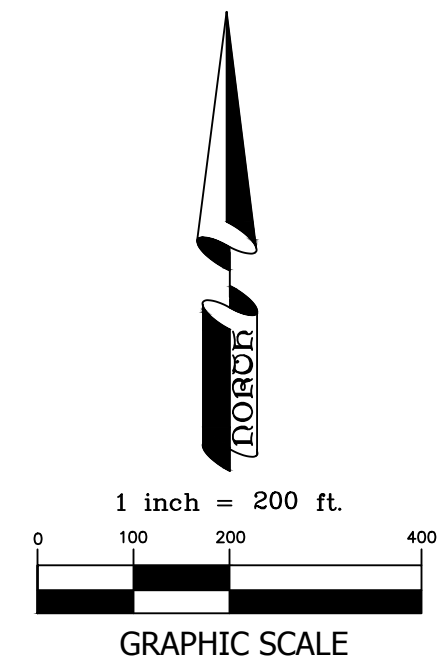
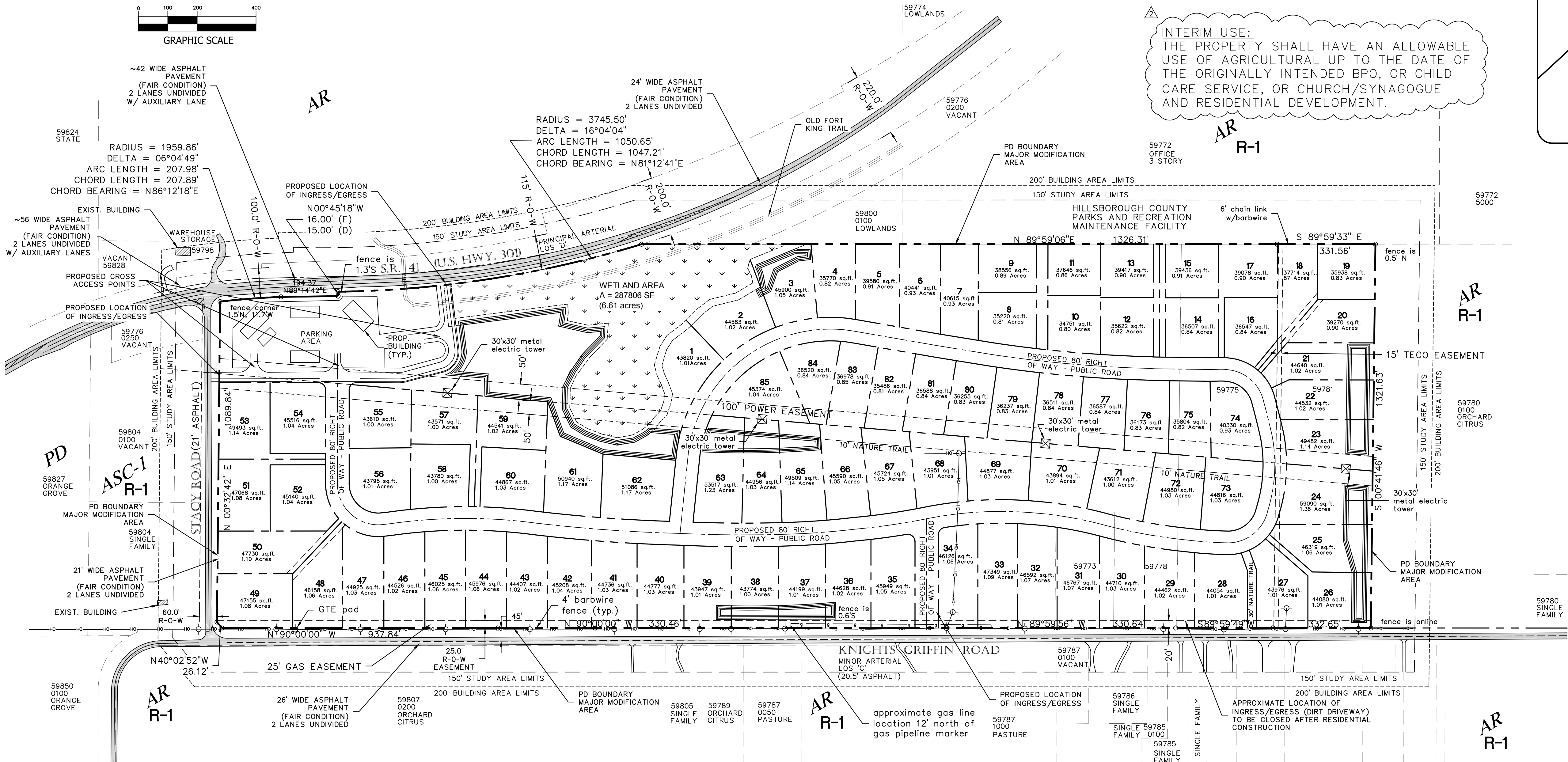
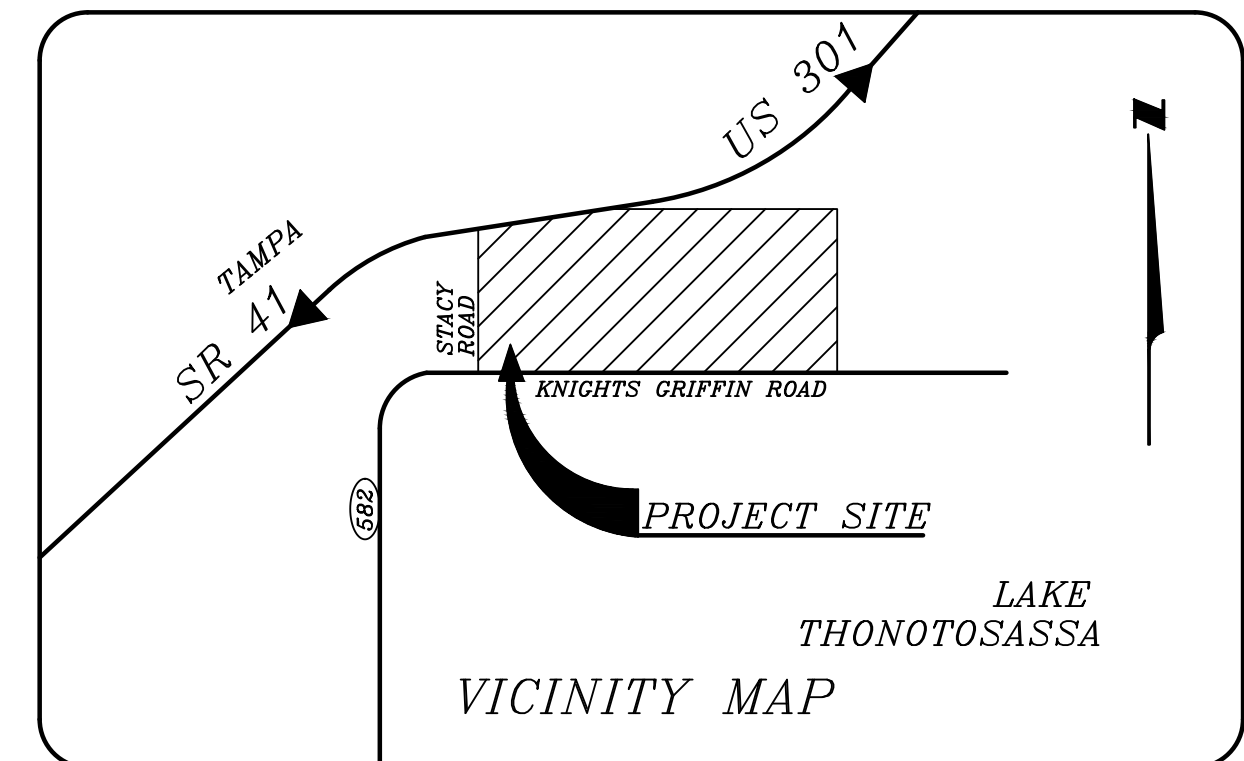


SASSA TRAIL GENERAL SITE PLAN



INTERIM USE:
THE PROPERTY SHALL HAVE AN ALLOWABLE USE OF AGRICULTURAL UP TO THE DATE OF THE ORIGINALLY INTENDED BPO, OR CHILD CARE SERVICE, OR CHURCH/SYNAGOGUE AND RESIDENTIAL DEVELOPMENT.



DESCRIPTION:

Written from information as recorded in the following deeds:
O.R. Book 4356, page 1741; O.R. Book 4571, page 57,
O.R. Book 3344, page 710, Book 3418, page 1596

The West 1/4 of the Southeast 1/4 of the northeast 1/4 of Section 2, Township 28 South, Range 20 East, Hillsborough County, Florida, SUBJECT TO maintained right of way on the South side thereof for Knights Griffin Road;

AND
The Southwest 1/4 of the Northeast 1/4 of Section 2, Township 28 South, Range 20 East, Hillsborough County, Florida, SUBJECT TO maintain a right-of-way on the South side error of for Knights-Griffin Road;

AND
The Southeast 1/4 of the Northwest 1/4 of Section 2, Township 28 South, Range 20 East, Hillsborough County, Florida, lying South Of State Road 41 (U.S. Highway 301), SUBJECT TO maintained right-of-way of South side thereof for Knights-Griffin Road;

AND
The East 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 28 South, Range 20 East, Hillsborough County, Florida lying South of State Road 41 (U.S. Highway 301), LESS THE West 60 feet thereof, SUBJECT TO maintained right-of-way on the South side thereof for Knights-Griffin Road.

SITE DATA:

FOLIO NO.	59776, 59773, 59778, 59775, 59781, 59776.0300
EXISTING ZONING	AR
PROPOSED ZONING	PD RZ 01-1342 TH
LAND USE	RES-1
FLOOD ZONE	120112 0235 "D"
TOTAL SITE AREA	113.15 AC
PROPOSED MAX UNITS	85
DENSITY	0.86 (EXCLUDES BPO AREA)
BPO AREA	3.74 AC
PROPOSED BUILDING AREA	20,000 SF (BPO) USE 5,000 SF (CHURCH/SYNAGOGUE) OR CHILD CARE CENTER
F.A.R.	0.12

LANDSCAPING SHALL BE PER HILLSBOROUGH COUNTY LDC
LOT CONFIGURATIONS AND PONDS SHOWN ON THE PLAN ARE SCHEMATIC IN NATURE. FINAL LOT DIMENSIONS WILL BE DETERMINED ON THE PRELIMINARY PLAT.

USES IN THE BPO AREA IS LIMITED TO 20,000 SF OF BUSINESS AND PROFESSIONAL OFFICE, CHILD CARE CENTER, & CHURCH/SYNAGOGUE MEETING THE ADDITIONAL RURAL STANDARDS ESTABLISHED BY HILLSBOROUGH COUNTY.

BUILDING SIZES AND LOCATION ARE SCHEMATIC IN NATURE. BUILDING SIZES AND LOCATION SHALL BE DETERMINED AT THE PRELIMINARY PLAN STAGE.

BUFFERS SHALL BE PER HILLSBOROUGH COUNTY LDC.

WATER & SEWER SERVICE TO BE BY ON-SITE WELL AND SEPTIC SYSTEM.

ACCESS SHALL BE AS SHOWN ON THE GENERAL SITE PLAN AND APPROVED BY FDOT.

GENERAL INFORMATION:

- THIS PROPERTY IS NOT LOCATED IN A COMMUNITY PLANNING AREA.
- THIS PROPERTY IS NOT LOCATED IN AN OVERLAY DISTRICT.
- THIS PROPERTY IS NOT LOCATED IN A COASTAL HIGH HAZARD AREA.
- THIS PROPERTY IS NOT LOCATED IN A WETLAND RESOURCE PROTECTION AREA.
- THIS PROPERTY IS NOT LOCATED IN A SURFACE WATER RESOURCE PROTECTION AREA.
- THIS PROPERTY IS NOT LOCATED IN A POTABLE WATER WELLFIELD PROTECTION AREA.
- THIS PROPERTY HAS NO DESIGNATED SCENIC ROADWAY CORRIDOR AND DOES NOT HAVE ONE ADJACENT TO IT.
- THIS PROPERTY HAS NO HISTORICAL LANDMARKS BUT INDIAN ARROW HEADS HAVE BEEN FOUND IN THE PAST. THE ARROW HEADS WILL REMAIN ON SITE.
- THERE IS NO EVIDENCE THAT HISTORICAL LANDMARKS OR ARCHAEOLOGICAL STRUCTURES WITHIN 150' OF THE PROPERTY.
- NO FINAL PLAT WAS SUBMITTED TO HILLSBOROUGH COUNTY DUE TO THE CLIENT NOT PROCEEDING WITH THE FINAL CONSTRUCTION PLANS.
- THERE ARE NO FLEX SPACE BOUNDARIES IN THIS PROPERTY.
- THE PROPERTY IS CURRENTLY VACANT AND USED AS AN ORANGE GROVE.
- THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
- THIS PROJECT WILL BE IN ONE PHASE ONLY AND HAVE AN INTERIM USE OF AGRICULTURE.
- THERE IS NO COMMON OPEN SPACE/RECREATION AREAS WITHIN THE PROJECT SITE.
- THERE ARE NO PROPOSED PUBLIC LANDS OR PUBLIC SCHOOL SITES WITHIN THE PROJECT SITE.
- NO OPTIONAL BUILDING ELEVATIONS OR RENDERINGS FOR SPECIFIC ARCHITECTURAL DESIGNS FOR NON-RESIDENTIAL OR MULTI-FAMILY STRUCTURES ARE PROPOSED.
- NO LANDSCAPE ALTERNATIVES ARE PROPOSED.
- THERE ARE NO EXISTING MEDIUM OPENINGS. THERE ARE NO MEDIAN OPENINGS PROPOSED.
- NO PUBLIC TRANSIT FACILITIES ARE PROPOSED DUE TO PROJECT BEING ON A RURAL FOOT ROAD AND NO PUBLIC TRANSIT SERVICES SERVE THIS AREA.
- POTABLE WATER SERVICE TO BE SUPPLIED BY ON SITE WELL.
- SANITARY SEWER SERVICE TO BE PROVIDED BY ON SITE SEPTIC TANK SYSTEMS.
- THERE ARE NO PLATS WITHIN 150' OF THE PROJECT BOUNDARY.

PROJECT DATA TABLE:

GROSS PD ACREAGE:	113.15
BPO USE ACREAGE:	3.74
RESIDENTIAL USE ACREAGE:	109.41
NO ENVIRONMENTALLY SENSITIVE AREAS EXIST.	
NO MAN-MADE WATER BODIES ARE PROPOSED.	
WETLAND IN RESIDENTIAL AREA ACREAGE: 6.61	
PROPOSED RESIDENTIAL USES:	
SINGLE-FAMILY CONVENTIONAL RESIDENTIAL UNITS	
TOTAL NUMBER OF UNITS:	85
GROSS DENSITY OF PROJECT (109.41 acres)	0.86
[27 LOTS 1 ACRE OR MORE AND 58 LOTS 0.80 ACRE]	
NO FLEX OR COMP PLAN DESIGNATIONS ARE EXISTING OR PROPOSED.	
PROPOSED BPO USES:	
FAR = 0.12 FOR BUSINESS AND PROFESSIONAL OFFICE FAR = 0.03 FOR CHILD CARE CENTER, AND/OR CHURCH/SYNAGOGUE.	
DEVELOPMENT STANDARDS FOR ALL PROPOSED USES:	
MINIMUM LOT SIZE:	1.0 ACRE FOR LOTS ADJACENT TO STACY ROAD AND KNIGHTS-GRIFFIN ROAD, 0.8 ACRES FOR REMAINING LOTS
MINIMUM LOT WIDTH:	130 FEET
MINIMUM REQUIRED FRONT YARD:	50 FEET
MINIMUM REQUIRED SIDE YARD:	15 FEET
MINIMUM REQUIRED REAR YARD:	50 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET 2 STORY MAX.
MAXIMUM FAR IN BPO AREA:	0.12
MAXIMUM RESIDENTIAL BUILDING COVERAGE:	40 PERCENT

THE RESIDENTIAL DENSITY IS AS FOLLOWS:
1 UNIT PER 1.0 ACRE MIN. FOR LOTS ADJACENT TO STACY ROAD AND KNIGHTS-GRIFFIN ROAD.
AND
1 UNIT PER 0.8 ACRES MIN. FOR ALL OTHER LOTS

REQUIRED SETBACKS ARE AS FOLLOWS:
MINIMUM REQUIRED FRONT YARD: 50 FEET
MINIMUM REQUIRED SIDE YARD: 15 FEET
MINIMUM REQUIRED REAR YARD: 50 FEET

A. D. ENGINEERING, P.A.
"ENGINEERING EXCELLENCE"
CERTIFICATE OF AUTHORIZATION NUMBER 27016
P.O. BOX 292038 Tampa, Florida 33687 ph: (813) 579-7254
email: adengineering@myrpidays.com fax: (813) 868-0055

1	GEN REV.	3-4-02
2	ADDED AGRICULTURAL USE	6-17-10