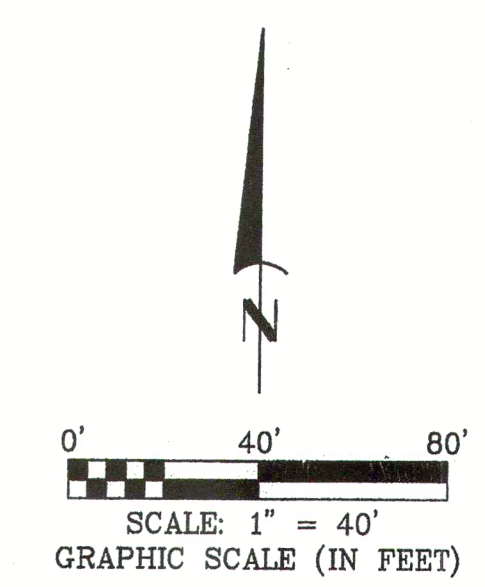
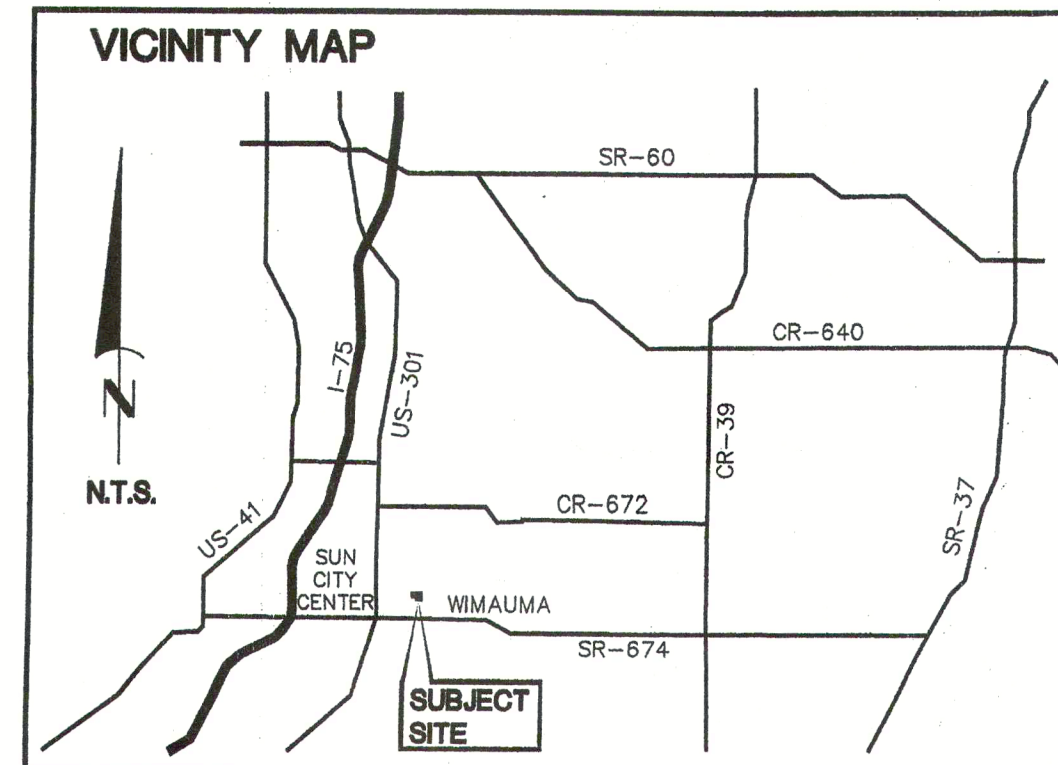


21P-33598

SECTION 09, TOWNSHIP 32S, RANGE 20E
HILLSBOROUGH COUNTY, FLORIDA
FOLIO No. 079390.0000



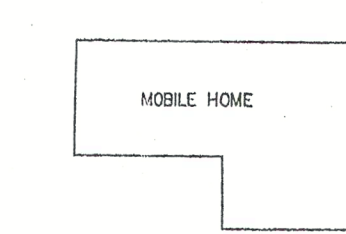
LEGEND	
079390.0000 RSC-2 R-6	FOLIO NUMBER EXISTING ZONING FUTURE LAND USE CLASSIFICATION

LEGAL DESCRIPTION
The South 1/2 of Tract 2 in the Northwest 1/4 and the East 401.25 feet of the North 1/2 of Tract 7 in the Northwest 1/4 of Section 9, Township 32 South, Range 20 East, REVISED MAP OF TOWN OF WIMAUMA, according to plat thereof as recorded in Plat Book 1, Page 136 of the Public Records of Hillsborough County, Florida.

LAND USE DATA	
Total Area	= 6.79 Ac.
Existing Zoning Classification	= PD (Hillsborough County)
Total No. of lots	= 30
Lot Density	= 4.4 d.u./Ac.
Lot Size	= 5,000 S.F. (Min.)
Lot Width	= 50' (Min.)
Lot Depth	= 100' (Min.)
Setbacks:	
- Front	= 20'
- Side	= 5'
- Rear	= 20'

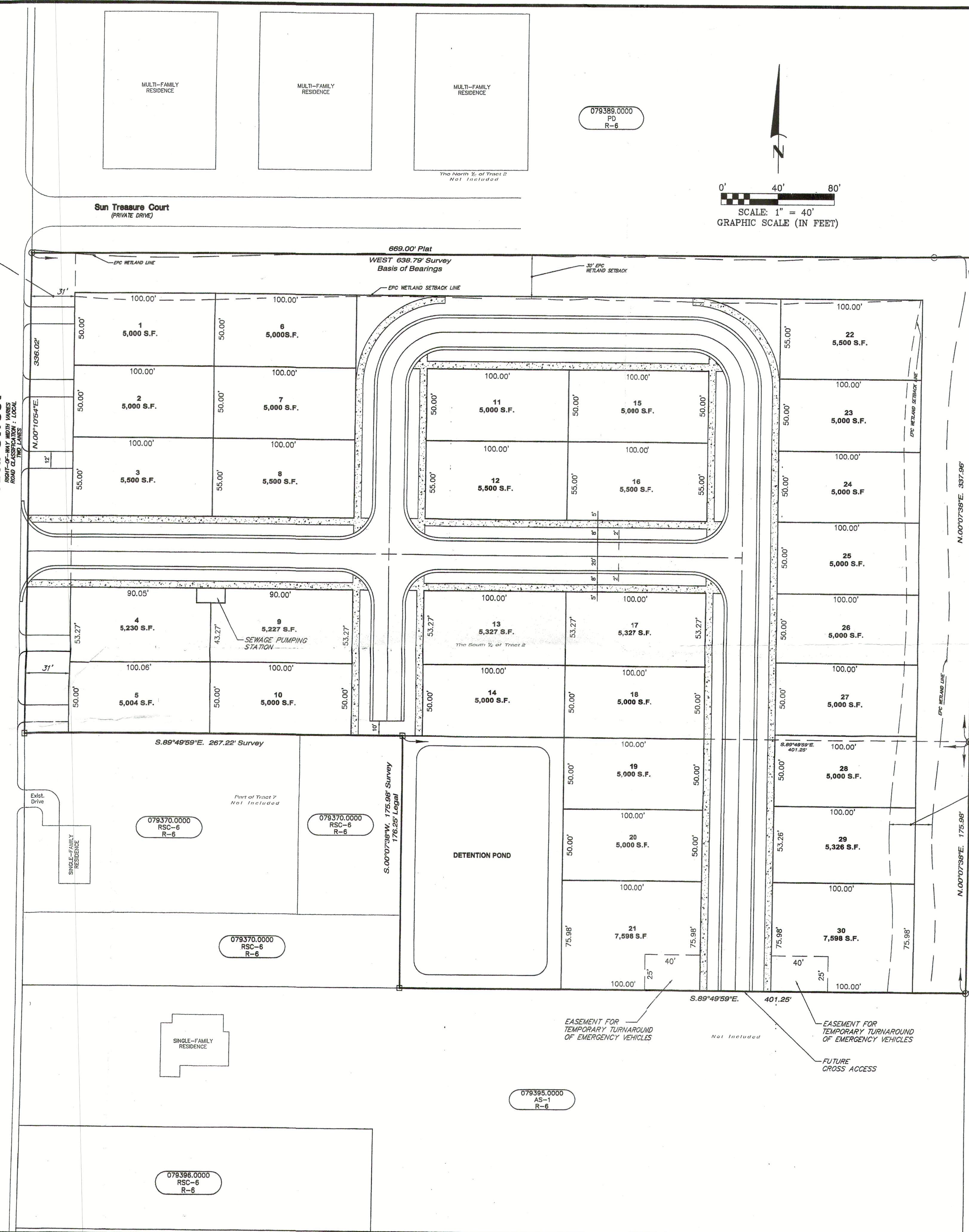
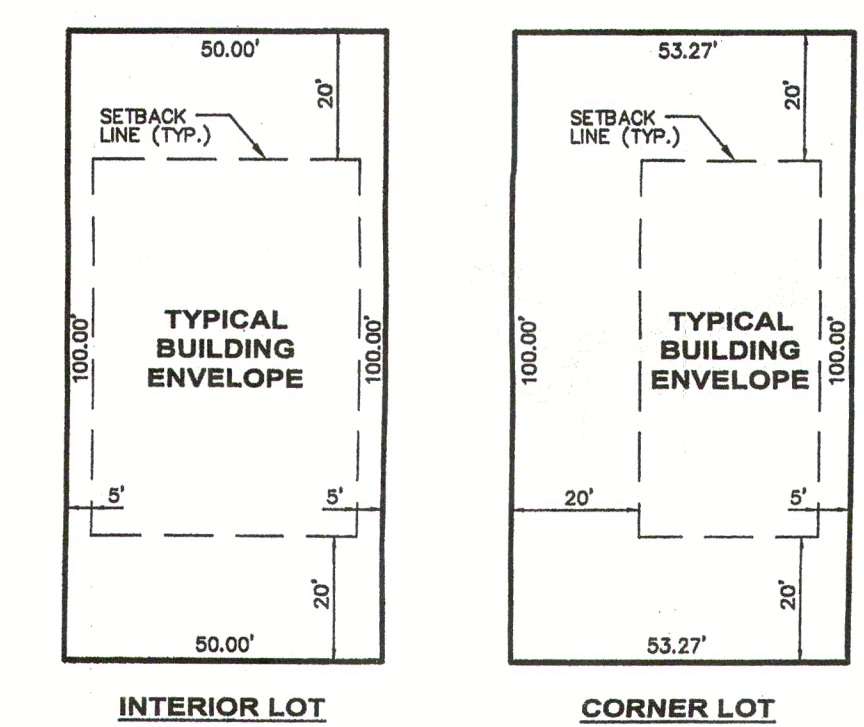
NOTES:

- THIS PLAN SHALL BE CONSIDERED AS PRELIMINARY ONLY AND IS SUBJECT TO DESIGN CONSIDERATIONS AND REVIEW BY GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- DEVELOPMENT STANDARDS SHALL BE IN ACCORDANCE WITH THOSE OF THE RSC-2 DISTRICT PER THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
- BOUNDARY AND TOPOGRAPHIC INFORMATION INCLUDING LEGAL DESCRIPTION INFORMATION AS INDICATED HEREON IS TAKEN FROM A MAP OF BOUNDARY AND SURVEY PREPARED BY MORRIS SURVEYING, INC., JOB NO. 0405-014 DATED 5/10/05.
- BASED ON INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120112-0893 B, DATED 05-18-00, THE DESCRIBED PROPERTY APPEARS TO BE WITHIN ZONE C.
- ALL EXISTING LOTS AND BLOCKS, IF ANY, SHALL NOT REMAIN.
- ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN ONE HUNDRED FIFTY (150) FEET OF THE BOUNDARIES OF THE PROJECT SITE ARE AS SHOWN.
- THE EXISTENCE OF ANY ON-SITE CULTURAL FACILITIES, RECORDED OR HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES, IF ANY, IS DEPICTED. SAID FACILITIES, SITES OR USES, IF ANY, SHALL BE REMOVED.
- ALL PROPOSED ON-SITE CULTURAL FACILITIES, SCHOOLS, CHURCHES/SYNAGOGUES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES, IF ANY, SHALL BE GENERALLY LOCATED AS SHOWN.
- THE LOCATION AND ACREAGE OF EACH PORTION OF THE PROJECT IS AS SHOWN. IT IS ANTICIPATED THE PROJECT WILL BE DEVELOPED IN ONE PHASE.
- NO NON-RESIDENTIAL USE IS PROPOSED OR APPROVED.
- BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE LAND DEVELOPMENT CODE.
- THE LOCATION OF COMMON OPEN SPACE/RECREATION AREAS, IF ANY, ARE GENERALLY LOCATED AS SHOWN.
- BUILDING ENVELOPES WITHIN TWO HUNDRED (200) FEET OF THE PD BOUNDARY ARE AS DEPICTED.
- POINTS OF INGRESS AND EGRESS FOR PRINCIPAL PEDESTRIAN, PRIVATE VEHICLES, COMMERCIAL VEHICLES, MASS TRANSIT AND WATERWAY TRAFFIC SHALL AS GENERALLY SHOWN. THE GENERAL ROADWAY PATTERNS, IF ANY, WITHIN THE PD DISTRICT INDICATING THE HIERARCHY OF PROJECT ROADWAYS ARE AS SHOWN.
- THE PRESENCE, IF ANY, OF CROSS ACCESS BETWEEN PHASES OR PROJECT AREAS AND BETWEEN PROJECT SITE AND ADJACENT PROPERTIES TO THE PROJECT IS AS SHOWN.
- THE GENERAL LOCATION OF PARKING AND SERVICE AREAS IS AS SHOWN.
- THE AMOUNT OF EXISTING RIGHTS-OF-WAY ON ALL DEDICATED STREETS, AND/OR THE DISTANCE TO THE CENTERLINE OF THE EXISTING ROAD ADJACENT TO THE PROPERTY IS AS SHOWN.
- THE AMOUNT OF RIGHTS-OF-WAY TO BE DEDICATED BY THE PROJECT, IF ANY, IS AS SHOWN.
- ALL PUBLIC RIGHTS-OF-WAY, IDENTIFIED BY NAME AND CLASSIFICATION ACCORDING TO THE FUNCTIONAL CLASSIFICATION MAP, ADJOINING, TRAVERSING, OR WITHIN ONE HUNDRED FIFTY (150) FEET OF THE PROPOSED DISTRICT ARE AS SHOWN.
- THE LOCATION OF ALL DRIVEWAYS OR CURB CUTS WHICH ACCESS ONTO ANY STREET ADJACENT TO THE PROJECT SITE, AND ALL OTHER STREETS OR DRIVEWAYS WHICH INTERSECT ADJACENT STREETS WITHIN ONE HUNDRED FIFTY (150) FEET OF THE SITE ARE AS SHOWN.
- RIGHT-OF-WAY WIDTH, NUMBER OF LANES IN THE RIGHT-OF-WAY AND LOCATION OF ALL MEDIAN OPENINGS, IF ANY, ON ALL ROADWAYS ADJOINING, TRAVERSING OR WITHIN ONE HUNDRED FIFTY (150) FEET OF THE PROPOSED DISTRICT ARE AS SHOWN.
- WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY. 19 WETLAND AREAS AND OTHER ENVIRONMENTAL FEATURES ON-SITE AND WITHIN ONE HUNDRED FIFTY (150) FEET OF THE SITE, IF ANY, ARE GENERALLY LOCATED AS SHOWN.



079388.0400
RSC-2
R-6

079398.0000
RSC-2
R-6



WILLIAM F. & VALERIE SULTENFUSS
3702 SEVILLA STREET
TAMPA, FLORIDA 33629

PRELIMINARY SITE PLAN

WIMAUMA SUBDIVISION
12th STREET
WIMAUMA, FLORIDA

DATE: 12/6/06
SHEET NO. 1 OF 1

NO.	DATE	REVISIONS	BY
2	4/9/07	REV. PER COUNTY REVIEW	DA
1	2/12/07	REV. LOT LAYOUT / ADD NOTES	DA