

NO.	DATE	DESCRIPTION	BY

PROJECT NAME:
THONOTOSASSA OAKS SUBDIVISION

PROJECT LOCATION:
HILLSBOROUGH COUNTY, FLORIDA

SHEET NAME:
MASTER SITE PLAN

PREPARED FOR:
THONOTOSASSA OAKS, LLC

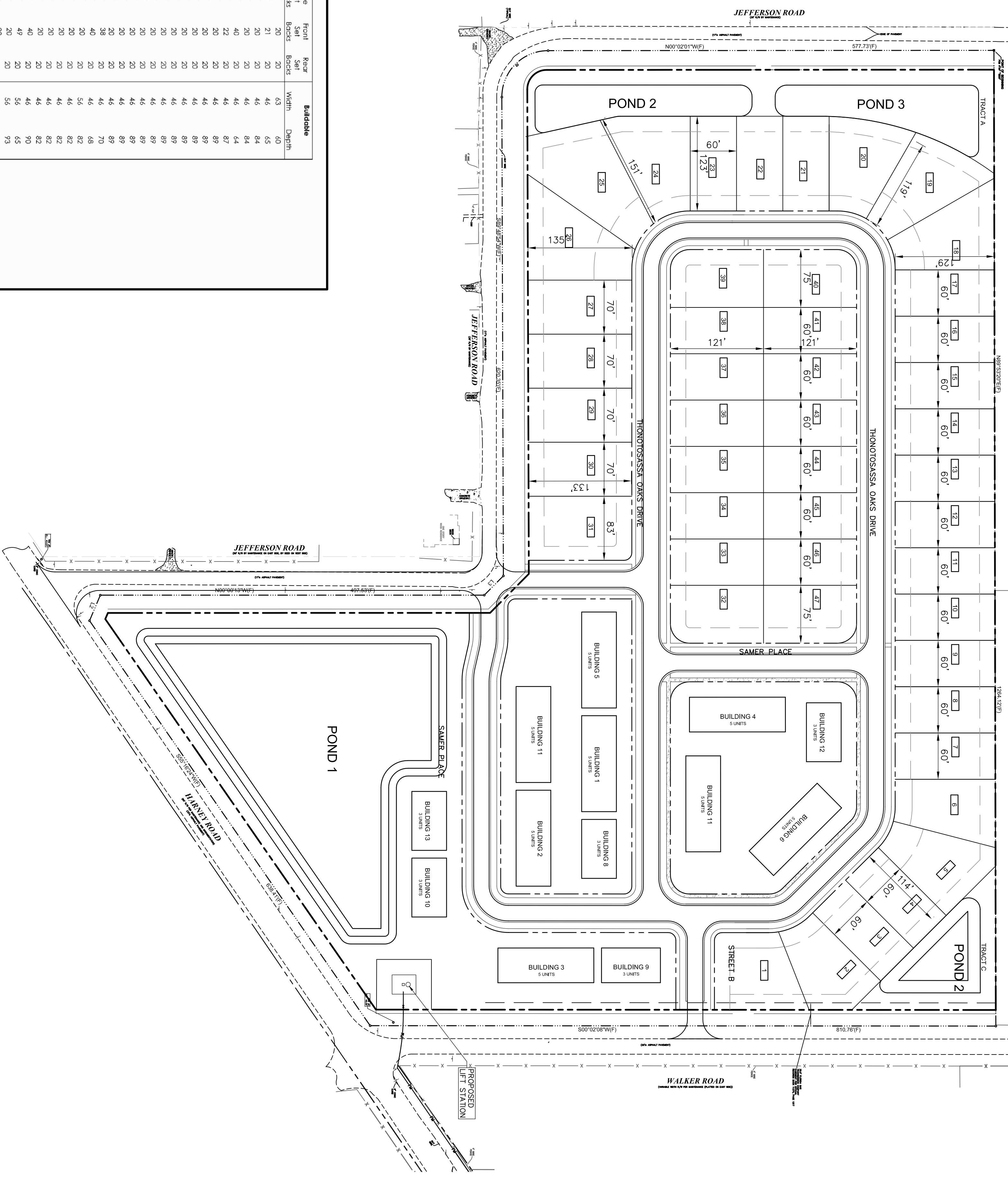
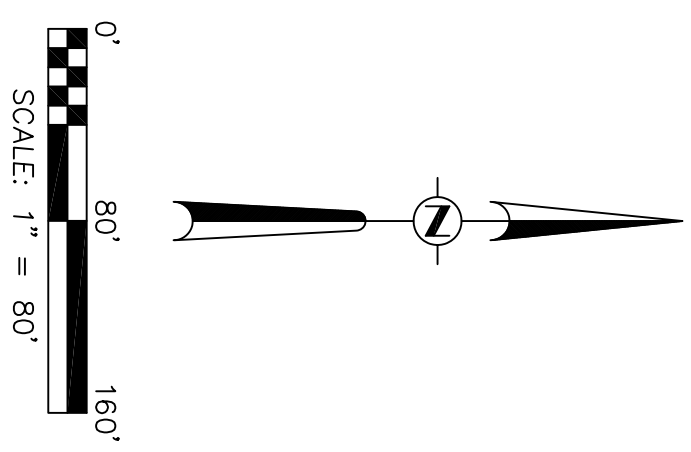
PREPARED BY:
Professional Engineering, Inc.

214 S. ARMENIA AVENUE
TAMPA, FL 33609
Tel 813-963-0006
Fax 813-286-2205

CERTIFICATE OF AUTHORIZATION NO. 0006752

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Samer Alghafari, P.E. 56113
NOT VALID UNLESS SIGNED & EMBOSSED BY THE REGISTERED ENGINEER



Lot #	Area	Side Set Back	Front Set Back	Rear Set Back	Width	Depth
1	83	100	7	20	20	63
2	60	124	7	21	20	46
3	60	124	7	20	20	46
4	60	124	7	20	20	46
5	60	124	7	40	20	46
6	60	129	7	22	20	46
7	60	129	7	20	20	46
8	60	129	7	20	20	46
9	60	129	7	20	20	46
10	60	129	7	20	20	46
11	60	129	7	20	20	46
12	60	129	7	20	20	46
13	60	129	7	20	20	46
14	60	129	7	20	20	46
15	60	129	7	20	20	46
16	60	129	7	20	20	46
17	60	129	7	20	20	46
18	60	129	7	38	20	46
19	60	129	7	40	20	46
20	60	122	7	20	20	56
21	60	122	7	20	20	56
22	60	122	7	20	20	56
23	60	132	7	20	20	46
24	60	132	7	20	20	46
25	60	133	7	49	20	46
26	60	133	7	49	20	46
27	60	133	7	20	20	56
28	60	133	7	20	20	56
29	60	133	7	20	20	56
30	60	133	7	20	20	56
31	60	133	7	20	20	56
32	60	121	7	20	20	48
33	60	121	7	20	20	48
34	60	121	7	20	20	46
35	60	121	7	20	20	46
36	60	121	7	20	20	46
37	60	121	7	20	20	46
38	60	121	7	20	20	46
39	60	121	7	20	20	48
40	60	121	7	20	20	48
41	60	121	7	20	20	46
42	60	121	7	20	20	46
43	60	121	7	20	20	46
44	60	121	7	20	20	46
45	60	121	7	20	20	46
46	60	121	7	20	20	46
47	60	121	7	20	20	46
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60	60	121	7	20	20	46
61	60	121	7	20	20	46
62	60	121	7	20	20	46
63	60	121	7	20	20	46
64	60	121	7	20	20	46
65	60	121	7	20	20	46
66	60	121	7	20	20	46
67	60	121	7	20	20	46
68	60	121	7	20	20	46
69	60	121	7	20	20	46
70	60	121	7	20	20	46
71	60	121	7	20	20	46
72	60	121	7	20	20	46
73	60	121	7	20	20	46
74	60	121	7	20	20	46
75	60	121	7	20	20	46

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 23 EAST, AND DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING; THENCE S89°20'00" E, A DISTANCE OF 1,284.12 FEET, TO THE WEST RIGHT OF WAY LINE OF WALKER ROAD; THENCE S00°02'08" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 810.76 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HARNEY ROAD; THENCE S55°16'22" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,111.11 FEET TO THE POINT OF BEGINNING; THENCE N07°00'13" W, A DISTANCE OF 497.53 FEET, THENCE N45°10'40" W, A DISTANCE OF 35.12 FEET; THENCE S89°48'54" W, A DISTANCE OF 620.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE S89°48'54" W, FOR A CHORD DISTANCE OF 84.96 FEET TO THE POINT OF BEGINNING OF A SECOND CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE S89°48'54" W, A DISTANCE OF 23.156 ACRES, (1,008.677 SQUARE FEET) OF LAND, MORE OR LESS.

ALL ELEVATIONS SHOWN ARE IN VERTICAL DATUM NAD 1928. (NA088 = NAD029 - 0.846 FEET)

2) DEVELOPMENT STANDARDS

SINGLE FAMILY	TOWNHOME	
MAX PERMITTED LOTS/UNITS	48	55 *
MINIMUM LOT AREA	0.15 **	0.40
MIN FRONT YARD	20	15' FROM R/W
MIN SIDE YARD	7	20' FROM R/W FOR GARAGE
MIN REAR YARD	20	0
MIN LOT WIDTH	60' ***	20'
MAX BLDG COVERAGE	45%	90%
MAX. BLDG HEIGHT	40' (3 STORES)	40' (3 STORES)
GROSS DENSITY	3.38 UNITS	6.78 UNITS
PARKING REQUIREMENTS	2 CAR GARAGE	2 SPACES/UNIT, 55 UNITS x 2 = 110 SPACES PROVIDED
SOLID WASTE DISPOSAL	CURBSIDE PICKUP	CURBSIDE PICKUP

* Maximum of five (5) attached units in a building, except along Harney Road and Jefferson Road where no more than three (3) units can be attached - unless the building containing the town homes is engulfed a minimum of 30' to the right-of-way; then five (5) units may be attached.

** Lots adjacent to E-W segment of Jefferson Rd. Min 7,000 SF area.

*** Lots adjacent to E-W segment of Jefferson Rd. Min 70' wide.