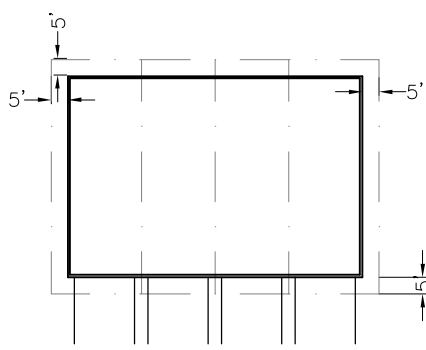
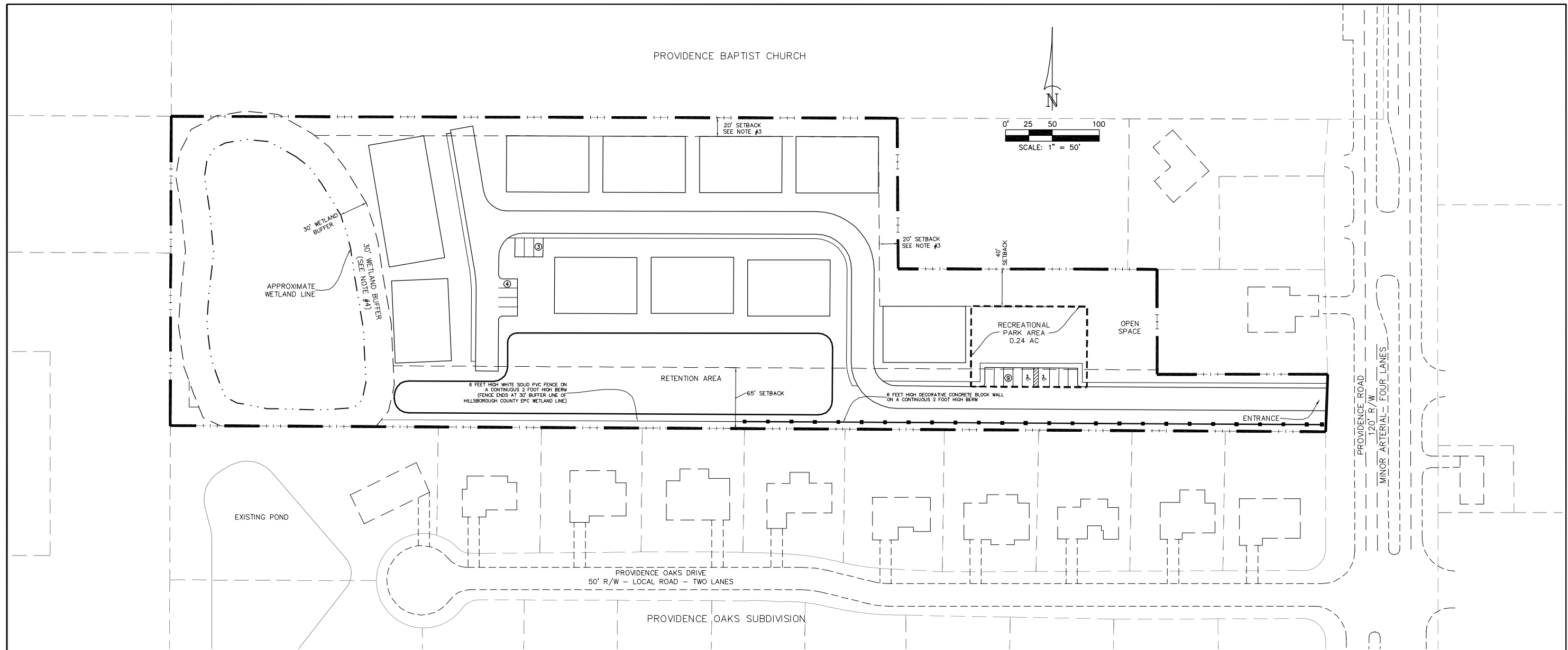


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TYPICAL LOT LAYOUT



**GENERAL NOTES**

1. LOCATION OF BUILDINGS, ROADS, RETENTION AREAS AND UTILITIES ARE PRELIMINARY AND THEIR FINAL LOCATION IS SUBJECT TO REVIEW AND APPROVAL OF HILLSBOROUGH COUNTY, NATURAL RESOURCES AND THE E.P.C.
2. THE LOCATION OF THE ROADWAYS AS SHOWN HEREON ARE FOR REPRESENTATION PURPOSES ONLY. THE ACTUAL LOCATIONS AND ALIGNMENT OF THE ROADWAYS ARE SUBJECT TO CHANGE IN ORDER TO SATISFY DEVELOPMENT REQUIREMENTS DURING THE APPROVAL PROCESS.

**SITE DATA TABLE**

FOLIO #:	073818-0000	
PROPERTY ADDRESS:	5607 PROVIDENCE ROAD RIVERVIEW, FL 33569	
PROPERTY SIZE:	±7.25 ACRES	
EXISTING ZONING:	ASC-1 (Agricultural, Single-family Conventional (1 Unit/acre)) RSC-3 (Residential, Single-family Conventional (3 Units/acre)) RSC-6 (Residential, Single-family Conventional (6 Units/acre))	
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)	
NUMBER OF UNITS:	42 UNITS	
FUTURE LAND USE:	SMU-6	
PROPOSED SETBACK:	20' FROM PROPERTY BOUNDARIES 40' RECREATIONAL AREA SETBACK 65' FROM SOUTH PROPERTY BOUNDARY	
PROPOSED BUILDING SEPARATION:	15' (MINIMUM FOR 2-STORY)	
<b>PARKING DATA</b>		
Description	Requirements	Spaces Provided
Townhomes	2 per unit	42 units x 2 = 84 spaces
Recreational Park Area	7 regular + 2 handicap = 9	7 spaces
Guest Parking		7 spaces
Total Parking Provided		100 spaces
<b>DENSITY CALCULATIONS</b>		
Allowable Density:	7.25 x 6 Units per acre = 43 Units	
Proposed Density:	42 Units / 7.25 Acres = 5.79 Units per Acre	

- PERMITTING AND DEVELOPMENT NOTES:**
1. The proposed buildings shall have a 35 feet max. height.
  2. The project shall be designed in accordance with the Land Development Code for Stormwater, Transportation, Water and Wastewater requirements.
  3. Buffers along the Project Boundary shall comply with Hillsborough County regulations regarding buffers & screening.
  4. Wetland limits and development/ buffer setbacks from wetland line as shown are preliminary and subject to review & approval by Hillsborough County and E.P.C.
  5. Proposed Townhome Buildings to be a maximum of 6 Units.
  6. There are no known existing on-site cultural facilities, recorded historical or archaeological sites, community recreation uses or public facilities.
  7. The project may be gated at the Developer's discretion.
  8. The wall and fence must be constructed in their entirety prior to construction of any townhome units.

DESIGNED: SPC  
 DRAWN: MKC  
 CHECKED: RP  
 P.L.C.

**Gulf Coast Consulting, Inc.**  
 Land Development Consulting  
 13825 ICOT BLVD., SUITE 605  
 Clearwater, Florida 33760  
 Phone: (727) 524-1818  
 Fax: (727) 524-6090

E.B. No. 9774

PREPARED FOR:  
**JARMINE INVESTMENTS, LLC.**  
 13206 Emerald Acres Avenue  
 Dover, FL 33527  
 PHONE: (813) 363-8609

SHEET DESCRIPTION:  
**HART PROVIDENCE TOWNHOMES**  
 GENERAL SITE PLAN

THESE PLANS MAY NOT BE COPIED OR  
 MODIFIED WITHOUT WRITTEN PERMISSION  
 FROM GULF COAST CONSULTING, INC.

SEAN P. CASHEN 42505  
 NOT VALID UNLESS SIGNED & EMBOSSED  
 BY A REGISTERED ENGINEER  
 GULF COAST CONSULTING, INC.  
 CERTIFICATE OF AUTHORIZATION No. 9774

NO.	DATE	REVISED

APP'D BY: [Signature] DATE: 10/31/05

SHEET NO. 05-113 OF 2