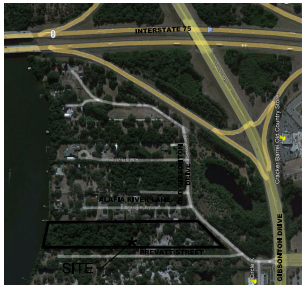


LOCATION MAP
SCALE: NTS

LEGAL DESCRIPTION:

W 230 FT OF GOVERNMENT LOT 8 LESS R/W FOR GIBSONTON DR AND LESS THAT PART LYING SOUTH AND EAST OF CENTER LINE OF GIBSONTON DR

OWNER/DEVELOPER INFORMATION:
MARK MCAVOY FLORIDA PROPERTIES LLC
27 E23RD STREET
HUNTINGTON STATION, NEW YORK, 11746-3212

SITE DATA TABLE:

FOLIO NUMBERS:	050015-0000 050011-0000 076334-0000	
EXISTING ZONING:	AS-1 / RSB	
PROPOSED ZONING:	PD	
EXISTING LAND USE:	NOT CLASSIFIED	
FUTURE LAND USE:	SMU-6	
EXISTING USE:	VACANT	
PROPOSED USE:	TOWNHOMES	
TOTAL ACRES:	R-4 738,778 S.F. / 16.96 AC.	(100.00%)
PROPOSED POND AREA:	129,100 S.F. / 2.76 AC.	(16.27%)
IMPERVIOUS AREA:	162,131 S.F. / 3.72 AC.	(21.95%)
BUILDING AREA:	104,042 S.F. / 3.11 AC.	(18.34%)
OPEN SPACE AREA:	316,304 S.F. / 7.26 AC.	(42.81%)
EXISTING WETLAND AREA:	17,616 S.F. / 0.40 AC.	(TO BE MITIGATED)
BUILDING COVERAGE:	19.40%	
FRONT SETBACK:	15'	
REAR SETBACK:	24'	
SIDE SETBACK:	30' (BETWEEN BUILDINGS)	
MAXIMUM BUILDING HEIGHT:	35'	
MAXIMUM IMPERVIOUS ALLOWABLE:	70%	

UNIT COUNT:

	UNITS
TOTALS	101

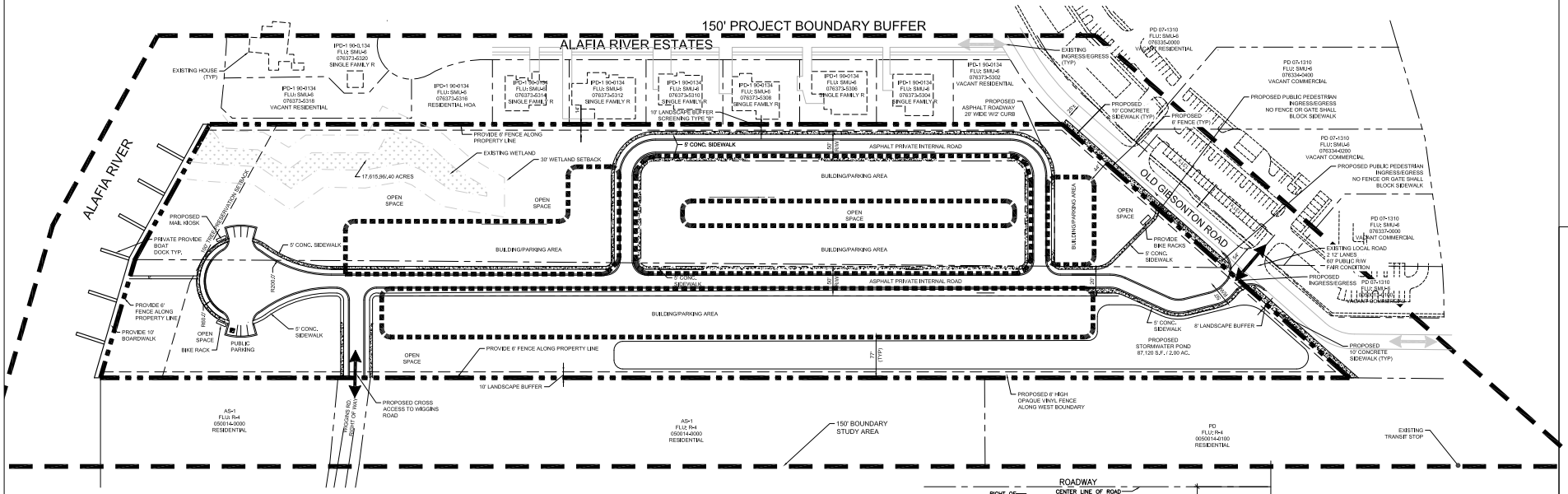
NOTES:

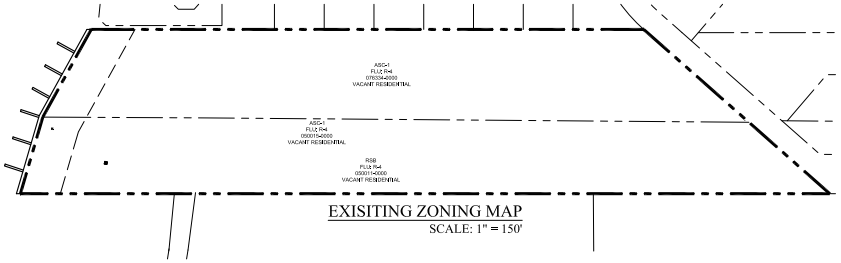
1. DEVELOPMENT SHALL PROCEED IN ACCORDANCE WITH THE STANDARDS OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
2. WATER AND SEWER SERVICE TO BE PROVIDED BY HILLSBOROUGH COUNTY.
3. PROJECT IS IN URBAN SERVICES AREA AND WILL CONNECT TO PUBLIC WATER AND WASTEWATER SERVICE
4. PROJECT WILL BE DEVELOPED IN ONE PHASE.
5. THERE ARE NO KNOWN PLATS WITHIN THE PROJECT BOUNDARY.
6. ALL EXISTING STRUCTURES ON SITE TO BE REMOVED.
7. THERE ARE EXISTING BIKE WAYS WITHIN 150 FEET OF THE PROJECT.
8. THERE ARE EXISTING TRANSIT STOPS WITHIN 150 FEET OF THE PROJECT.
9. THERE ARE CONSERVATION/WETLAND, PRESERVATION, UPLAND HABITAT AREAS AND OTHER NATURAL PHYSICAL FEATURES ON SITE.
10. SITE MEETS HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE REQUIREMENTS FOR COMMUNITY GATHERING SPACE.
11. NO DESIGNATED HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES ARE KNOWN ON SITE OR ARE ADJACENT TO THE SITE.
12. PROJECT ROADS WILL BE PRIVATE AND SHALL MEET TS-3 REQUIREMENTS W/ 10' MINIMUM DRIVEWAY SPACING.
13. PROJECT SITE WILL BE FENCED AND NOT GATED.
14. PROJECT WILL BE DESIGNED TO MEET HILLSBOROUGH COUNTY, STATE AND FEDERAL REGULATORY GUIDELINES AND TECHNICAL STANDARDS.
15. PROJECT IS LOCATED WITHIN GIBSONTON COMMUNITY PLANNING AREA AND WITHIN ALAFIA RIVER CORRIDOR POLICY OVERLAY AREA.
16. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
17. PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
18. THE PROJECT SITE IS PARTIALLY LOCATED WITHIN COASTAL HIGH HAZARD AREA. THE PROJECT SITE IS NOT LOCATED WITHIN POTABLE WELL FIELD PROTECTED AREA OR SUBSURFACE WATER RESOURCE PROTECTION AREA.
19. THE DEVELOPMENT WILL BE REQUIRED TO PROVIDE OPEN PUBLIC ACCESS TO THE WATERFRONT VIA RIVERFRONT PARK.
20. RESIDENT PARKING WILL BE PROVIDED VIA GARAGE.
21. PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 6.05.02.
22. PROJECT IS NOT LOCATED IN AN AIRPORT HEIGHT RESTRICTION AREA
23. PROJECT IS NOT LOCATED IN A POTABLE WATER BUFFER AREA
24. PROJECT IS NOT LOCATED IN SURFACE WATER PROTECTION ZONE.
25. PROJECT IS NOT LOCATED IN SCENIC CORRIDOR
26. THERE ARE NOT ANY EASEMENTS ON THE SUBJECT SITE
27. PROJECT WILL NOT BE PHASED.
28. ARCHITECTURAL STYLE ARE NOT PROPOSED
29. NO PRESERVATION AREA, UPLAND HABITAT AREA AND NO PRESERVATION AREA ARE ON THE SUBJECT SITE
30. SITE IS LOCATED IN THE SOUTHSHORE AREA WIDE SYSTEMS AND GIBSONTON COMMUNITY PLAN.
31. BOAT DOCKS ARE PRIVATE.

80 0 80 160

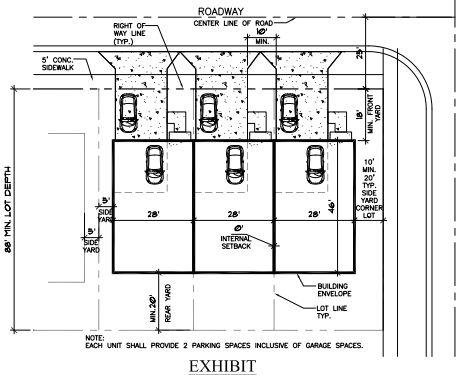
LEGEND

- PROPERTY LINE
- FUTURE DEVELOPMENT AREA (AS APPROVED PER PD 07-1310)
- FENCE LINE
- LANDSCAPE BUFFER LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT





EXISITING ZONING MAP
SCALE: 1" = 150'



NOTE:
EACH UNIT SHALL PROVIDE 2 PARKING SPACES INCLUSIVE OF GARAGE SPACES.

EXHIBIT

REVISION	BY

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H. THAYER HERSOM, ARCHITECT AND ASSIGNED OTHERS. NO UNAUTHORIZED USE OF ANY PART OR ENTIRE DRAWING AS PRINTED ON THIS SHEET.

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GIBSONTON ROAD TOWNHOMES

PLAN DEVELOPMENT SITE PLAN

These Documents have been prepared under the direct supervision of H. Thayer Hersom, Architect (FL10528). H. Thayer Hersom hereby certifies that these documents comply with the intent of all applicable sections of the Florida Building Code, 7th Edition (2020). All other aspects are by the draftsperson(s) who prepared the documents. H. Thayer Hersom scope of supervision and liability is limited to ONLY Code Compliance.

PROJECT NO.

DATE
11/11/22

SHEET
A-0
OF SHEETS