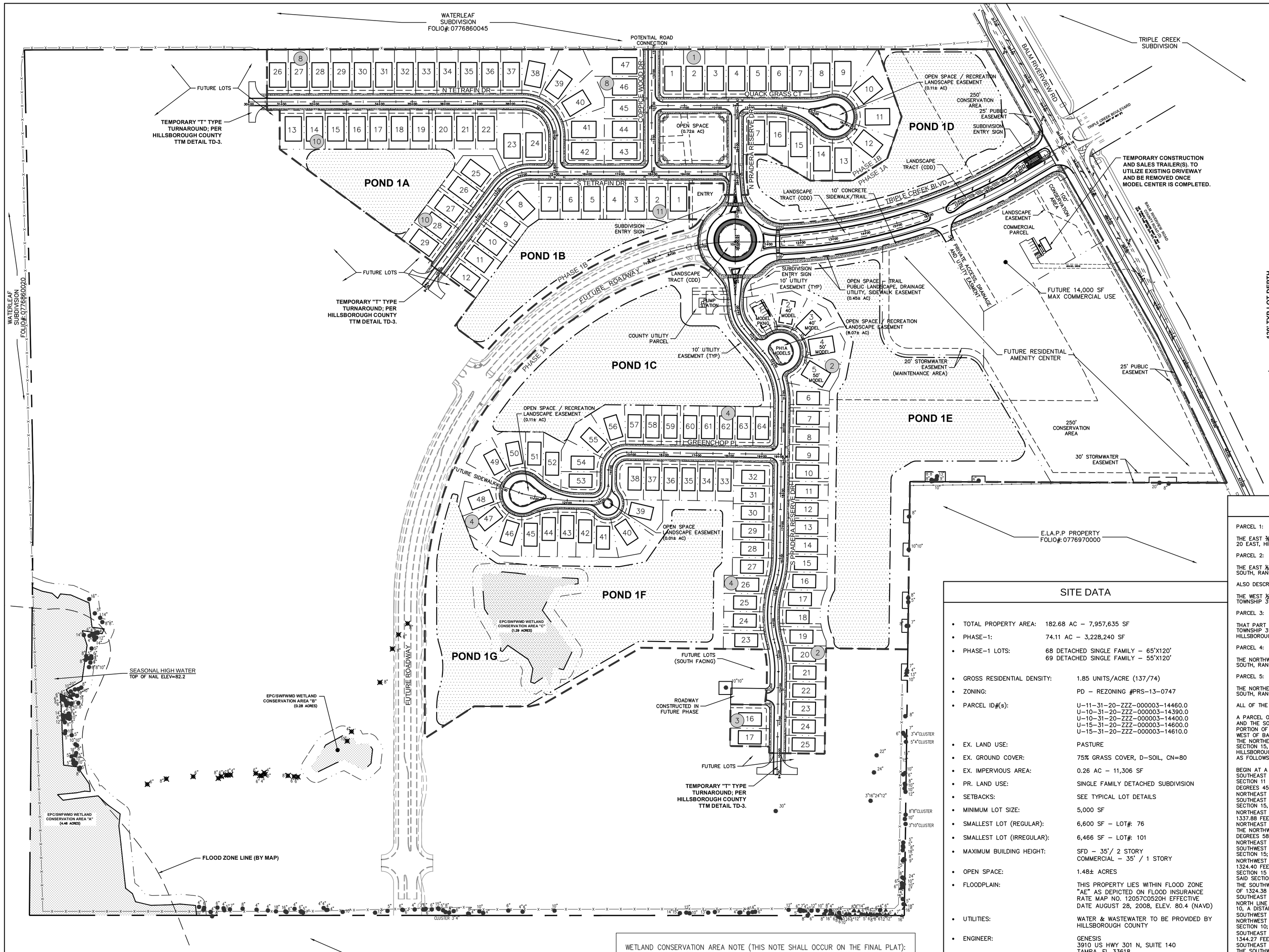
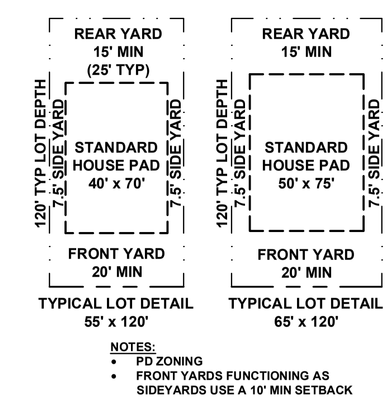


WETLAND CONSERVATION AREA NOTE (THIS NOTE SHALL OCCUR ON THE FINAL PLAT): THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 30 FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.



NOTES:
- PD ZONING
- FRONT YARDS FUNCTIONING AS SIDEYARDS USE A 10' MIN SETBACK

LOT DETAILS & SETBACKS

SITE DATA

- TOTAL PROPERTY AREA: 182.68 AC – 7,957,635 SF
- PHASE-1: 74.11 AC – 3,228,240 SF
- PHASE-1 LOTS: 68 DETACHED SINGLE FAMILY – 65'X120'; 69 DETACHED SINGLE FAMILY – 55'X120'
- GROSS RESIDENTIAL DENSITY: 1.85 UNITS/ACRE (137/74)
- ZONING: PD – REZONING #PRS-13-0747
- PARCEL ID#(s): U-11-31-20-ZZZ-000003-14460.0; U-10-31-20-ZZZ-000003-14390.0; U-10-31-20-ZZZ-000003-14400.0; U-15-31-20-ZZZ-000003-14600.0; U-15-31-20-ZZZ-000003-14610.0
- EX. LAND USE: PASTURE
- EX. GROUND COVER: 75% GRASS COVER, D-SOIL, CN=80
- EX. IMPERVIOUS AREA: 0.26 AC – 11,306 SF
- PR. LAND USE: SINGLE FAMILY DETACHED SUBDIVISION
- SETBACKS: SEE TYPICAL LOT DETAILS
- MINIMUM LOT SIZE: 5,000 SF
- SMALLEST LOT (REGULAR): 6,600 SF – LOT#: 76
- SMALLEST LOT (IRREGULAR): 6,466 SF – LOT#: 101
- MAXIMUM BUILDING HEIGHT: SFD – 35'/ 2 STORY; COMMERCIAL – 35' / 1 STORY
- OPEN SPACE: 1.48± ACRES
- FLOODPLAIN: THIS PROPERTY LIES WITHIN FLOOD ZONE "AE" AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 12057C0520H EFFECTIVE DATE AUGUST 28, 2008, ELEV. 80.4 (NAVD)
- UTILITIES: WATER & WASTEWATER TO BE PROVIDED BY HILLSBOROUGH COUNTY
- ENGINEER: GENESIS, 3910 US HWY 301 N, SUITE 140, TAMPA, FL 33618, PH: (813) 620-4500, ATTN: KYLE L. THORNTON, P.E.
- OWNER/DEVELOPER: BEAZER HOMES, 9432 CAMDEN FIELD PARKWAY, RIVERVIEW, FL 33578, PH: (813) 663-9002, ATTN: ROBERT BARBER

LEGAL DESCRIPTION

PARCEL 1:

THE EAST ⅜ OF THE SOUTH ¼ OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY.

PARCEL 2:

THE EAST ⅛ OF THE WEST ⅜ OF THE SOUTH ¼ OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

ALSO DESCRIBED AS:

THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 3:

THAT PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST LYING WEST OF COUNTY ROAD IN HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 4:

THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 5:

THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

ALL OF THE FOREGOING BEING MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND ENCOMPASSING THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ AND THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 10, THAT PORTION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 11 LYING WEST OF BALM RIVERVIEW ROAD AND ENCOMPASSING THE NORTHEAST ¼ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 15, ALL LYING AND BEING IN TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 3 ½" ROUND CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 10, THE SOUTHWEST CORNER OF SAID SECTION 11 AND THE NORTHEAST CORNER OF SAID SECTION 15; THENCE S.00 DEGREES 45'13"W., ON THE EAST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 15, A DISTANCE 1328.33 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 15, THENCE N.89 DEGREES 58'53"W., ON THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 15, A DISTANCE OF 1337.88 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 15 ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 15; THENCE N.89 DEGREES 58'53", ON THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 15, A DISTANCE OF 1339.63 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 15; THENCE N.00 DEGREES 31'42"W., ON THE WEST LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 15, A DISTANCE OF 1324.40 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 15 ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 10; THENCE N.01 DEGREES 11'10"W., ON THE WEST LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 10, A DISTANCE OF 1324.38 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 10; THENCE N.89 DEGREES 55'26"E., ON THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 10, A DISTANCE OF 1342.05 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 10 ALSO BEING THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 10; THENCE N.89 DEGREES 55'26"E., ON THE NORTH LINE OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 10, A DISTANCE OF 1344.27 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 10 ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 11; THENCE N.89 DEGREES 59'16"E., ON THE NORTH LINE OF SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 11, A DISTANCE OF 283.38 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BALM RIVERVIEW ROAD (PER O.R. 1544 PAGE 450 AND O.R. 1271 PAGE 344); THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID BALM RIVERVIEW ROAD (PER O.R. 1544 PAGE 450 AND O.R. 1271 PAGE 344) THE FOLLOWING TWO (2) COURSES, (1) S.29 DEGREES 34'41"E., A DISTANCE OF 1005.92 FEET AND (2) S.25 DEGREES 18'27"E., A DISTANCE OF 500.64 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 11; THENCE N.89 DEGREES 45'08"W., ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 11, A DISTANCE OF 970.08 FEET TO THE POINT OF BEGINNING.

NO.	DATE	DESCRIPTION
4	05/06/14	REVISED TO ADD LOT LINES & ESMNTS FOR AMENITY CENTER TRACT
1	03/06/14	REVISED PER HILLSBOROUGH COUNTY & SWFWMD COMMENTS

REVISIONS

DESIGNED BY:	KLT/MJS	CHECKED BY:	KLT
DRAWN BY:	JJB/PGC	SCALE:	1" = 150'

PROJECT NUMBER: 4269-025
PLAN DATE: MARCH 2014

GENESIS
FROM VISION TO REALITY
3910 US HIGHWAY 301 NORTH, SUITE 140, TAMPA, FL 33619
Phone 813.620.4500 Fax 813.620.4980 www.GenesisGroup.com
FL Cert.#0000860 FL LB #26000220

PREPARED FOR: BEAZER HOMES

SEAL: KYLE L. THORNTON, P.E. License Number 60279

SHEET TITLE: OVERALL SITE PLAN

PROJECT NAME: LODATO SUBDIVISION PHASE 1

SHEET NUMBER: C-05

May 8, 2014 (11:20:14 EST)
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