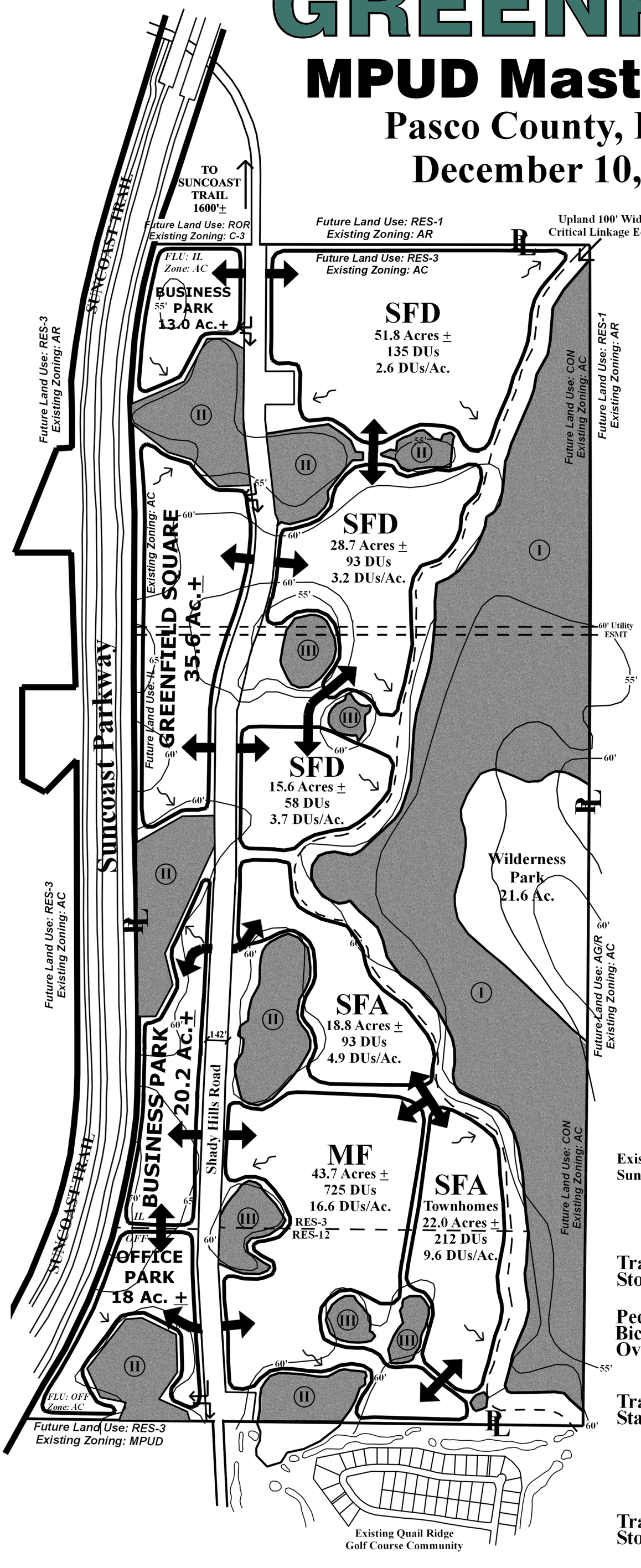
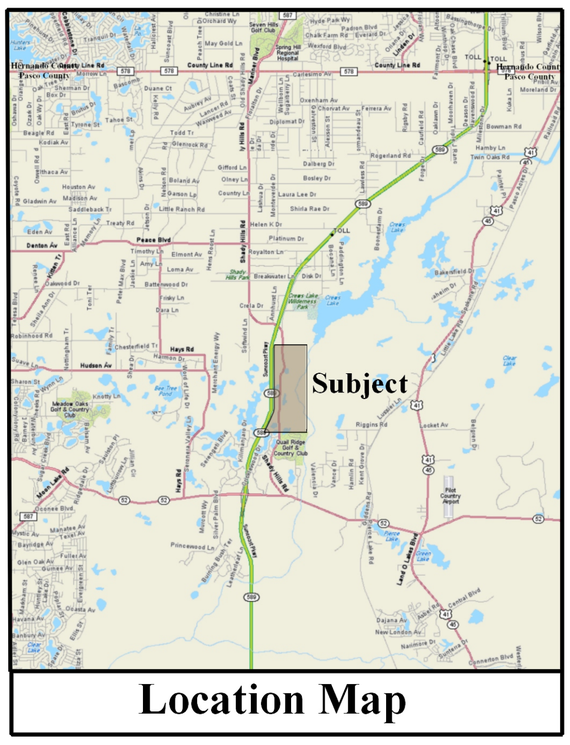
GREENFIELD

MPUD Master Plan

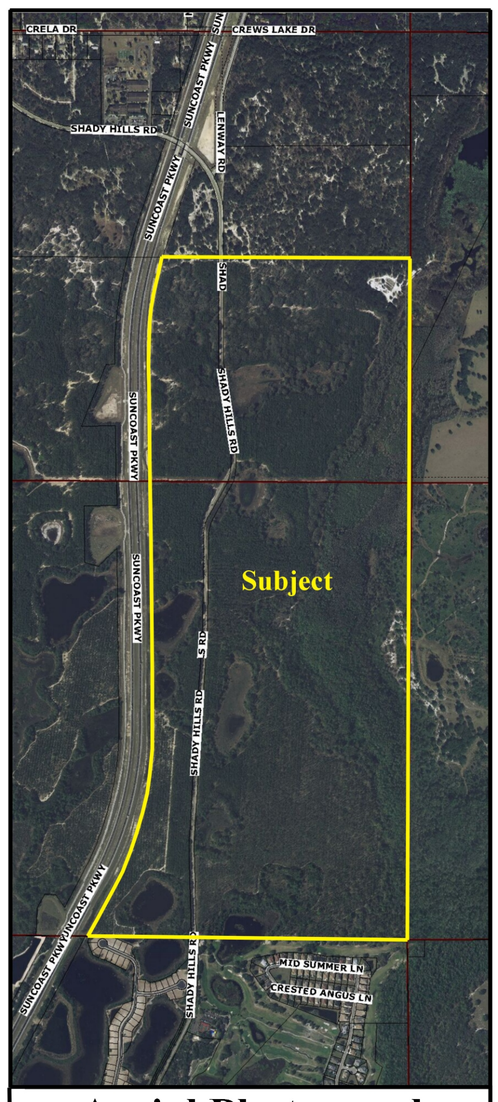
Pasco County, Florida

December 10, 2013





Location Map



Aerial Photograph

Legend

75'	Topography Contour Line
	Access
	Right In/ Right Out
I	Wetland by Class
	Direction of Surface Drainage
SFD	Single Family Detached
SFA	Single Family Attached
MF	Multi-Family
PL	Property Line
DUs	Dwelling Units

Land Use Schedule

NON-RESIDENTIAL	S.F.	Acres +/-	F.A.R.	
Greenfield Square (IL)				
Integrated Uses				
Retail 103,265 s.f.				
Office 45,200 s.f.				
Service 11,000 s.f.				
Public Library 12,000 s.f.				
Subtotal	171,465	35.6	.11	
Business Park (IL)	548,000	33.2	.38	
Office Park (OFF)	144,000	18.0	.18	
Total Non-Residential	863,465	86.8	.23	

RESIDENTIAL (RES-3, RES-12)	Units	Acres +/-	Net Density	Gross Density
Single Family Units				
Detached SFD	286			
Attached SFA	305			
Subtotal	591	136.9	4.3 DUs/ac.	1.7 DUs/ac.*
Multi-Family Apartments & Condos	725	725	43.7	16.6 DUs/ac.	11.3 DUs/ac.**
Total Residential	1,316	180.6	8.2 DUs/ac.	3.1 DUs/ac.

WETLANDS		Acres M.O.L.
Class I	93.72 ac.	
Class II	50.51 ac.	
Class III	12.62 ac.	
Total		156.85

OPEN SPACE		
Critical Linkage upland edge	23.1 ac.	
Wilderness Park	21.6 ac.	
Buffers, Open Areas	65.0 ac.	
Total		109.7

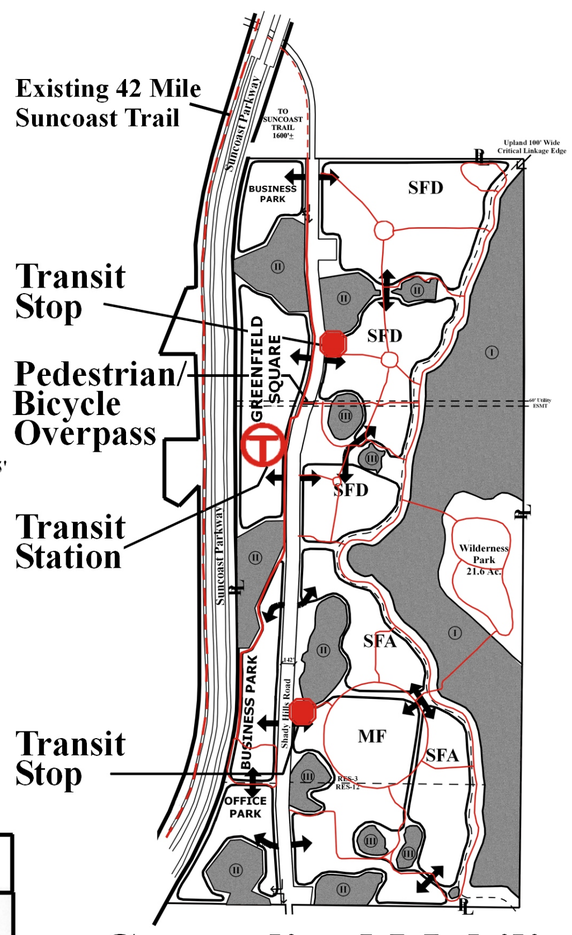
RIGHT-OF-WAY Shady Hills Rd.	17.00
TOTAL SITE	550.95

* Gross Single Family area includes all of the Class I wetlands, critical linkage upland edge, Wilderness Park, some Class I & II wetlands, open space & buffers

** Gross Multi-family area includes some Class II & III wetlands, open space & buffers

Notes

- IL 616,200 s.f. = Greenfield Square
  - Office 45,200 s.f.
  - Service 11,000 s.f.
  - Library 12,000 s.f.
  - Subtotal 68,200 s.f.
  - Business Park 548,000 s.f.
  - 616,200 s.f.
- Residential Blended Densities: Single Family (detached or attached) and multi-family units may be exchanged on a 1:1 basis and cannot exceed 1,316 units; densities within each cluster may change in order to provide a transition from low densities (north) to higher densities (south)
- Generalized Mobility Plan: Shown on this sheet is based upon the non-binding Illustrative Master Site Plan and may vary in terms of pedestrian/bicycle multi-purpose trails and transit location; but cannot vary on the requirement to provide interconnected street networks, pedestrian & bicycle paths, and mass transit opportunities that create a system of connected routes between residential, industrial, office, commercial, open space, and conservation areas
- All wetlands have a CON (Conservation) Future Land Use Classification



Generalized Mobility Plan

8' - 12' Multi-Purpose Pedestrian/Bicycle Trails

Transit Station

Transit Stop

Existing Utilities-Pasco County

10" Potable Water Line - East side of Shady Hills Road
8" Sanitary Sewer Line - West side of Shady Hills Road

LEGAL DESCRIPTION

DESCRIPTION: PARCEL # 31-24-18-0000-00200-0010

THAT PART OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 18 EAST OF PASCO COUNTY, FLORIDA, LYING TO THE EAST OF THE SUNCOAST PARKWAY AND TO THE WEST OF THE RIGHT-OF-WAY FOR SHADY HILLS ROAD.

DESCRIPTION: PARCEL # 31-24-18-0000-00100-0000
THAT PART OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 18 EAST OF PASCO COUNTY, FLORIDA, LYING TO THE EAST OF THE RIGHT-OF-WAY FOR SHADY HILLS ROAD.

DESCRIPTION: PARCEL # 30-24-18-0000-00100-0000
THAT PART OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LYING TO THE EAST OF THE RIGHT-OF-WAY FOR SHADY HILLS ROAD.

DESCRIPTION: PARCEL # 30-24-18-0000-00100-0030
THAT PART OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LYING BETWEEN THE RIGHT-OF-WAY FOR SHADY HILLS ROAD AND THE SUNCOAST PARKWAY.

TOTAL ACRES OF 4 PARCELS COMBINED = 550.95 ACRES +/-

Revisions

No.	Date

Professional Team

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P.O. Box 5062
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Prepared for:

Parkway Hills LLC & Parkway East LLC
Greenfield Place LLC & Greenfield East LLC

NORTH
DATE: 12-10-2013

PREPARED BY:

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400' 0 200' 400' 800' 1200'
Graphic Scale