

PROJECT SITE DATA	
EXISTING	
Total Project Acreage	257.2 Ac.
Uplands	245.4 Ac.
Core Reserve	4.6 Ac.
Wetlands	8.9 Ac.
Future Land Use	
Existing Zoning	AG/AGR
Existing Land Use	AC
	AGRICULTURE
PROPOSED	
Public Space	28.5 Ac.
Core	
Residential	87.6 Ac.
Non-Residential	25.9 Ac.
Neighborhood General	103.4 Ac.
Neighborhood Edge	0.0 Ac.
Total Developable Acreage	245.4 Ac.
Total Proposed Intensity	
Residential	1,407 DU
Non-Residential	225,000 SF
Office	100,000 SF
Future Land Use	
Zoning	VMU-1/CORE RESERVE
	MPUD

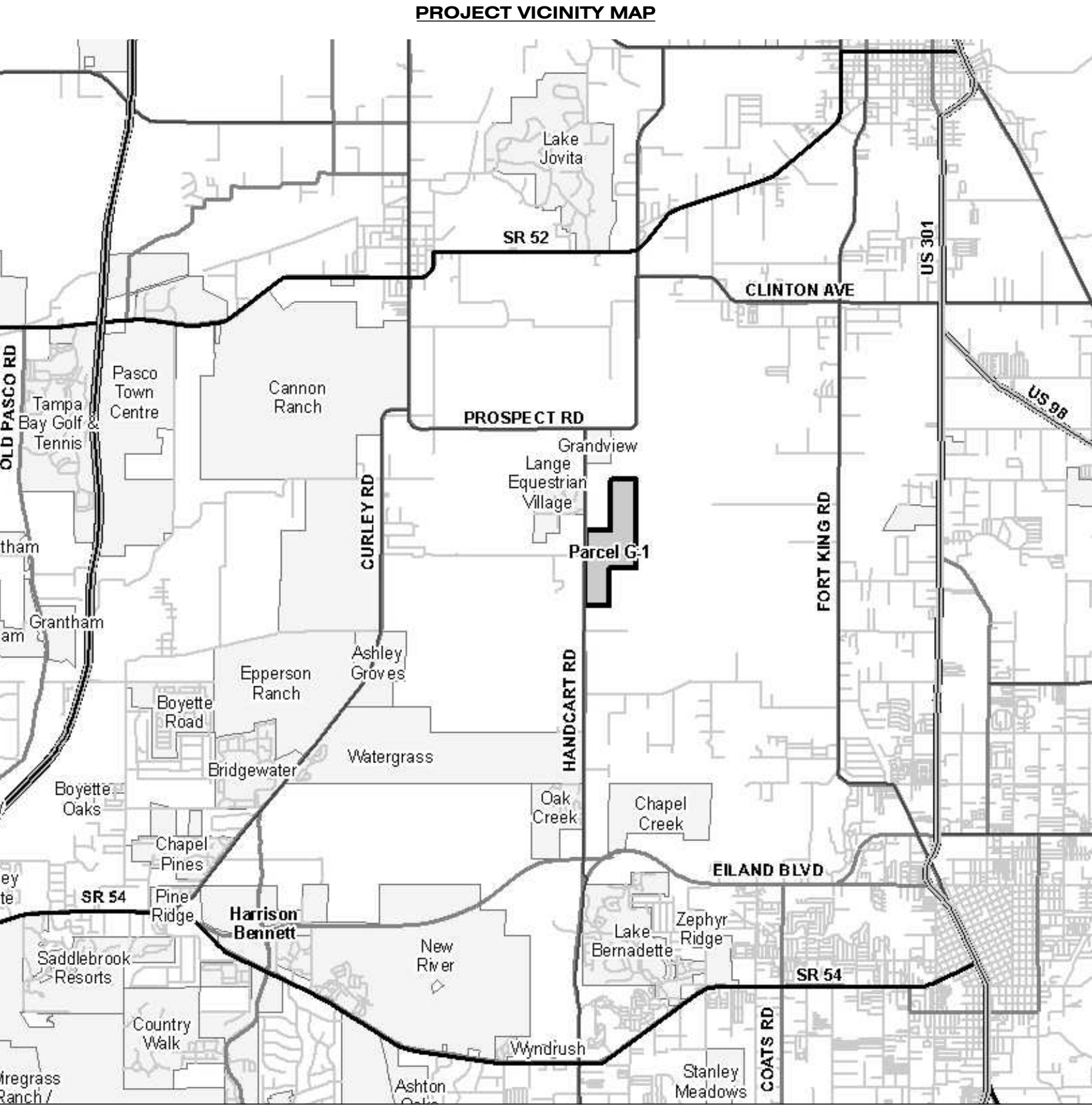
CORE RESERVE	
Upland	2.9 Ac.
Category I Wetlands	1.7 Ac.
Total Core Reserve	4.6 Ac.

WETLANDS	
EXISTING	
Category I Wetlands (Included in Core Reserve)	1.7 Ac.
Category II Wetlands	0 Ac.
Category III Wetlands	7.2 Ac.
Total Existing Wetlands	8.9 Ac.
PROPOSED	
Category I Wetlands	1.7 Ac.
Category II Wetlands	0 Ac.
Category III Wetlands	5.1 Ac.
Total Proposed Wetlands	6.8 Ac.

EVANS PARCEL "G-1" AREA & DENSITY CALCULATIONS CENTER									
Acreage Percentage	Residential Minimum Density/Intensity	Residential Maximum Density/Intensity	General Commercial F.A.R.	Residential Minimum Units	Residential Maximum Units	Village Center General Commercial & Employment Maximum Intensity	Village Center Office	Neighborhood Center (Max. 25,000 sq ft 2 Centers or May be Combined with Community Center) Maximum Intensity	
PARCEL "G-1" AREA NON DEVELOPABLE CORE RESERVE									
UPLAND	2.9	4.1			11				
CATEGORY I WETLANDS	1.7	4.1			1				
TOTAL CORE RESERVE	4.6				12				
WETLANDS									
CATEGORY I WETLANDS	0.0	4.1			0				
CATEGORY II & III WETLANDS	7.2	4.1			2				
TOTAL WETLANDS	7.2				2				
PARCEL "G-1" NON DEVELOPABLE AREA									
	11.8				14				
DEVELOPABLE PUBLIC SPACES									
NEIGHBORHOOD PARK	24.1	10%							
OPEN SPACE & BUFFER	4.4	2%							
TOTAL PUBLIC SPACES	28.5	12%							
CORE									
RESIDENTIAL	87.6	36%	4	10	350	876	225,000	100,000	0
NON-RESIDENTIAL (VILLAGE SCALE CENTER)	25.9	11%			0.75				
TOTAL CORE	113.5	46%			350	876	225,000	100,000	0
NEIGHBORHOOD GENERAL									
RESIDENTIAL	103.4	42%	5	10	0	517			
NON-RESIDENTIAL (NEIGHBORHOOD SCALE CENTER)	0.0				0.75				
TOTAL NEIGHBORHOOD GENERAL	103.4	42%			0	517			0
NEIGHBORHOOD EDGE									
RESIDENTIAL	0.0	0%	2	10	0	0			
NON-RESIDENTIAL (NEIGHBORHOOD SCALE CENTER)	0.0				0.35				
TOTAL NEIGHBORHOOD EDGE	0.0	0%			0	0			0
PARCEL "G-1" DEVELOPABLE AREA									
	245.4	100%			350	1,393	225,000	100,000	0
TOTAL PARCEL "G-1"	257.2				350	1,407	225,000	100,000	0

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 TND 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: A parcel of land lying in Sections 19 and 30, Township 25 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 19, for a POINT OF BEGINNING; run thence along the East boundary of the Northeast 1/4 of said Section 19, S.00°22'56"W., 2654.35 feet to the Northeast corner of the Southeast 1/4 of Section 19; thence along the East boundary of said Southeast 1/4 of Section 19, S.00°22'27"W., 1955.22 feet to the Southeast corner of the North 628 feet of the Southeast 1/4 of said Southeast 1/4 of Section 19; thence along the South boundary of said North 628 feet of the Southeast 1/4 of the Southeast 1/4 of Section 19, S.89°48'34"W., 1326.84 feet to a point on the East boundary of the Southwest 1/4 of said Southeast 1/4 of Section 19; thence along said East boundary of the Southwest 1/4 of the Southeast 1/4 of Section 19, S.00°22'23"W., 698.25 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of the aforesaid Section 30; thence along the East boundary of said Northwest 1/4 of the Northeast 1/4 of Section 30, S.00°16'48"W., 1328.99 feet to the Southeast corner of said Northwest 1/4 of the Northeast 1/4 of Section 30; thence along the South boundary of said Northwest 1/4 of the Northeast 1/4 of Section 30, S.89°48'32"W., 1276.57 feet to a point on the East right-of-way line of HANDCART ROAD, as recorded in Official Records Book 4682, Page 828, of the Public Records of Pasco County, Florida; thence along said East right-of-way line, N.00°10'59"E., 1329.92 feet to the Southeast corner of HANDCART ROAD, as recorded in Official Records Book 4682, Page 824, of the Public Records of Pasco County, Florida; thence along said East right-of-way line, N.00°22'45"E., 2650.64 feet to a point on the North boundary of the North 1/2 of the aforesaid Southeast 1/4 of Section 19; thence along said North boundary of the North 1/2 of the Southeast 1/4 of Section 19, N.89°46'03"E., 1278.56 feet to the Southwest corner of the East 1/2 of the aforesaid Northeast 1/4 of Section 19; thence along the West boundary of said East 1/2 of the Northeast 1/4 of Section 19, N.00°22'31"E., 2652.84 feet to the Northwest corner of said East 1/2 of the Northeast 1/4 of Section 19; thence along the North boundary of said East 1/2 of the Northeast 1/4 of Section 19, N.89°42'09"E., 1327.22 feet to the POINT OF BEGINNING.

Containing 257.202 acres, more or less.

- SOURCE NOTES**
1. Legal Description provided by Heidt & Associates, Inc.
 2. Phase I Cultural Resource Assessment provided by Southeastern Archaeology Research, Inc. and Phase II 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 & Associates, Inc.

VILLAGES OF PASADENA HILLS

VILLAGE G

EVANS PARCEL "G-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.

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 G EVANS PARCEL "G-1"

APPROVED _____ Date _____ Petition Number _____

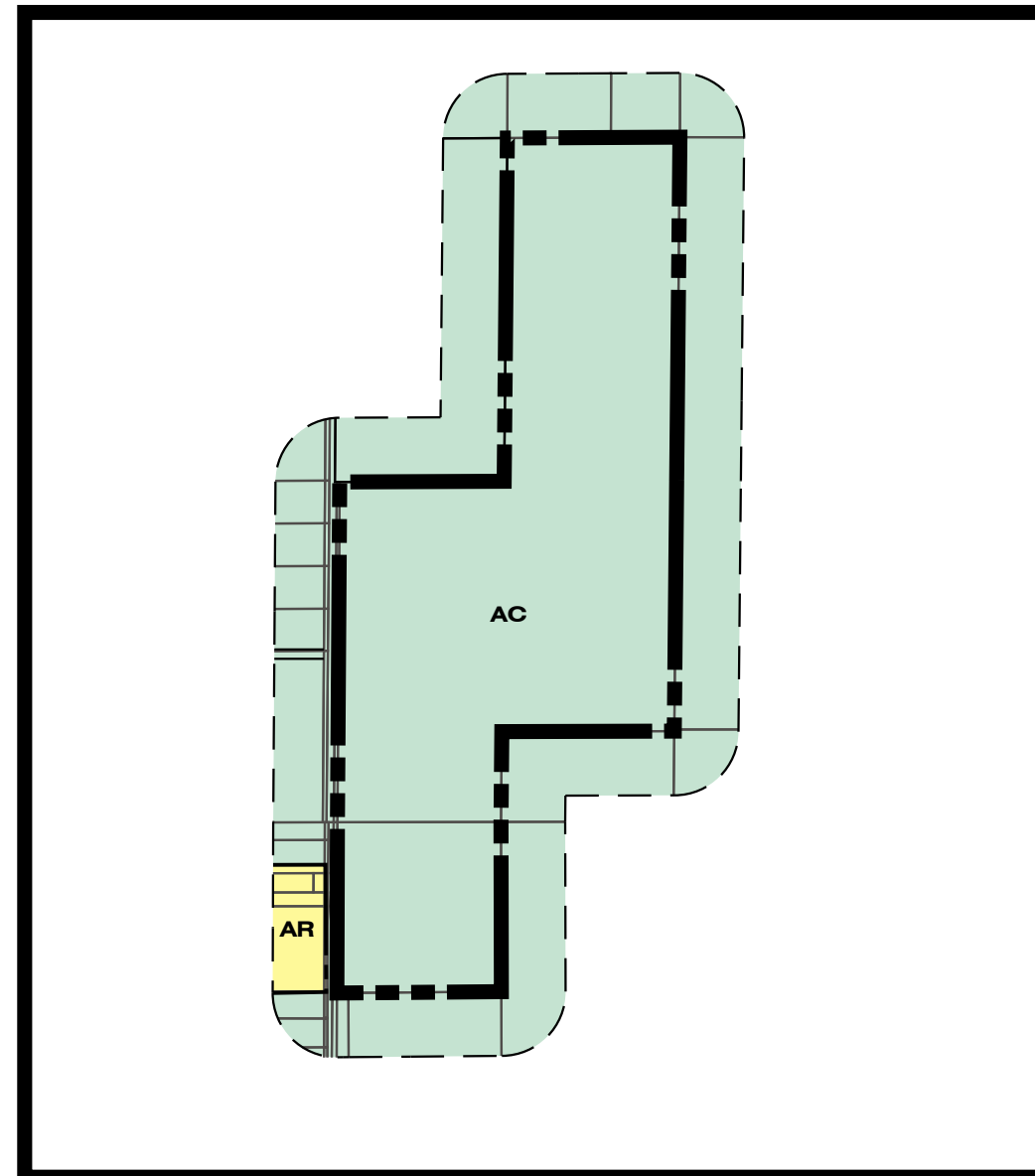
Evans Parcel "G-1" MPUD Zoning Plan
 Cover/Notes & Tables

Evans Properties, Inc.
 Pasco County

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

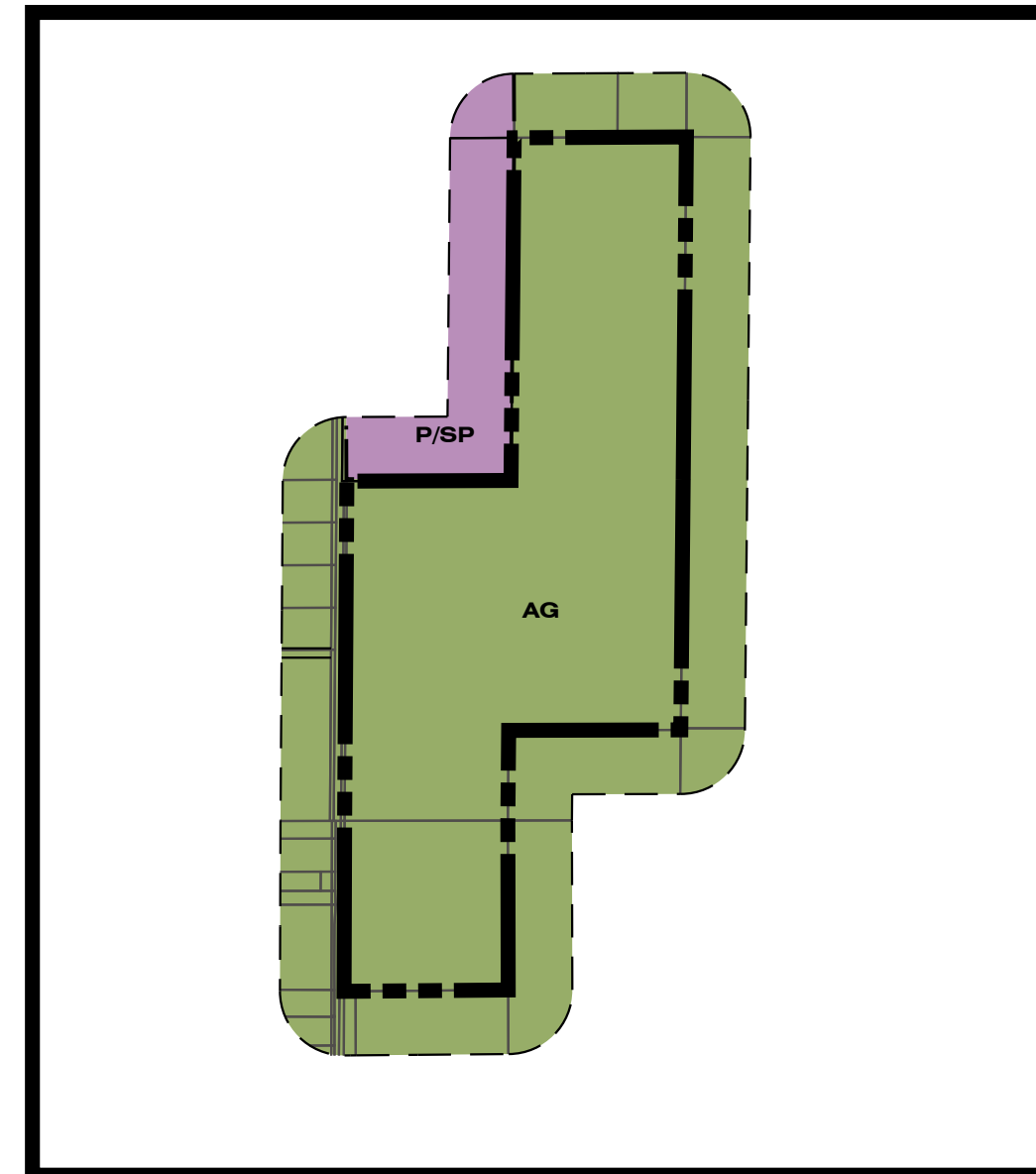
DATE: 8/7/09 JOB #: EPI-PI-007 SHEET 1 OF 4 SHEETS

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



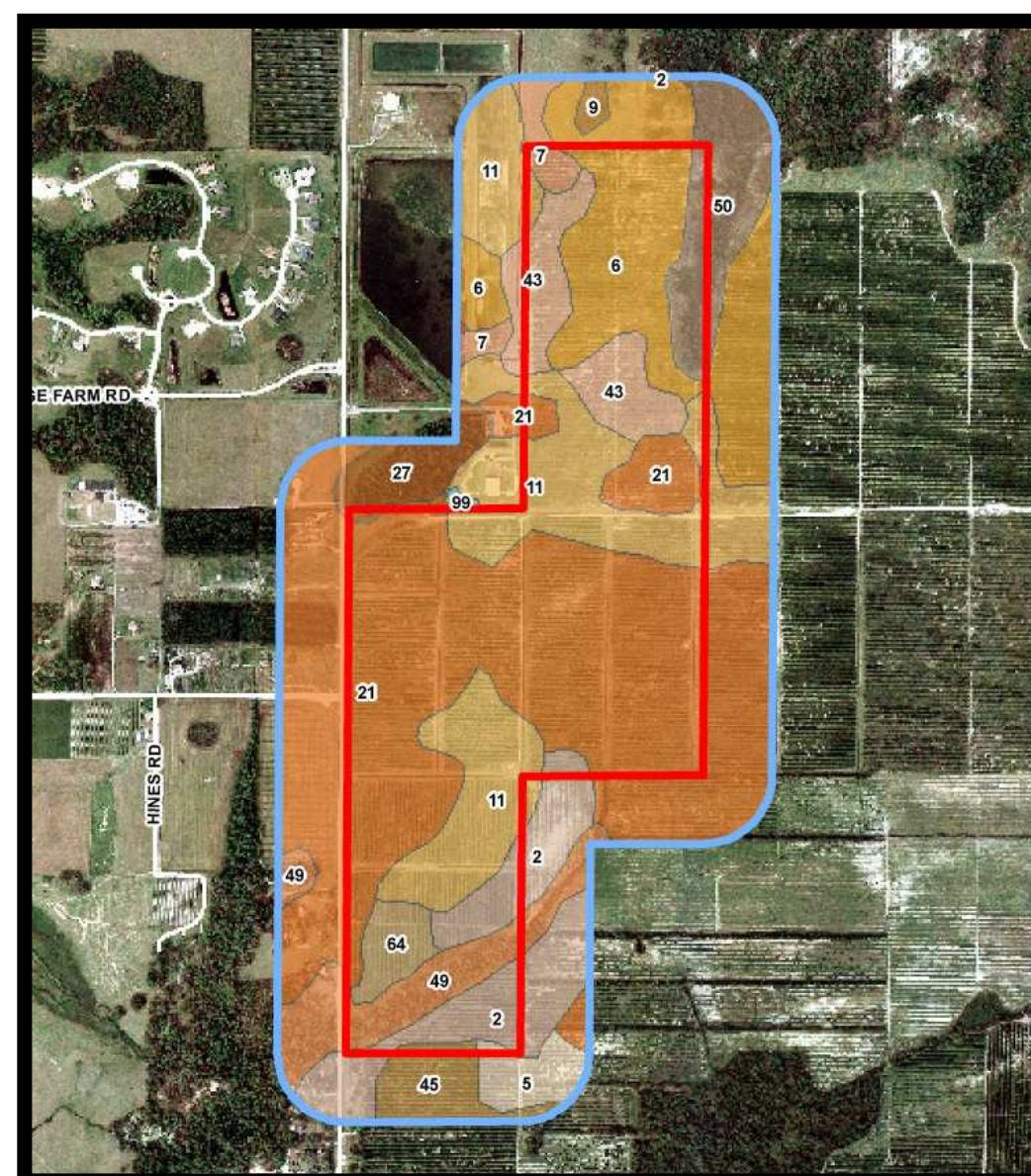
ZONING EXHIBIT

SCALE: N.T.S.



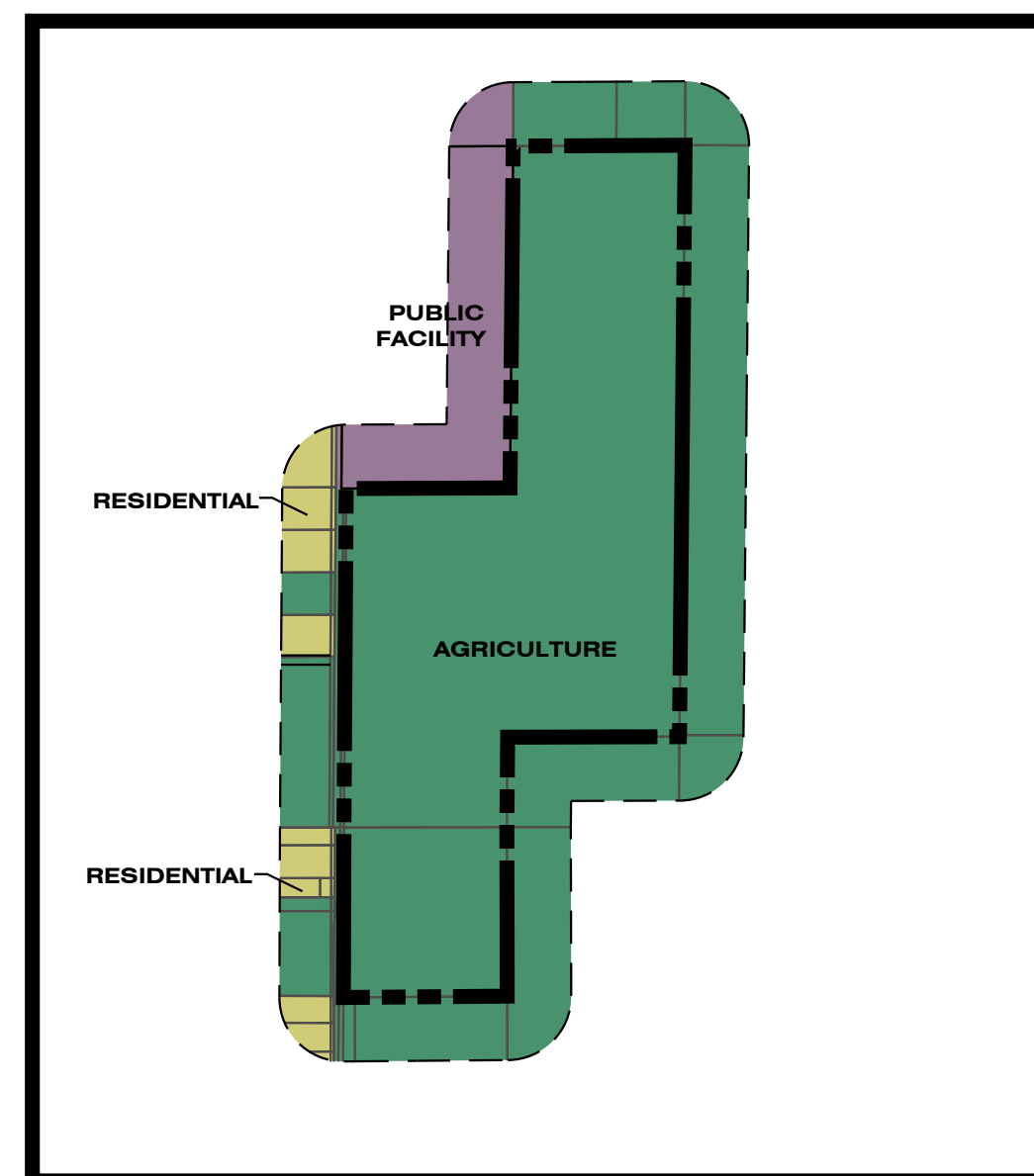
FUTURE LAND USE EXHIBIT

SCALE: N.T.S.



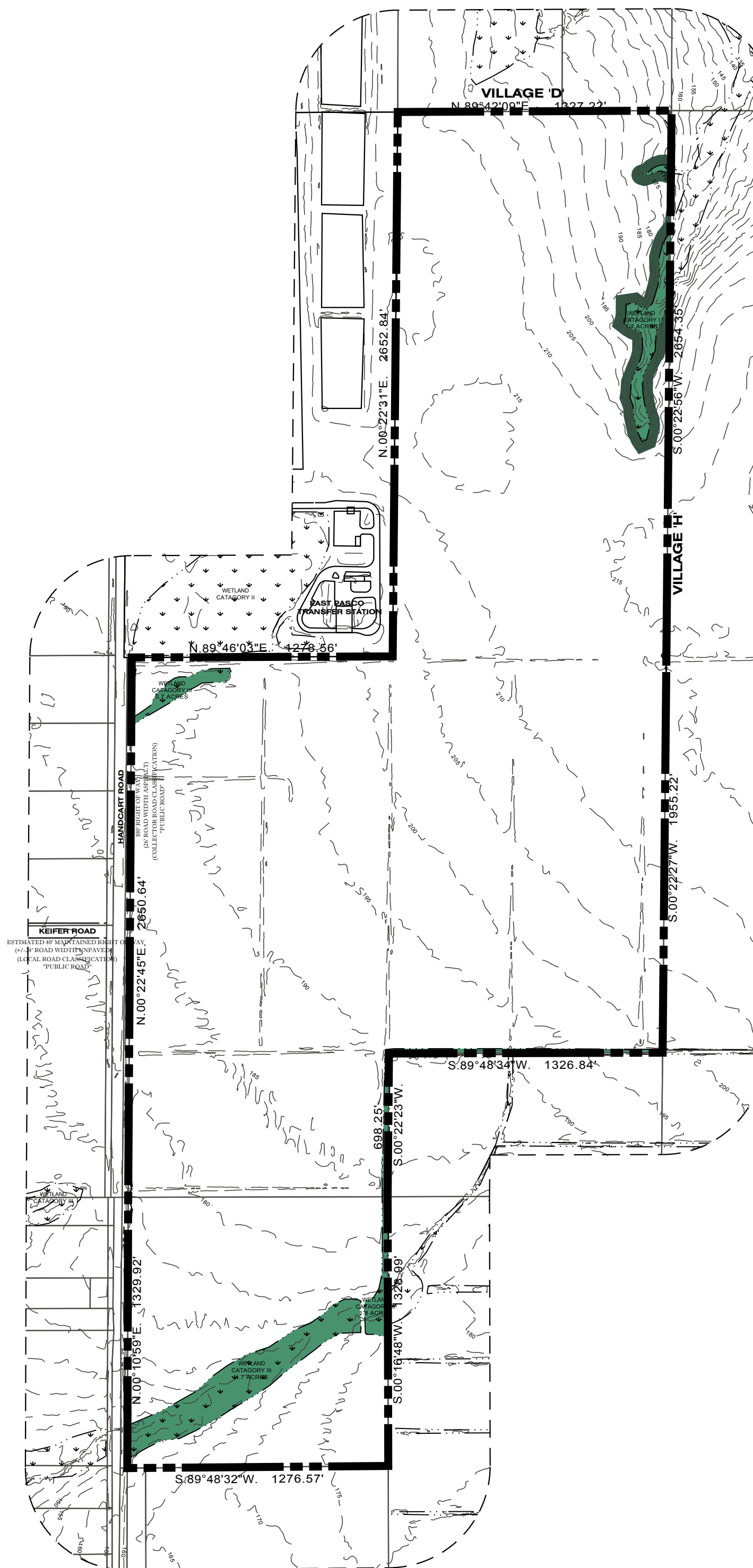
SOIL EXHIBIT

SCALE: N.T.S.



EXISTING LAND USE EXHIBIT

SCALE: N.T.S.



LEGEND

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

- Evans VOPH Village G Rezone Boundary
- Evans VOPH Village G 500ft Rezone Boundary
- NRCS General Soils
- 2, PONONIA
- 5, MYAKKA
- 6, TAVARES
- 7, SPARR
- 9, ONA
- 11, ADAMSVILLE
- 21, SMYRNA
- 27, ANCLOTE
- 43, ARREDONDO
- 45, KENDRICK
- 46, BLICHTON
- 50, BLICHTON
- 64, NOBLETON
- 99, WATER (FRESH)

Evans Parcel "G-1" MPUD Zoning Plan

Existing Site Conditions

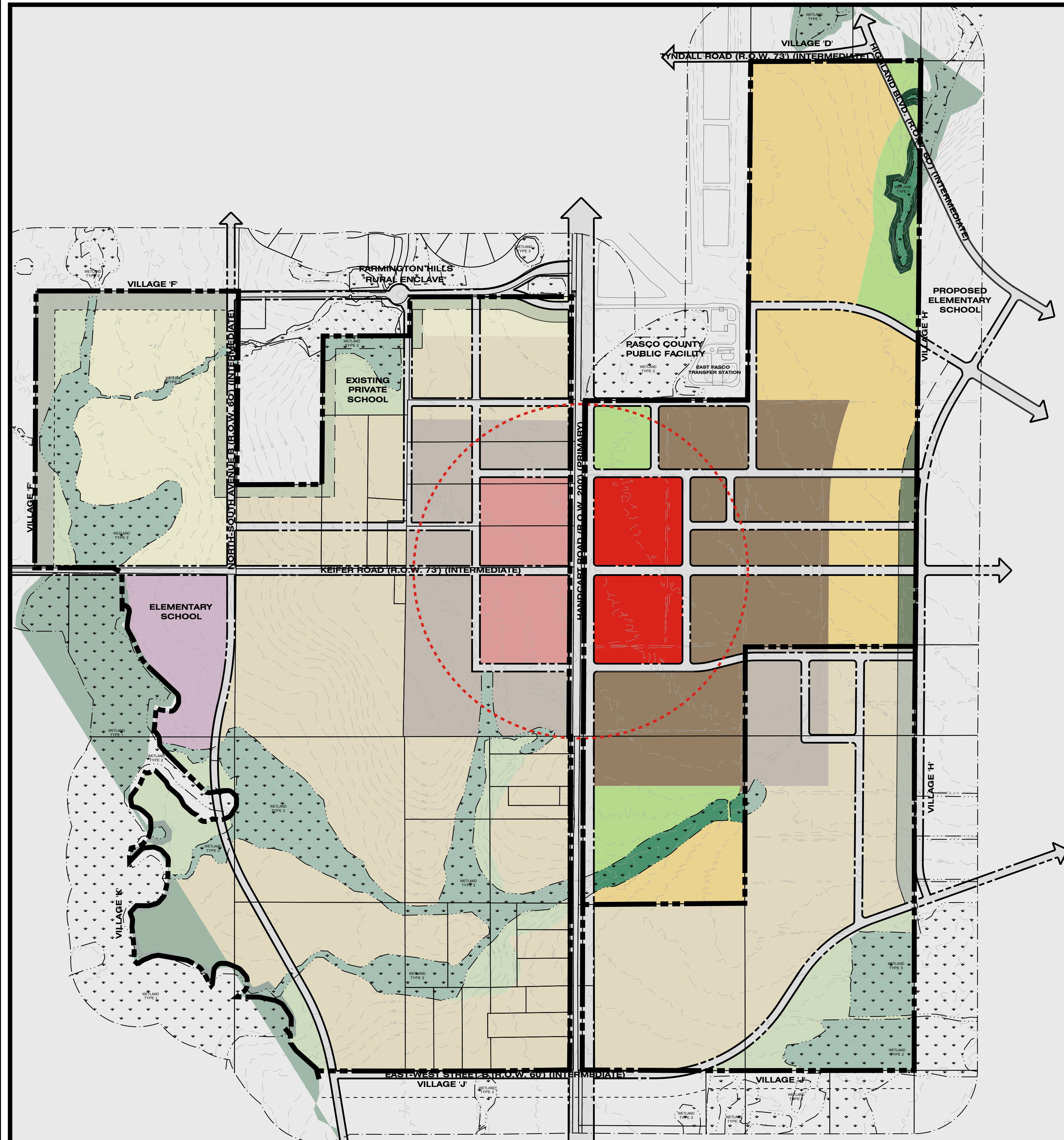
Evans Properties, Inc.

Pasco County

2/2/20	UPDATE PER COUNTY COMMENTS	SEA
1/2/20	UPDATE PER COUNTY COMMENTS	SEA
DATE:	DESIGNER:	BY:
DATE: 8/7/09	JOB #: EPI-PH-007	
SHEET 2 OF 4 SHEETS		

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

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 www.HeidtDesign.com



LEGEND

- PUBLIC SPACE
- CORE RESERVE
- 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 "G-1" AREA AND DENSITY CALCULATIONS CENTER CHART IS LOCATED ON COVER/NOTES & TABLES (SHEET 1 OF 4)

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

Evans Properties, Inc.
 Pasco County

SCALE: 1"=500'		
HALF SCALE 1" BY 17"		
DATE: 8/2009	JOB #: EPL-PI-007	<p>5806-B Breckenridge Parkway Tampa, FL 33610 Phone: (813) 233-5311 www.HeidtDesign.com</p>

P:\EVANS PASADENA-PASADENA HILLS\VILLAGE GLANDPLAN\ZONING PARCEL G14_MIPUD.DWG-D STD SCOTT ANDREASEN



LEGEND

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

PRODUCT LEGEND

The product legend displays various housing units and their dimensions:

- DUPLEX 50' BY 115'**: Two units side-by-side.
- DUPLEX 35' BY 115'**: Two units side-by-side.
- TRIPLEX**: Three units side-by-side.
- TOWNHOME**: A single larger unit.
- SINGLE FAMILY 30' BY 125'**: A narrow single-family unit.
- SINGLE FAMILY 55' BY 115'**: A standard single-family unit.
- SINGLE FAMILY 65' BY 125'**: A larger single-family unit.
- SINGLE FAMILY 85' BY 135'**: A large single-family unit.
- ALLEY 35'**: A narrow alleyway running alongside the units.

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

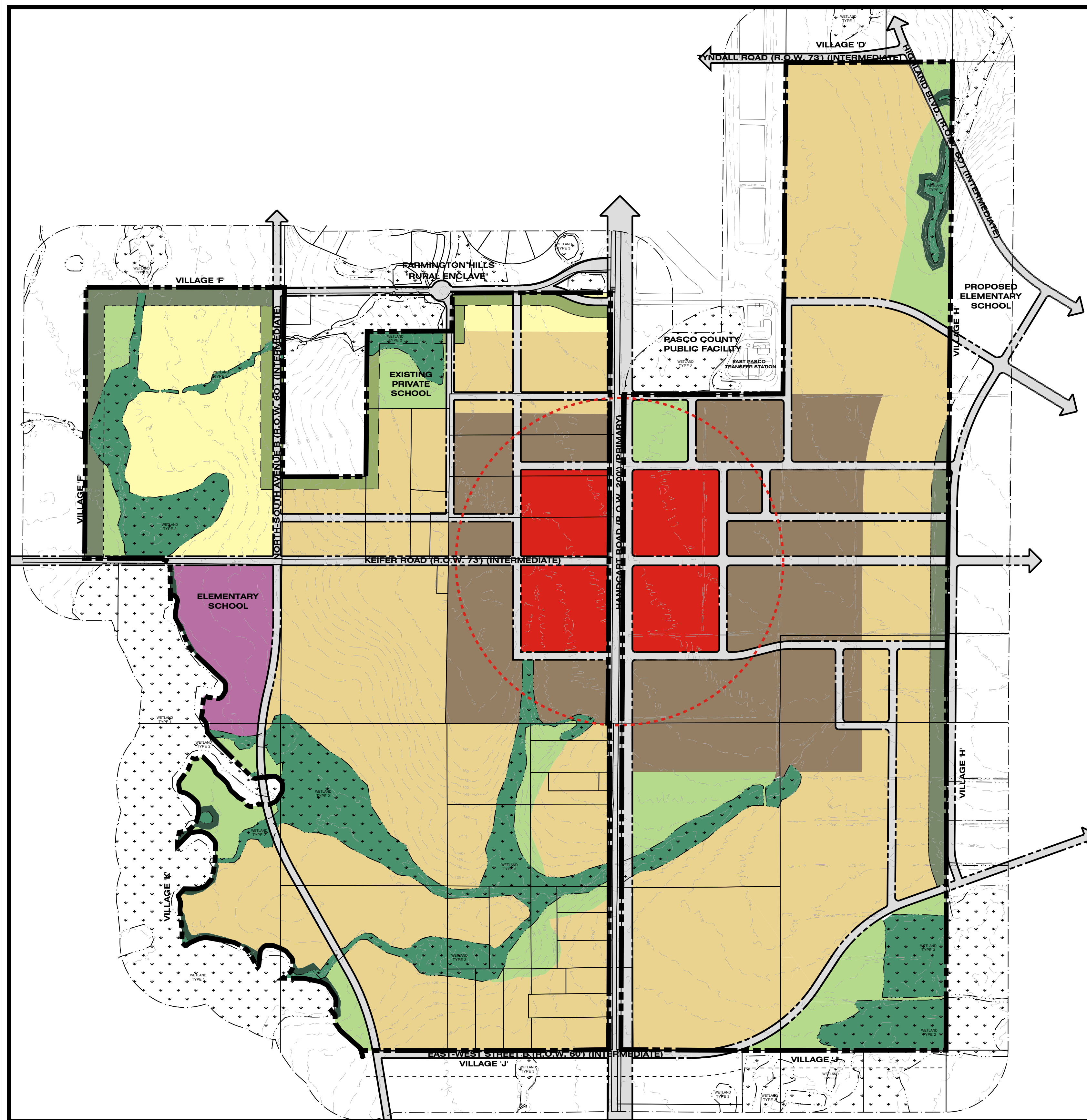
Evans Properties, Inc.
 Pasco County

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 0' 250' 500' 1,000'

HALF SCALE: 1" BY 17'

02/19	UPDATE PER COUNTY COMMENTS	SEA
02/20	UPDATE PER COUNTY COMMENTS	SEA
DATE	DESCRIPTION	BY
DATE: 8/7/09	JOB #: EPI-PH-007	
SHEET 1 OF 1 SHEETS		

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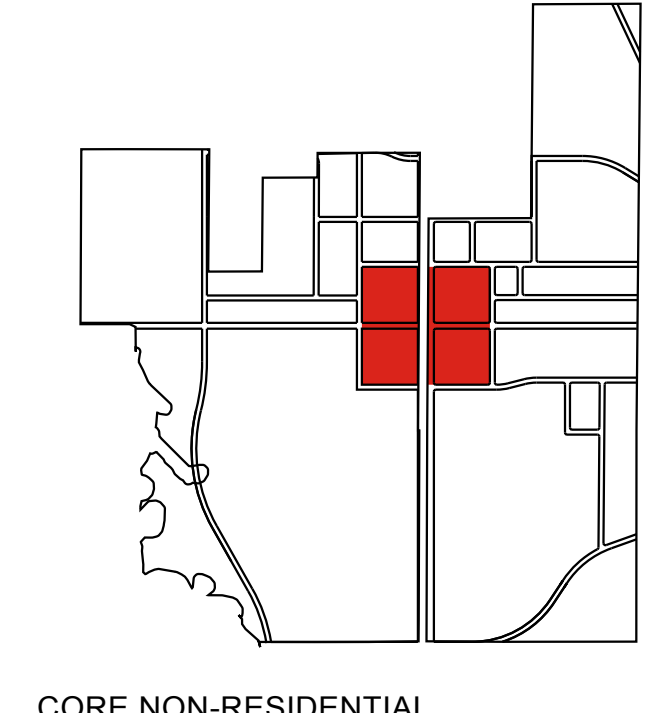
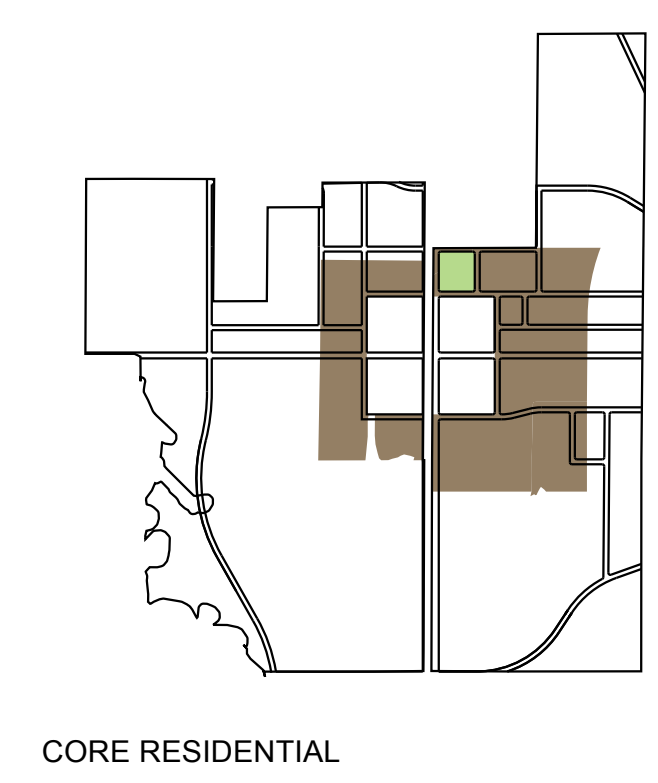
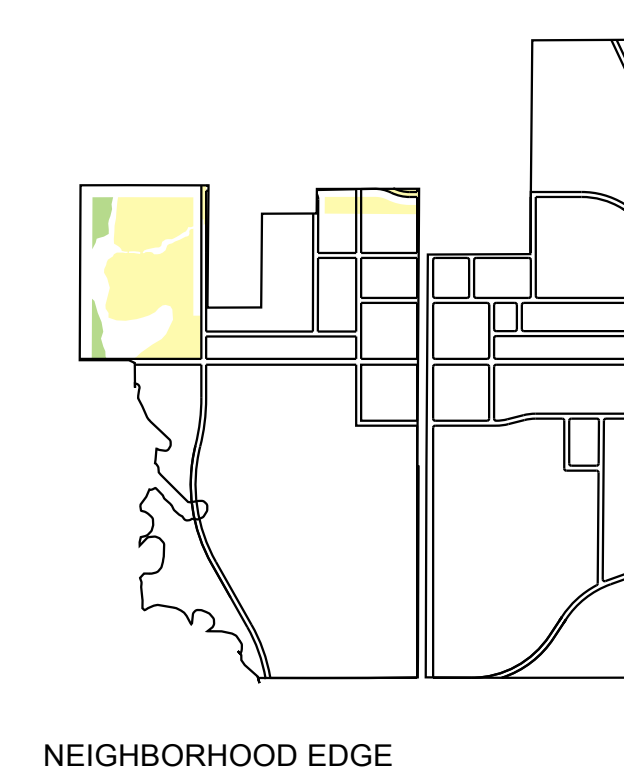
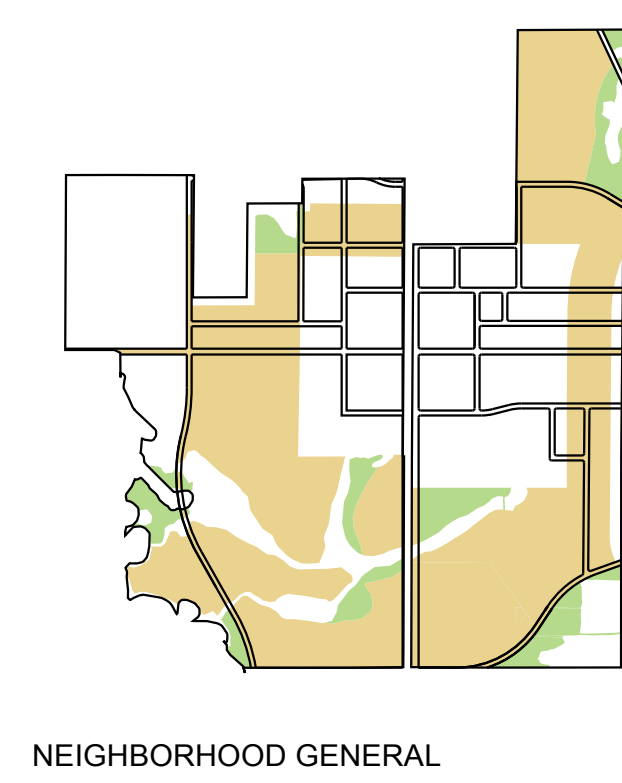


LEGEND

- PUBLIC SPACE
- CORE RESERVE
- ELEMENTARY SCHOOL
- PERSERVED WETLANDS
- RURAL ENCLAVE BUFFER (100 L.F.)
- 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
- PARCEL LINES
- TOPOGRAPHIC LINES

VILLAGE "G" AREA & DENSITY CALCULATIONS

	Acrrage	Percentage	Residential Minimum Density/Intensity	Residential Maximum Density/Intensity	General Commercial Maximum F.A.R.	Residential Minimum Units	Residential Maximum Units	Village Center General Commercial & Employment Maximum Intensity	Village Center Office	Neighborhood Center (Max. 20,000 sq ft Centers or May Be Combined with Community Center) Maximum Intensity
NON DEVELOPABLE										
CORE RESERVE										
UPLAND	6.3			4.1			25			
CATEGORY I WETLANDS	2.3			4.1			0			
TOTAL CORE RESERVE	8.6						25			
WETLANDS										
CATEGORY I WETLANDS	0.0			4.1			0			
CATEGORY II & III WETLANDS	83.6			4.1			34			
TOTAL WETLANDS	83.6						34			
VILLAGE "G" NON DEVELOPABLE AREA	89.9						59			
DEVELOPABLE										
PUBLIC SPACES										
COMMUNITY FACILITIES (SCHOOLS)	28.2	3%								
NEIGHBORHOOD PARK	77.6	10%								
OPEN SPACE & BUFFER	33.0	4%								
TOTAL PUBLIC SPACES	139.8	17%								
CORE										
RESIDENTIAL	153.0	20%	4	10		612	1,530			
NON-RESIDENTIAL (VILLAGE SCALE CENTER)	47.0	6%			0.75			400,000	150,000	
TOTAL CORE	200.0	26%				612	1,530	400,000	150,000	
NEIGHBORHOOD GENERAL										
RESIDENTIAL	388.5	50%		5		0	1,943			40,000
NON-RESIDENTIAL (NEIGHBORHOOD SCALE CENTER)	0.0				0.75					40,000
TOTAL NEIGHBORHOOD GENERAL	388.5	50%		5		0	1,943			40,000
NEIGHBORHOOD EDGE										
RESIDENTIAL	56.4	7%		2		0	111			0
NON-RESIDENTIAL (NEIGHBORHOOD SCALE CENTER)	0.0				0.35					0
TOTAL NEIGHBORHOOD EDGE	56.4	7%		2		0	111			0
VILLAGE "G" DEVELOPABLE AREA	774.7	100%				612	3,583	400,000	150,000	40,000
TOTAL VILLAGE "G"	894.6					612	3,642	400,000	150,000	40,000
VILLAGE "G" GROSS RESIDENTIAL DENSITY										
*REVISE PER TYPE 1 VILLAGE REQUIREMENTS PER PERING CPA 10-1109 APPROVAL										



Villages of Pasadena Hills Village G
Conceptual Master Plan

Evans Properties, Inc.
Pasco County

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

DATE: 8/7/09
JOB #: EPI-PH-007
SHEET 1 OF 1 SHEETS

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P:\EVANS PASADENA PASADENA HILLS VILLAGE G\LAND PLAN\ZONING PARCEL G1\VILLAGE G-1 MASTER PLAN DWG-VILLAGE G-1.dwg - SCOTT ANDREASEN