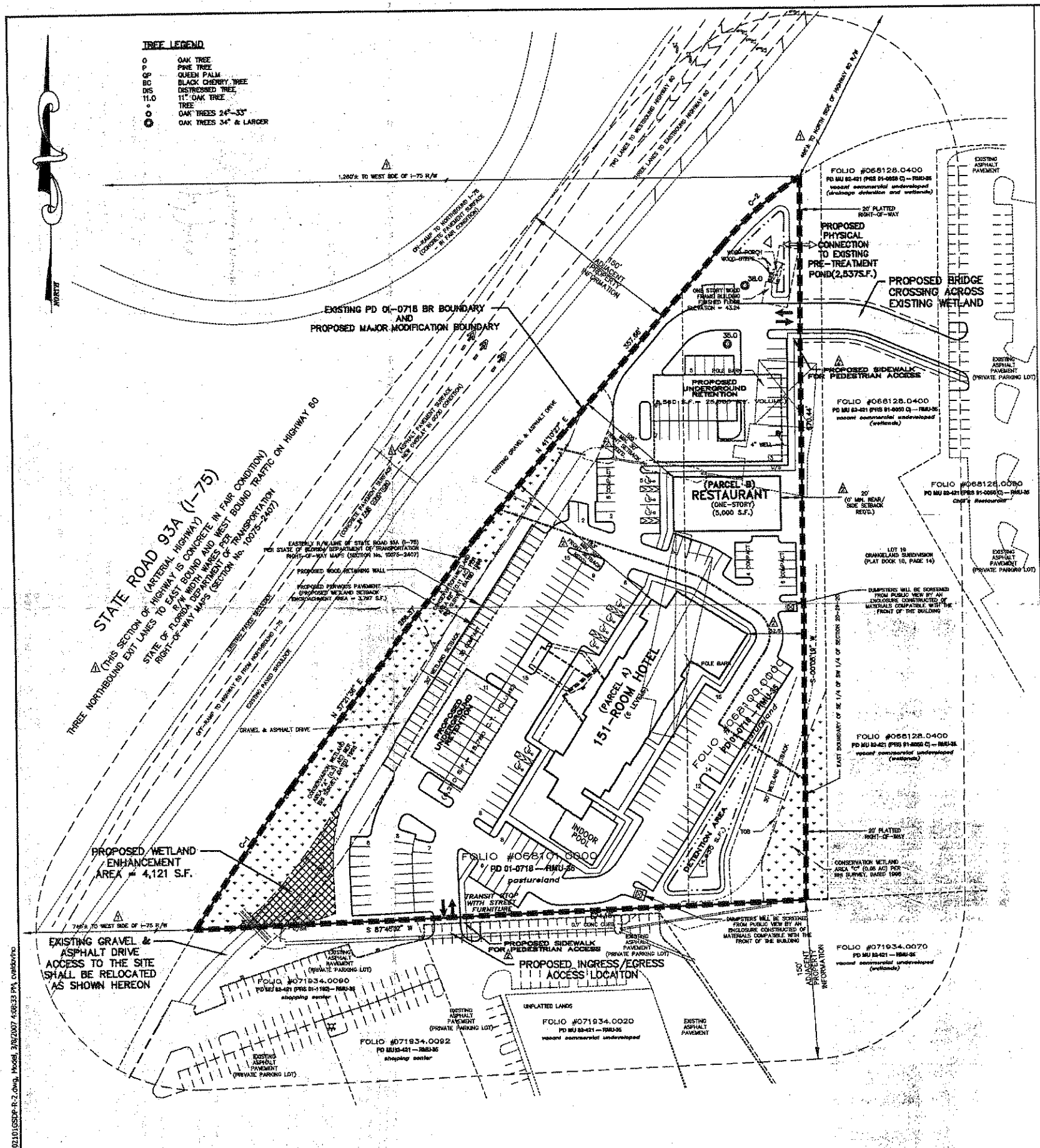




TREE LEGEND

0	OAK TREE
1	PINE TREE
2	BLACK CHERRY TREE
3	DIAPYCNES TREE
4	11" OAK TREE
5	TREE
6	OAK TREES 24"-33"
7	OAK TREES 34" & LARGER

LEGEND

	EXISTING PROPERTY OWNER
	EXISTING ZONING DISTRICT & LAND USE DESIGNATION
	EXISTING LAND UTILIZATION
	EXISTING BUILDING/STRUCTURE
	EXISTING PAVEMENT
	EXISTING PARKING
	PROPOSED DEVELOPMENT INGRESS/EGRESS ROADWAY
	EXISTING ZONING BOUNDARY FOR PD 01-0718 BR AND PROPOSED ZONING BOUNDARY FOR MAJOR MODIFICATION

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1(C)	163.06'	1815.86'	5'08"42"	81.58'	163.00'	N34°42'16"E
C2(C)	95.93'	336.00'	16°21'28"	48.29'	95.60'	N49°21'11"E

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH AND EAST OF STATE ROAD 93-A (I-75) AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SECTION 10075-2407, LESS THE EAST 110.53 FEET THEREOF.

AND

THAT PART OF THE EAST 110.53 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH AND EAST OF STATE ROAD 93-A (I-75), AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SECTION 10075-2407.

- GENERAL NOTES**
1. THE PROJECT SITE IS NOT LOCATED IN A COMMUNITY PLANNING AREA, NOR IN AN OVERLAY DISTRICT.
 2. THE PROJECT SITE IS NOT LOCATED IN ANY OF THE FOLLOWING SPECIAL ZONES: COASTAL HIGH HAZARD AREA, WELLHEAD RESOURCE PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, POTABLE WATER WELLHEAD PROTECTION AREA, OR SIGNIFICANT WILDLIFE HABITAT AREA.
 3. THE PROJECT SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROADWAY CORRIDOR.
 4. NO DESIGNATED HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND STRUCTURES ARE LOCATED ON THE PROJECT SITE, OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
 5. THERE ARE NO PLATTED AREAS WITHIN THE PROJECT SITE OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
 6. THERE ARE NO RIGHTS-OF-WAY WITHIN THE PROJECT BOUNDARIES. A 20'-FOOT PLATTED RIGHT-OF-WAY IS ADJACENT TO THE EAST PROPERTY BOUNDARY LINE.
 7. THERE ARE NO EASEMENTS WITHIN THE PROJECT SITE OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
 8. THE PROJECT SITE IS ZONED PD 01-0718 BR. THE PROPOSED ZONING IS A MAJOR MODIFICATION TO THE CURRENT ZONING DESIGNATION.
 9. A "FLEX" TO THE COMPREHENSIVE PLAN BOUNDARY IS NOT PROPOSED.
 10. THERE ARE EXISTING AGRICULTURAL BUILDINGS ON THE PROJECT SITE, ALL OF WHICH WILL BE REMOVED.
 11. IT APPEARS THAT THE EXISTING DEVELOPMENT TO THE SOUTH OF THE SUBJECT PROPERTY BOUNDARY DO NOT COMPLY WITH THE CERTIFIED GENERAL SITE DEVELOPMENT PLAN PD-MU 82-0421. SAID PLAN IDENTIFIES THIS AREA AS "OFFICE" AND THE EXISTING USES ARE RETAIL COMMERCIAL.
 12. NO RESIDENTIAL USES ARE PROPOSED WITHIN THE PROJECT BOUNDARIES.
 13. THE PROJECT SITE IS EXPECTED TO BE DEVELOPED IN ONE PHASE.
 14. NO COMMON OPEN SPACE/RECREATION AREAS ARE PROPOSED WITHIN THE PROJECT SITE.
 15. NO PUBLIC PARK LANDS OR PUBLIC SCHOOL SITES ARE PROPOSED WITHIN THE PROJECT SITE.
 16. NO NATURAL WATER BODIES ARE SITUATED WITHIN THE PROJECT SITE.
 17. A BUILDING ELEVATION OR RENDERING FOR SPECIFIC ARCHITECTURAL DESIGNS FOR THIS NON-RESIDENTIAL IS NOT PROPOSED AT THIS TIME.
 18. SCREENING AND BUFFERING IS NOT REQUIRED NOR PROPOSED.
 19. THE PROPOSED INTERNAL ROADWAYS ARE TO BE PRIVATELY MAINTAINED AND WILL NOT BE GATED.
 20. NO ADDITIONAL RIGHT-OF-WAY IS PROPOSED TO BE DEDICATED TO HILLSBOROUGH COUNTY.
 21. THE EXISTING POINT OF INGRESS/EGRESS AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY WILL BE REMOVED AND RELOCATED AS SHOWN. SINCE THERE IS NO EXISTING CURB CUT AT THIS POINT ONE WILL HAVE TO BE CREATED. A GROSS ACCESS LOCATION IS PROPOSED AT THE NORTHERN END OF THE PROJECT SITE TO CONNECT TO THE EXISTING ADJACENT RESTAURANT PARKING DRIVE. THERE ARE NO EXISTING STREETS OR DRIVEWAYS IMMEDIATELY ADJACENT TO THE PROJECT BOUNDARIES. GROSS ACCESS AGREEMENTS WILL BE NECESSARY FOR BOTH PROPOSED ACCESS POINTS TO THE SUBJECT PROPERTY FROM BOTH ADJACENT PROPERTIES.
 22. THERE ARE NO EXISTING NOR PROPOSED MEDIAN OPENINGS WITHIN THE PROJECT SITE OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
 23. THERE ARE NO TRAFFIC CONTROL DEVICES PROPOSED WITHIN THE PROJECT BOUNDARIES. NOR ARE THEY EXISTING WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
 24. THERE ARE NO SIDEWALKS, BIKEWAYS OR TRANSIT STOPS LOCATED IN THE ADJACENT INTERSTATE 75 RIGHT-OF-WAY.
 25. A TRANSIT ACCESSORY PAD INCLUDING SEATING, TRASH RECEPTACLE AND BICYCLE RACK IS BE PROVIDED PER THE LAND DEVELOPMENT CODE, SECTIONS 6.02.17 AND 6.03.09 PUBLIC TRANSPORTATION FACILITIES.
 26. THE PROJECT SITE IS LOCATED IN THE URBAN SERVICE AREA. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY HILLSBOROUGH COUNTY.
 27. A GENERAL INTERPRETATION, BASED ON AERIAL PHOTOGRAPH, SOIL SURVEYS, BOUNDARY SURVEY, AND VISUAL INSPECTION INDICATE THAT THERE ARE CONSERVATION AND WOODED AREAS ON THE SITE AND WITHIN 150 FEET OF THE PROJECT BOUNDARIES. SAID INTERPRETATION ALSO INDICATES THAT THERE ARE NO WATER COURSES, LAKES, PRESERVATION AREAS, OR UPLAND HABITAT AREAS WITHIN THE PROJECT SITE OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES.

PROJECT DATA TABLE

PROJECT SITE	= 4.77 ACRES (207,666 S.F.)
[folios # 068101.0000 and # 068100.0000]	
- existing zoning	= PD 01-0718 BR
- future land use	= RMU-35 (2.0 F.A.R.)
EXISTING IMPROVEMENTS	
- AGRICULTURAL BARN AND FRAME BUILDINGS [TO BE REMOVED]	
[THERE ARE NO NATURAL WATER BODIES ON THE SITE]	
PROPOSED IMPROVEMENTS	
PARCEL A	= 3.21 ACRES
- 151-ROOM HOTEL ON SIX LEVELS	
FIRST FLOOR AREA = 18,388 S.F.	
FLOOR AREA = 88,798 S.F.	= 0.64 F.A.R.
PARCEL B	= 1.56 ACRES
- RESTAURANT	
FIRST FLOOR AREA = 5,000 S.F.	
FLOOR AREA = 94,798 S.F.	= 0.07 F.A.R.
TOTAL FLOOR AREA = 94,798 S.F.	= 0.456 F.A.R.
[MAN-MADE WATER BODIES ARE NOT PROPOSED]	
[NO RESIDENTIAL DEVELOPMENT IS PROPOSED]	
[EXISTING IMPERVIOUS AREA = 16,582 S.F. = 0.43 ACRES = 9.01% OF SITE]	
EXISTING WETLAND CONSERVATION AREA (WITHIN PARCEL A)	= 17,328 S.F. = 0.40 ACRES = 8.34% OF SITE
PROPOSED FIRST FLOOR BLDG. COVERAGE	= 23,388 S.F. = 0.54 ACRES = 11.28% OF SITE
PROPOSED IMPERVIOUS COVERAGE	= 102,150 S.F. = 2.34 ACRES = 49.20% OF SITE
PROPOSED OPEN SPACE	= 64,800 S.F. = 1.49 ACRES = 31.20% OF SITE
	4.77 ACRES 100.00%

