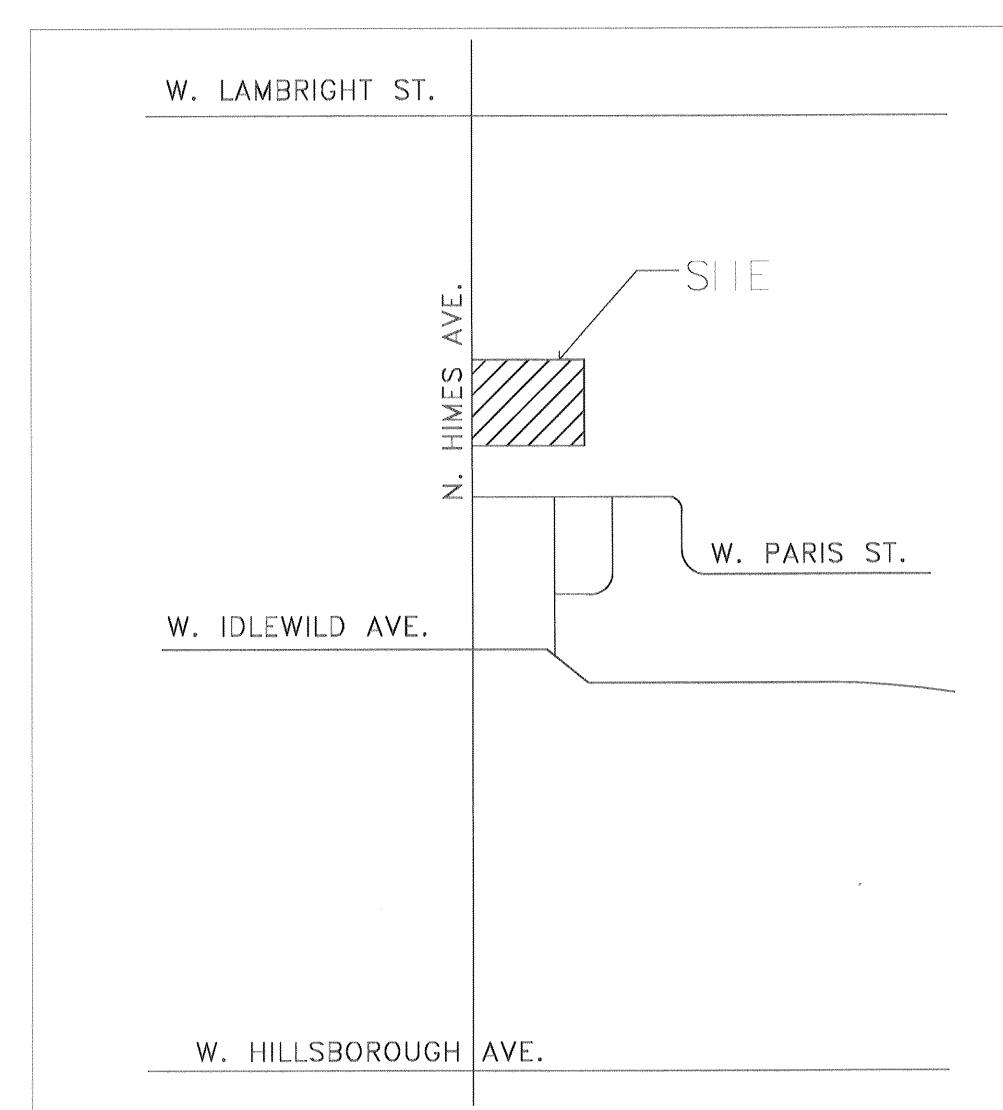


Clerk Doc # 13-0675



13-0650
RECEIVED
JUL 29 2013
Development Services Department

SITE DATA

S-T-R	34-29-18
SITE AREA	72,011 SF (1.65 AC.)
ZONING	PD
FOLIO No.	0305230000
ARCHITECTURE	RESIDENTIAL STYLE
PROPOSED USE	RESIDENTIAL (31 UNITS TOTAL)
PARKING SPACES	2/UNIT=62 6 SPACES OUTSIDE 68 SPACES TOTAL
FRONT SETBACK	25 FT.
REAR SETBACK	25 FT.
SIDE SETBACK	10 FT.
BUILDING HEIGHT	35 FT. MAX.
FLOOD ZONE	ZONE X
FIRE PROTECTION	PER FIRM PANEL 120112 0195D
DRAINAGE	PER HILLS. CO. CODE
SOLID WASTE	PER HILLS. CO. CODE
WATER/WASTEWATER	CITY OF TAMPA

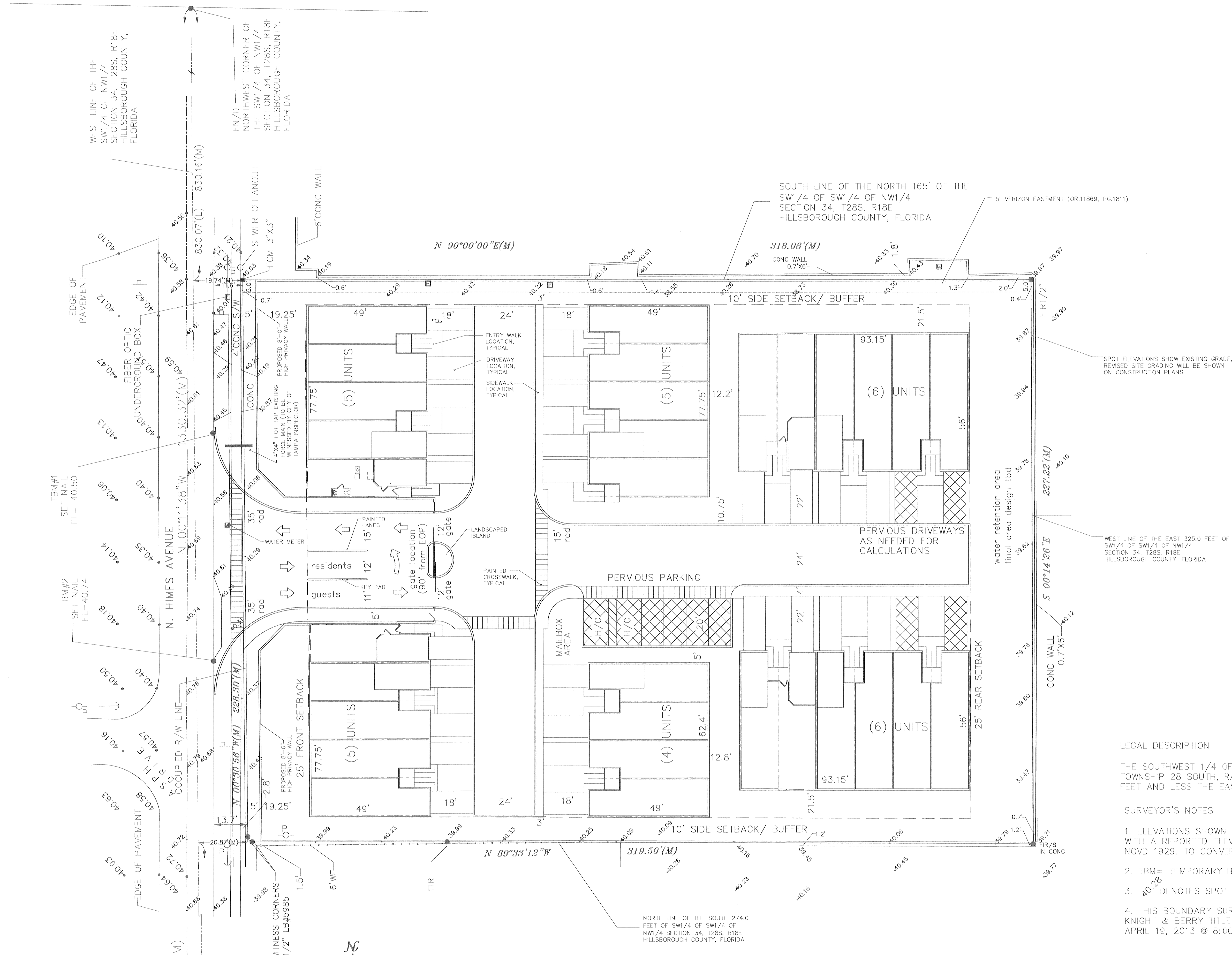
BEARINGS ARE BASED ON THE WEST LINE OF THE SW1/4 OF NW1/4 SECTION 34, T28S, R18E HILLSBOROUGH COUNTY, FLORIDA. SAID LINE BEARS N 00°11'38"W, ASSUMED.

LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 18 EAST, LESS THE NORTH 165 FEET AND LESS THE SOUTH 274 FEET AND LESS THE EAST 325 FEET THEREOF, HILLSBOROUGH COUNTY, FLORIDA.

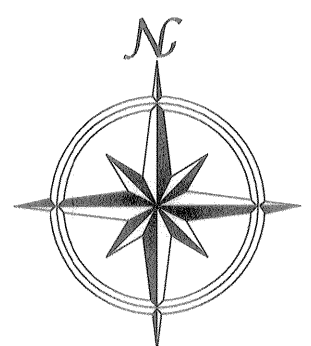
SURVEYOR'S NOTES

- ELEVATIONS SHOWN HEREON REFER TO HILLSBOROUGH COUNTY BENCHMARK "VA-702", WITH A REPORTED ELEVATION OF 40.48, ARE EXPRESSED IN FEET, AND ARE BASED ON NCVD 1929. TO CONVERT TO NAVD 88 SUBTRACT 0.87.
- TBM= TEMPORARY BENCHMARK
- 40.28 DENOTES SPOT ELEVATIONS
- THIS BOUNDARY SURVEY WAS DONE WITH THE BENEFIT OF A TITLE PREPARED BY KNIGHT & BERRY TITLE GROUP, FILE NUMBER 669260, WITH AN EFFECTIVE DATED OF APRIL 19, 2013 @ 8:00 AM.



LEGEND

⊕	FIRE HYDRANT
⊠	TRAFFIC SIGN
⊞	TELEPHONE JUNCTION PEDESTAL
⊕	UTILITY POLE
⊞	WATER METER
●	FND RR SPIKE
●	FIR
(P)	Plot
(M)	Measured
(C)	Calculated
(L)	Legal
F, N/D	Found Nail & Disc
S, N/D	Set Nail & Disc
SCIR	Set Capped Iron Rod
FCIR	Found Capped Iron Rod
FCIP	Found Capped Iron Pipe
FIP	Found Iron Pipe
FIR	Found Iron Rod
FCM	Found Concrete Monument
(WC)	Witness Corner (TYP.)
COV.	Covered
ASPH.	Asphalt
CONC.	Concrete
S/W	Sidewalk
W.F.	Wood Fence
C.L.F.	Chain Link Fence
R/W	Right of Way
P.O.B.	Point of Beginning
PC	Point of Curvature
PT	Point of Tangency
OHL	Overhead Wires
E.O.P.	Edge of Pavement



PROPOSED SITE PLAN
SCALE: 1"=20'-0"

HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST: PD to PD

PETITION FILE NUMBER: PRS 13-0650 EGL (RZ 05-1409)

ZHM HEARING DATE: NONE


BOCC MEETING DATE: July 23, 2013

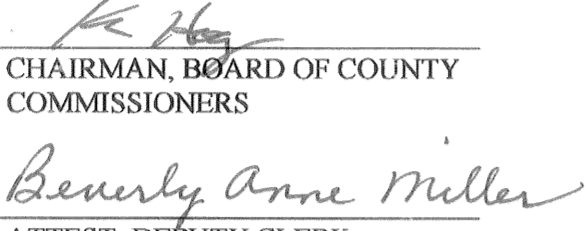
This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:

APPROVED WITH CONDITIONS AS NOTED: and attached to certified site plan.

8-8-13
DATE

8-8-13
DATE


CHAIRMAN, BOARD OF COUNTY COMMISSIONERS


ATTEST: DEPUTY CLERK
PAT FRANK
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY FLORIDA
DOCUMENT NO. 13-0675

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 13-0650 EGL
MEETING DATE: July 23, 2013
DATE TYPED: July 24, 2013

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 18, 2013.

1. The site shall be allowed a maximum of 31 townhome units housed in 6 buildings.
2. The site shall be developed in accordance with RSC-6 development standards unless otherwise stated herein.
 - 2.1 Side setbacks/buffer shall be 10 feet.
3. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
4. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
5. The general design and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
 - 5.1 The development shall be limited to one (1) vehicular access point adjacent to Hills Avenue.
6. If warranted, or as determined by Hillsborough County staff, the developer shall be required to construct a left turn lane and a right turn lane/deceleration lane into the site. Prior to Concurrence approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic, if warranted. The turn lanes shall be constructed to EDOT and/or Hillsborough County standards using FDOT standard Index 301 and 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided.
7. Based on the projected trip generation to the site, access onto the public road would be via "Type II" Minor Roadway Connection (50 - 1,500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site. This distance shall be measured from the edge of the future edge of right-of-way.
8. The Developer shall construct and maintain sidewalks within the right-of-way along all roadways adjacent to the property boundaries and, if applicable, along both sides of all internal roadways.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 13-0650 EGL
MEETING DATE: July 23, 2013
DATE TYPED: July 24, 2013

- The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
9. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
 10. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
 11. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
 12. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.