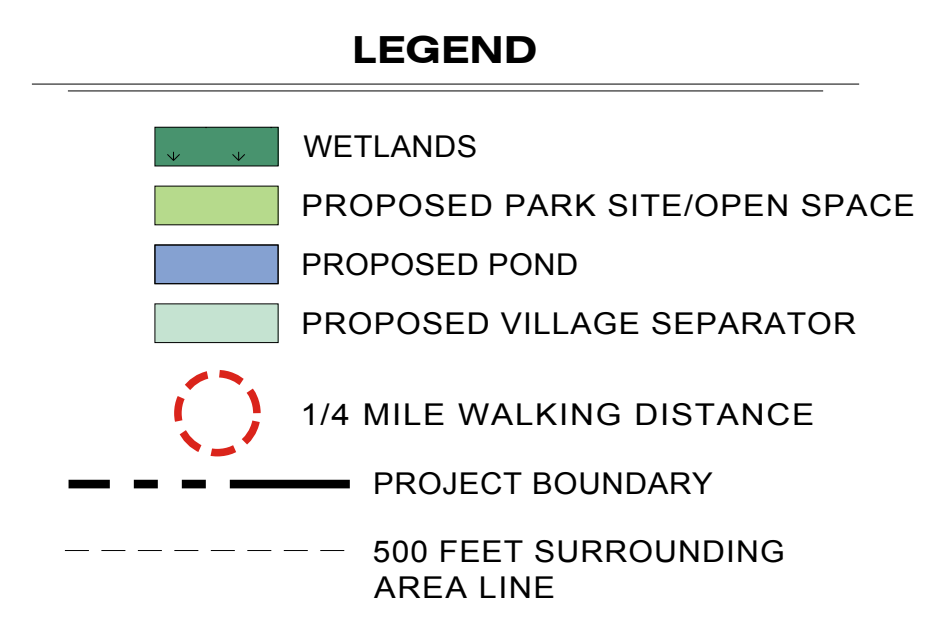
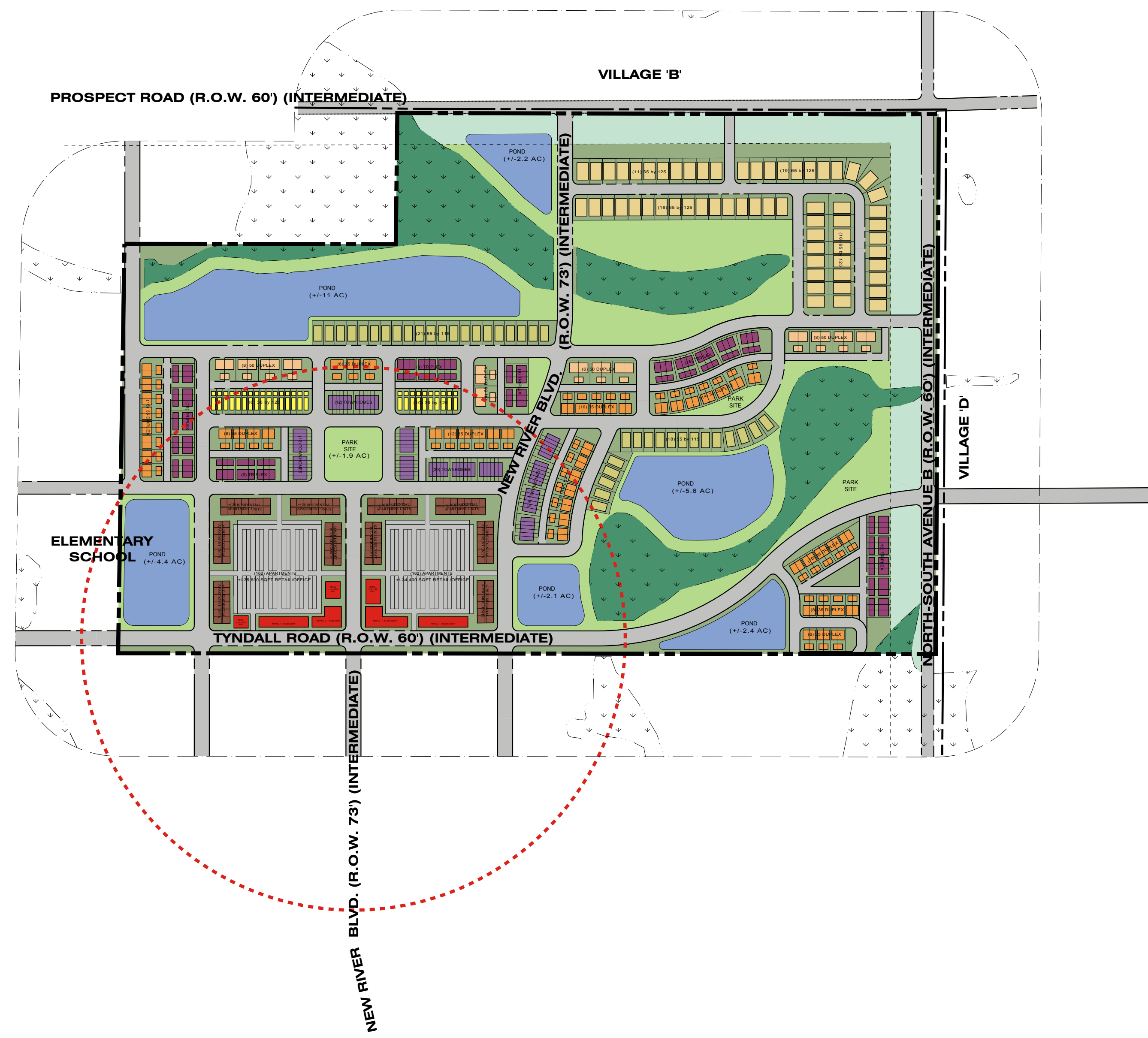
Evans Parcel "F-1" MPUD Zoning Plan
 Conceptual Master Plan

Evans Properties, Inc.
 Pasco County

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

4/2/09	UPDATE PER COUNTY COMMENTS	SEA
DATE	DESCRIPTION	BY
DATE: 11/0/09	JOB #: EP3-PH-011	
SHEET 4 OF 4 SHEETS		

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 Tampa, FL 33610
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 www.heidtdesign.com



Evans Parcel "F-1" MPUD Zoning Plan

Conceptual Layout "Information Purpose Only"

Evans Properties, Inc.
Pasco County

5/14/19	UPDATE PER COUNTY COMMENTS	SEA
5/20/19	UPDATE PER COUNTY COMMENTS	SEA
6/12/19	UPDATE PER COUNTY COMMENTS	SEA
DATE	DESCRIPTION	BY
DATE: 11/15/09	JOB #: EPLPI-011	
SHEET 1 OF 1 SHEETS		

SCALE: 1"=400'
0' 200' 400' 800'

HALF SCALE 11" BY 17"

**HEIDT
DESIGN**
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www.HeidtDesign.com

