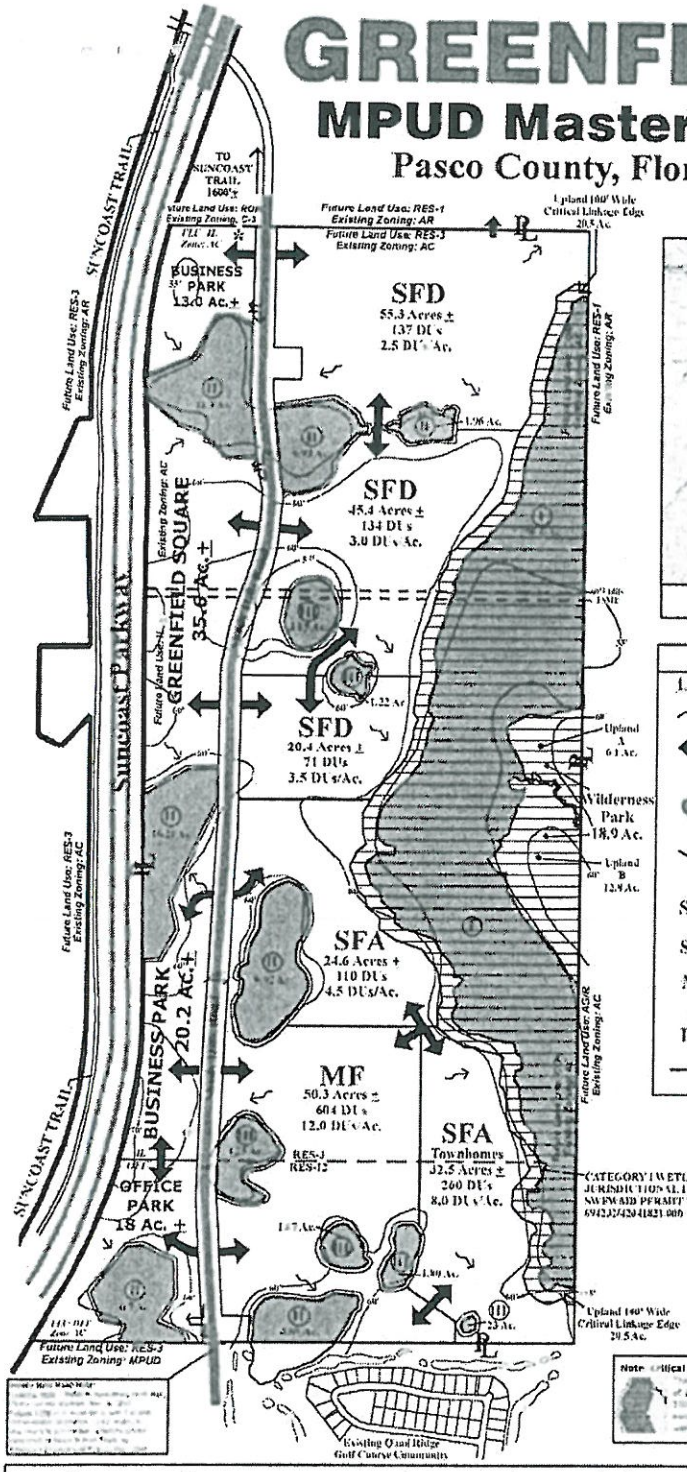
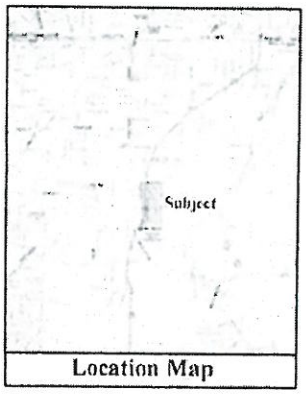
GREENFIELD

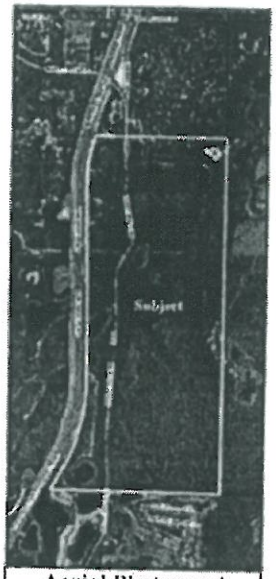
MPUD Master Plan

Pasco County, Florida





Location Map



Aerial Photograph

Legend

75'	Topography Contour Line
	Access
	Right In/ Right Out
	Wetland by Class (CD% FLUC)
	Direction of Surface Drainage
SFD	Single Family Detached
SFA	Single Family Attached
MF	Multi-Family
	Property Line
DUs	Dwelling Units
	Space for Future Connection

Land Use Schedule

NON-RESIDENTIAL	S.F.	Acres	F.A.R.
Total Non-Residential	857,445	69.4	

	Units	Acres	
Total Residential	1,316	228.5	

	Acres	
	459.7	
	39.4	
	15.52	
	17.95	
	556.55	

* Includes Single Family 288.08 acres + all of the Category I wetlands, Critical Linkage system edge, Water tower Park, some Category II & III wetlands, open space & buffers
** Includes 66.5 acres - some Category II & III wetlands, open space & buffers

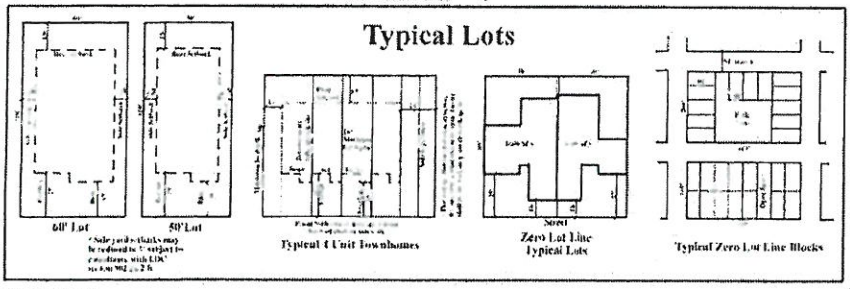
LEGAL DESCRIPTION

Note: Critical Linkage (Wildlife Corridor)

Notes

- ± 616,290 s.f. = Greenfield Square
  - Office 45,100 s.f.
  - Service 11,990 s.f.
  - Library 12,000 s.f.
  - Subtotal 69,090 s.f.
  - Business Park 548,000 s.f.
  - 616,290 s.f.
- Single Family (detached or attached) and Multi-Family units may be clustered on a lot 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).
- All wetlands have a CON (Conservation) Future Land Use Classification – Category II & III wetlands are subject to final jurisdictional determination & may be revised.

Typical Lots



Existing Utilities–Pasco County

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

Professional Team

Land Planner
[illegible]

Survey
[illegible]

Environmental
[illegible]

Utility Companies

Sewer & Water
[illegible]

Electric
[illegible]

Telephone
[illegible]

Prepared for:

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

NORTH
DATE: 12-19-2013

Revisions	
No.	Date
1	5-26-2014
2	9-22-2014

PREPARED BY:

KING HELIE PLANNING GROUP, INC.
CITY PLANNING & LAND DEVELOPMENT CONSULTANTS
P.O. BOX 1060 HUDSON, FLORIDA 34674
TEL: (727) 863-7004 FAX: (727) 868-7404

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

PCC
NOV 05 2014
APPROVED

GREENFIELD

MPUD Master Plan

Pasco County, Florida

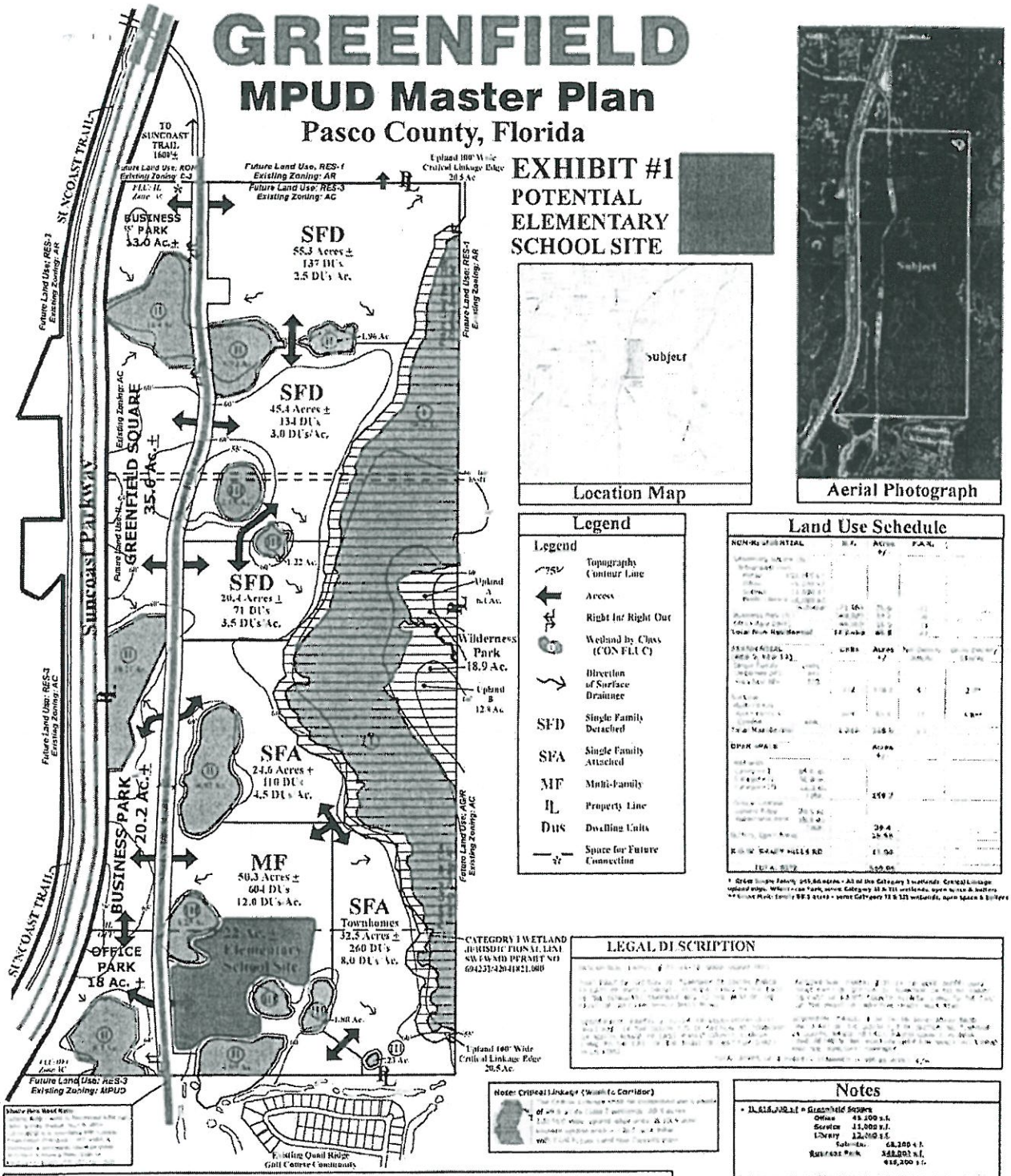


EXHIBIT #1
POTENTIAL ELEMENTARY SCHOOL SITE

Location Map

Aerial Photograph

Legend

75'	Topography Contour Line
	Access
	Right In/ Right Out
	Wetland by Class (CON FLUC)
	Direction of Surface Drainage
SFD	Single Family Detached
SFA	Single Family Attached
MF	Multi-Family
PL	Property Line
DUs	Dwelling Units
	Space for Future Connection

Land Use Schedule

NON-RESIDENTIAL	S.F.	Acres +/-	F.A.R.
Local Non-Residential	12 Units	ac ±	
RESIDENTIAL (SFD & SFA)	Units	Acres +/-	
OPEN SPACE		Acres +/-	
		39.4	
		25.58	
		65.00	

* Gross Single Family 345.84 acres - All of the Category 1 wetlands Critical Linkage upland edge. Wetlands over 5 acres, serve Category II & III wetlands, open space & buffers
** Gross Park: Some 88.3 acres - some Category II & III wetlands, open space & buffers

LEGAL DESCRIPTION

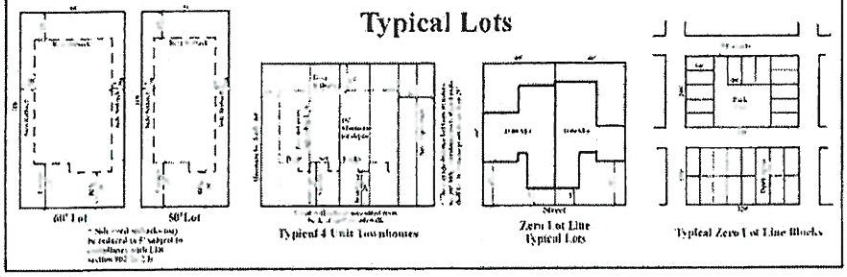
Notes

- 11,615,430 s.f. ± Greenfield Square
  - Office 48,200 s.f.
  - Service 11,000 s.f.
  - Library 12,000 s.f.
  - Subtotal 68,200 s.f.
  - Retail/Gas Park 348,001 s.f.
  - 416,200 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 1,318 units, densities within each master may change in order to provide a transition from low densities (north) to higher densities (south).
- All wetlands have a CON (Conservation) Future Land Use Classification – Category II & III wetlands are subject to final jurisdictional discussion & may be revised

Existing Utilities-Pasco County

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

Typical Lots



Prepared for:

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

NORTH
DATE: 12-10-2013

Revisions	
No.	Date
1	2/8/2014
2	4/22/2014

Professional Team	Utility Companies
Land Planner	Sewer & Water
Surveyor	Electric
Environmental	Telephone

PREPARED BY:
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CITY PLANNING & LAND DEVELOPMENT CONSULTANTS
MADISON, FLORIDA 32340
TELEPHONE: (727) 863-7001 FAX: (727) 863-7004

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

BCC
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