

PARCEL DESCRIPTION:

The East 117 feet of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 6, Township 29 South, Range 19 East, less the North 250.56 feet thereof, lying and being in Hillsborough County, Florida.

Description furnished by Official Record Book 09446, Page 1134
W 1/2 of the E 1/2 of the NW 1/4 of the SE 1/4, LESS North 161 feet, Section 6, Township 29, Range 19, Tampa, Hillsborough County, Florida.

Description furnished by Official Record Book 1351, Page 481)
Lot beginning 25 feet East and 116.92 feet North of the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 6, Township 29 South, Range 19 East, Hillsborough County, Florida, thence run North 50 feet, thence run East 189.42 feet, thence run South 50 feet and West 189.39 feet to the Point of Beginning.

CITY OF TAMPA

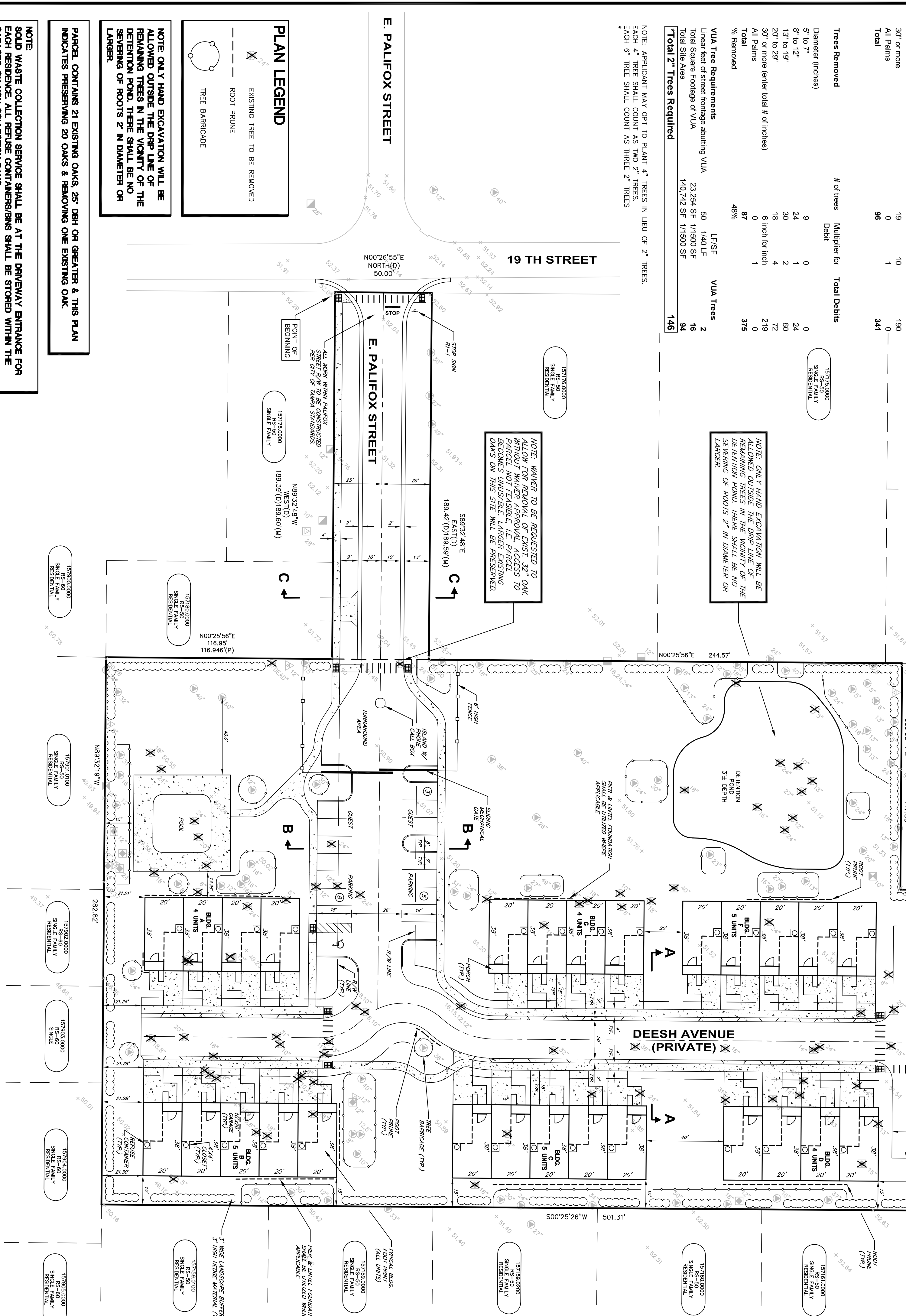
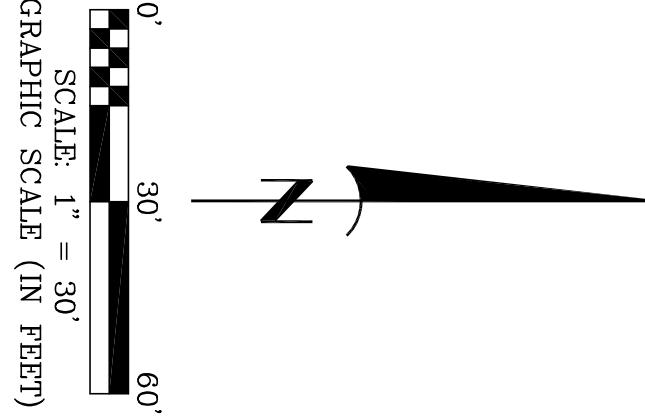
REQUIRED TREES
FOR COMMERCIAL DEVELOPMENT

Trees Retained	# of trees	Multiplier for Credit	Total Credits
Diameter (inches)			
5" to 12"	10	0	0
8" to 12"	25	1	25
13" to 19"	21	2	42
20" to 29"	4	4	84
30" or more	19	10	190
All Palms	0	0	0
Total	96	1	341

Trees Removed	# of trees	Multiplier for Debit	Total Debits
Diameter (inches)			
5" to 7"	9	0	0
8" to 12"	24	1	24
13" to 19"	2	2	4
20" to 29"	18	4	72
30" or more (enter total # of inches)	18	10	180
All Palms	0	0	0
Total	87	1	375

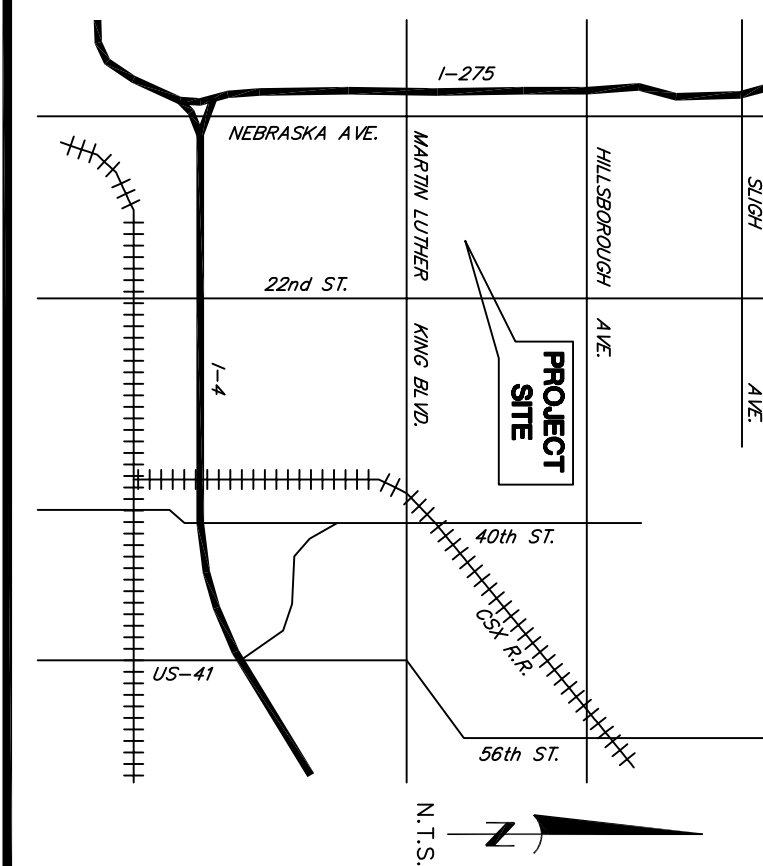
VIA Tree Requirements	LF/5F	VIA Trees
Linear feet of street frontage abutting VIA	50	1/40 LF
Total Square Footage of VIA	23,254 SF	1/1,500 SF
Total Site Area	140,742 SF	1/1,500 SF
Total Trees Required		146

NOTE: APPLICANT MAY OPT TO PLANT 4" TREES IN LIEU OF 2" TREES.
EACH 4" TREE SHALL COUNT AS TWO 2" TREES.
EACH 6" TREE SHALL COUNT AS THREE 2" TREES.



SECTION 06, TOWNSHIP 29S, RANGE 19E
HILLSBOROUGH COUNTY, FLORIDA
FOLIO NOS. 157166.0000 & 157164.5500

VICINITY MAP



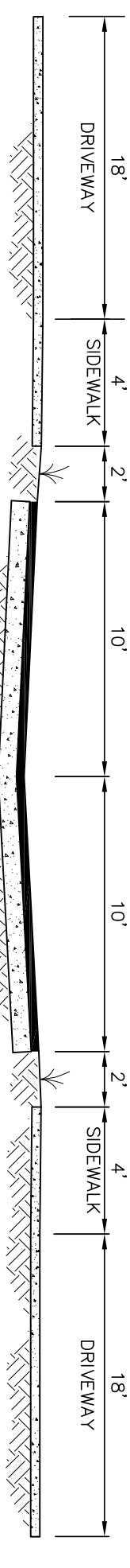
NOTES

- This plan shall be considered as preliminary only and is subject to revisions and amendments.
- Boundary, topographic, & tree location information as indicated herein is based upon a boundary, topographic, & tree location survey prepared by Bureau & Associates, Inc., their job number being 157166.0000.
- Developer shall coordinate all construction activities directly with City of Tampa Parks and Recreation Department with regard to tree preservation and removal.
- Subject property is located within the Southeast 1/4 of Section 6, Township 29 South, Range 19 East, City of Tampa, Hillsborough County, Florida and contains 3.231 acres, more or less determination, subject property is located in Zone "C" per Flood Insurance Rate Map, Community Panel Number 120114-0015C, with a latest date of 10/15/2014.
- Due to the topographic information provided by the proposed project not exceeding 5% of the top generation of surrounding roadways, a detailed report/analysis will not be required.
- All invasive trees shall be removed and disposed of off-site.
- No underground utilities shall be placed within the 20' protective radius of any ground tree and within the 10' protective radius of any protected tree.
- 10' of the vertical plane of overhead power lines.
- Developer shall commit to a maintenance agreement through the Mayor's Office to maintain the trees on the site.
- Developer shall comply with Chapter 22 of the City of Tampa Code for sidewalks.
- This project shall comply with the East Tampa Overlay District Design Guidelines.
- There is a grade change adjacent to trees.
- All trees to be removed during the site clearing phase shall be saved clean cut and the preservation of the designated protective area shown.

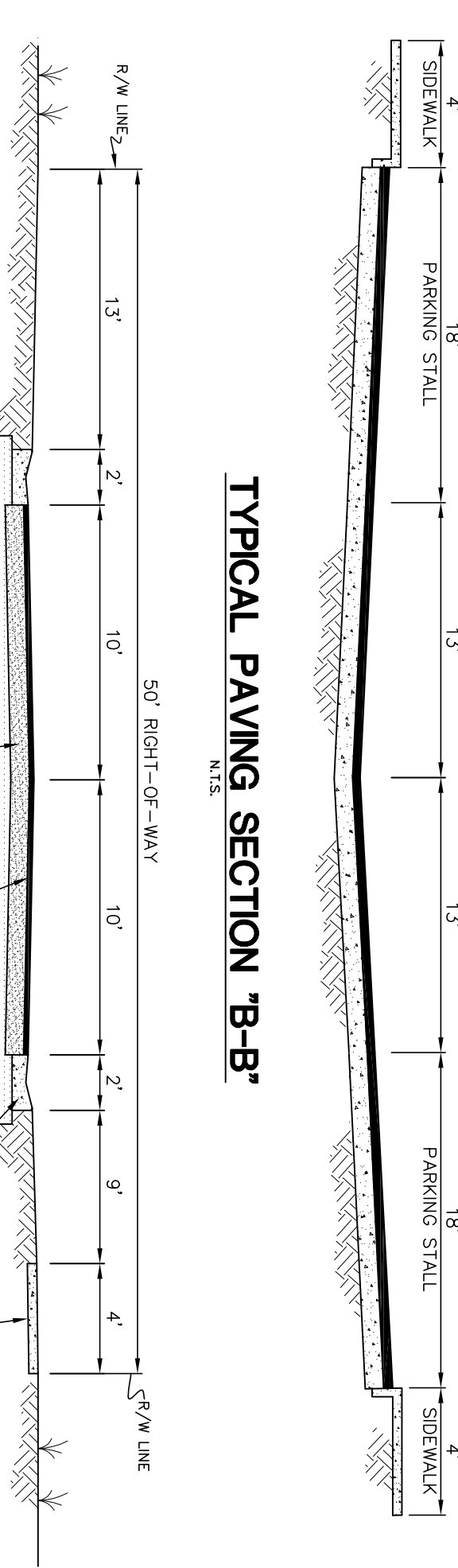
WAVES REQUESTED

1. 40" MATURE LAUREL OAK HAS SOME STRUCTURAL DAMAGE WHICH WILL INCREASE DURING CONSTRUCTION THIS BECOMING HAZARDOUS.
2. 30" MATURE LAUREL OAK HAS SOME STRUCTURAL DAMAGE WHICH WILL INCREASE DURING CONSTRUCTION THIS BECOMING HAZARDOUS.
3. 30" MATURE LAUREL OAK HAS SOME STRUCTURAL DAMAGE WHICH WILL INCREASE DURING CONSTRUCTION THIS BECOMING HAZARDOUS.
4. WAVE TO BE REQUESTED TO ALLOW FOR REMOVAL OF EXIST. 30" OAK, WITHOUT WAVE APPROVAL, ACCESS TO PARCEL, NOT FEASIBLE, IE PARCEL BECOMES UNUSABLE LARGER EXISTING OAKS ON THIS SITE WILL BE PRESERVED.

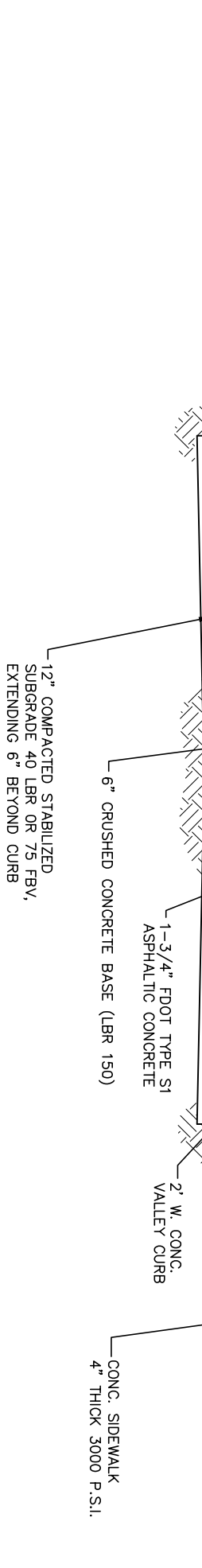
TYPICAL PAVING SECTION "A-A"



TYPICAL PAVING SECTION "B-B"



TYPICAL PAVING SECTION "C-C"



NO.		DATE	REVISIONS	BY
3	1/29/07	REV. PER CITY REVIEW	DA	
2	1/25/07	REV. PER CITY REVIEW	DA	
1	1/18/07	REV. PER CITY REVIEW	DA	
DATE				

PREPARED FOR:		PARSONS PRIVATE MORTGAGE INC.	
		& FIRST CITRUS BANK	

PRELIMINARY SITE LAYOUT		CHelsea GARDENS	
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GOVERNABLE ENGINEERING SERVICES, INC.		CONSULTING • PLANNING	
1807 PERPETREE DRIVE OLDSMAR, FLORIDA 34677		PHONE: (813)855-3510 FAX: (813)855-1572	

DESIGN BY:	DATE:	PROJECT NO.
LG	9/15/06	06-31
DA	SCALE:	SHEET NO.
	1"=30'	1 OF 1
REVIEWED BY:	FILE:	
LG	0631	