

Vicinity Map  
NOT TO SCALE

Location Map  
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**LEGAL DESCRIPTION**  
A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHWEST CORNER OF TRACT A, ARBOR PARK, AS RECORDED IN PLAT BOOK 127, PAGES 150-154, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S.00°20'08"W, 1104.14 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ARBOR PARK TO THE SOUTHERNMOST CORNER THEREOF; SAID CORNER ALSO BEING ON THE NORTHERLY BOUNDARY LINE OF A PARCEL AS RECORDED IN INSTRUMENT NUMBER 203202883, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID PARCEL, THE FOLLOWING TWO COURSES: S.20°18'42"W, 192.84 FEET; THENCE S.40°33'18"E, 873.60 FEET TO THE ALAFIA RIVER; THENCE S.53°14'10"W, 1000.00 FEET ALONG SAID ALAFIA RIVER TO THE SOUTHEAST CORNER OF RIVER VISTA, AS RECORDED IN PLAT BOOK 81, PAGE 45, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID RIVER VISTA AND THE NORTHERLY EXTENSION THEREOF OF THE FOLLOWING TWO COURSES: N.36°04'34"W, 521.17 FEET; THENCE N.19°13'48"W, 1858.54 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE; THENCE ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, THE FOLLOWING FOUR COURSES: S.89°56'34"E, 379.47 FEET; THENCE S.89°56'17"E, 339.77 FEET; THENCE N.89°56'17"E, 349.23 FEET; THENCE N.89°56'17"E, 474.74 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY LINE OF SAID ARBOR PARK; THENCE S.00°20'08"W, 9.41 FEET ALONG SAID EXTENSION TO THE POINT OF BEGINNING.  
CONTAINING 62.94 ACRES, MORE OR LESS.

**SITE DATA**

FOLIO NUMBER(S):	075687-0000	70'S:	8,400 SF (MIN.)
EXISTING ZONING:	ASC-1	LOT WIDTH:	70 FT (MIN.)
PROPOSED ZONING:	PD	LOT COVERAGE:	60 PERCENT
FUTURE LAND USE:	R-4	BUILDING HEIGHT:	35 FT - 2 STORIES

**EXISTING USE:** PASTURE  
**PROPOSED USE:** 248 LOT SINGLE-FAMILY RESIDENTIAL  
**DENSITY:** 3.96 DU / AC

**WETLAND:**  
CONSERVATION: 109,904 SF ± / 2.5 AC ±  
TO REMAIN: 87,120 SF ± / 2.0 AC ±  
IMPACTED: 21,974 SF ± / 0.5 AC ±  
PRESERVATION: 49,660 SF ± / 1.1 AC ±

**STORM AREA:** 193,700 SF ± / 4.4 AC ±  
**CHH AREA:** 77,973 SF ± / 1.8 AC ±

**DEVELOPMENT STANDARDS:**  
SFS: 50'S  
LOT SIZE: 6,000 SF (MIN.)  
LOT WIDTH: 50 FT (MIN.)  
LOT COVERAGE: 60 PERCENT  
BUILDING HEIGHT: 35 FT - 2 STORIES

**SETBACKS (ALL LOTS):**  
FRONT: 20 FT  
(10 FT WHEN FUNCTIONS AS SIDE YARD)  
SIDE: 5 FT  
REAR: 20 FT

**FEMA:**  
THIS PROJECT IS LOCATED WITHIN FLOOD ZONE(S) "X" & "A" & "AE" (BFE = 11.7') PER FEMA FLOOD INSURANCE RATE MAP NO. 12057C05022, COMMUNITY NO. 120112, PANEL 05021, EFFECTIVE OCTOBER 07, 2021.

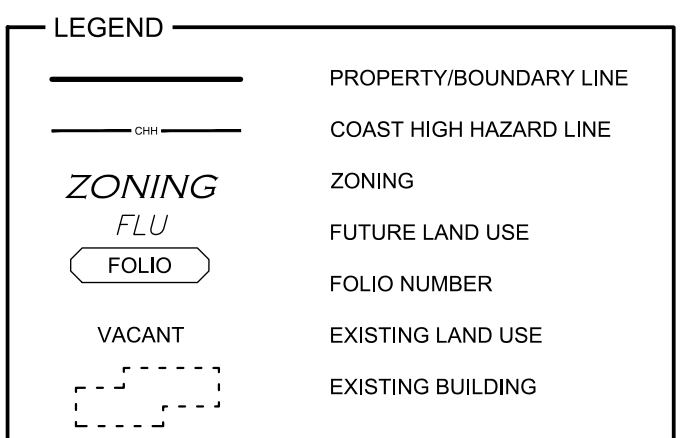
**OWNER:** WILLIAM L WILLIAMS LAND TRUST  
602 CHANNELSIDE DR  
TAMPA, FLORIDA 33602-5442

**ENGINEER / SURVEYOR:** LANDMARK ENGINEERING & SURVEYING CORP.  
8515 PALM RIVER ROAD  
TAMPA, FLORIDA 33619

**UTILITY (A/E/J):**  
FIRE PROTECTION: HILLSBOROUGH COUNTY  
REFUSE COLLECTION: HILLSBOROUGH COUNTY  
WATER SERVICE: HILLSBOROUGH COUNTY  
WASTEWATER SERVICE: HILLSBOROUGH COUNTY

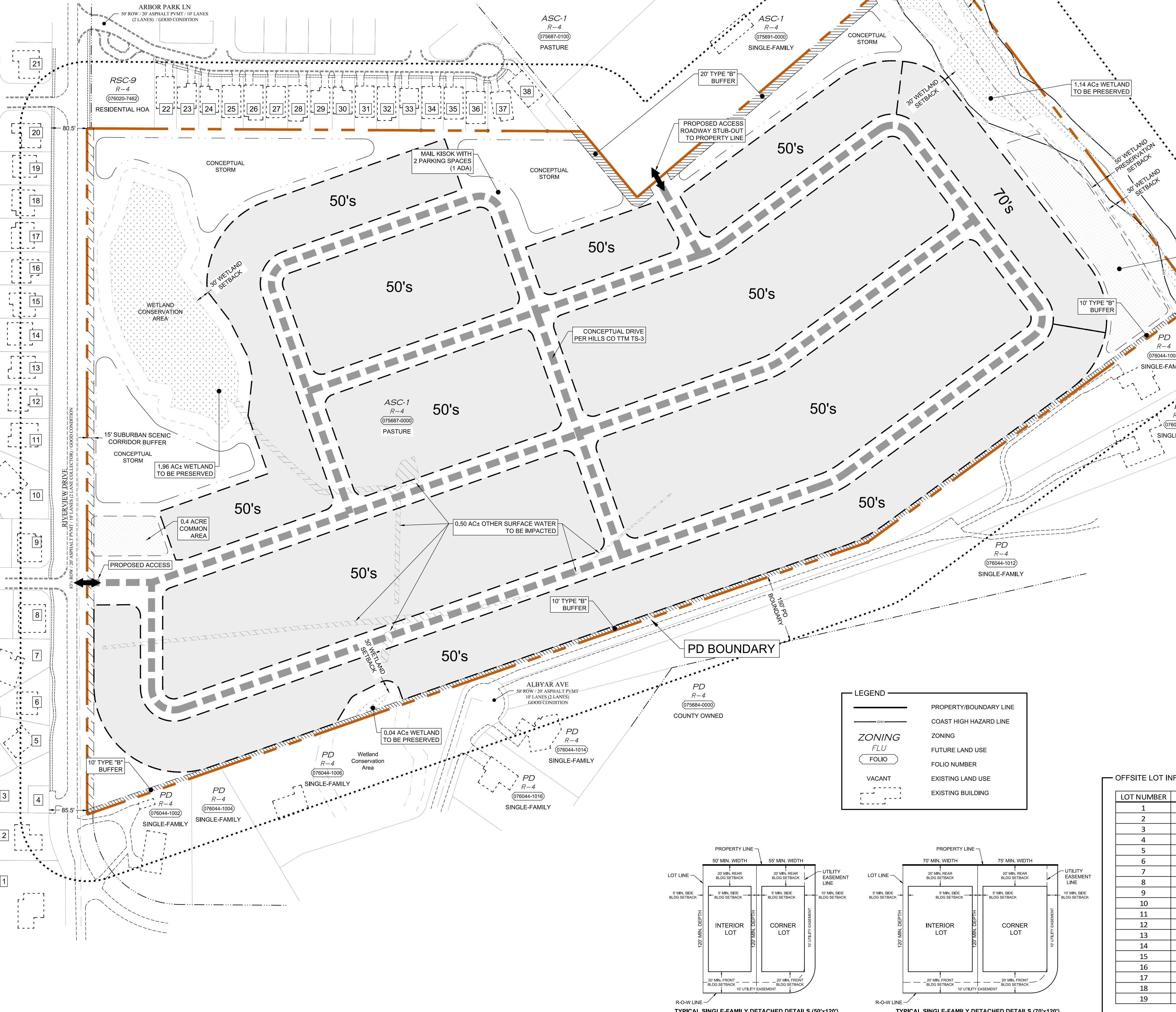
**ZONING NOTES**

- THE PROJECT IS LOCATED IN THE RIVERVIEW COMMUNITY PLANNING AREA.
- THE PROJECT IS LOCATED IN THE ALAFIA RIVER CORRIDOR POLICY OVERLAY AREA.
- THE PROJECT IS PARTIALLY LOCATED WITHIN THE COASTAL HIGH HAZARD AREA.
- THE PROJECT IS NOT LOCATED WITHIN A WETLAND RESOURCE PROTECTION AREA.
- THE PROJECT AREA IS NOT LOCATED WITHIN A SURFACE WATER RESOURCE PROTECTION AREA. THE PROJECT IS NOT LOCATED WITHIN A POTABLE WATER WELLFIELD PROTECTION AREA.
- RIVERVIEW DRIVE IS A SUBURBAN SCENIC ROADWAY CORRIDOR WHICH IS NOTED ON THE PLAN.
- THERE ARE NO HISTORIC LANDMARKS, HISTORICAL SITES OR ARCHAEOLOGICAL SITES WITHIN THE PROJECT AREA OR WITHIN 150 FEET ADJACENT TO THE PROJECT AREA.
- THERE IS NOT AN EXISTING PLAT WITHIN THE PROJECT AREA PROPOSED TO BE VACATED. THERE ARE NO PLATS PROPOSED TO BE VACATED WITHIN 150 FEET ADJACENT TO THE PROJECT AREA.
- THERE ARE NO EXISTING RIGHTS-OF-WAYS WITHIN THE PROJECT BOUNDARY.
- THERE ARE NO EXISTING STRUCTURES TO REMAIN WITHIN THE PROJECT BOUNDARY.
- THERE IS NO COMPREHENSIVE PLAN CATEGORY FLEX EXISTING FOR THE PROJECT AREA, AND NO FLEX IS PROPOSED.
- THERE ARE PROPOSED COMMON SPACE/RECREATION AREAS WITHIN THE PROJECT AREA.
- THERE ARE NO PROPOSED PUBLIC PARK LANDS OR PUBLIC SCHOOLS, SITES PROPOSED WITHIN THE PROJECT AREA.
- THERE ARE EXISTING WATER BODIES (NATURAL & MAN-MADE) WITHIN THE PROJECT AREA AND ARE NOTED AS SUCH.
- THERE ARE RESIDENTIAL USES PROPOSED WITHIN THE PROPOSED PD BOUNDARY.
- NO BUILDING ELEVATIONS OR RENDERINGS FOR SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
- REQUIRED BUFFERS ARE NOTED HEREON.
- EXISTING POINTS OF INGRESS/EGRESS WITHIN THE PROJECT AREA, WHICH WILL BE USED, THE LOCATION OF THE POINT OF INGRESS/EGRESS HAS BEEN SHOWN HEREON.
- PROJECT ROADWAYS SHALL BE PUBLIC.
- PROJECT IS WILL BE DEVELOPED IN ONE PHASE.
- THERE IS A PROPOSED CROSS-ACCESS POINTS BETWEEN PROJECT & ADJACENT PARCELS AS SHOWN HEREON.
- THERE ARE RIGHTS-OF-WAY WITHIN THE PROJECT BOUNDARY PROPOSED TO BE DEDICATED TO HILLSBOROUGH COUNTY (INTERNAL ROADWAYS).
- EXISTING RIGHTS-OF-WAY WITHIN 150 FEET OF THE PROJECT BOUNDARY ARE NOTED HEREON.
- THERE ARE NO EXISTING MEDIAN OPENINGS ADJACENT TO THE PROJECT AREA AND NO ADDITIONAL OPENINGS ARE PROPOSED.
- THERE ARE NO EXISTING BIKEWAYS WITHIN THE PROJECT AREA AND NONE ARE PROPOSED. THERE ARE NO EXISTING BIKEWAYS ADJACENT TO OR WITHIN 150 FEET OF THE PROJECT AREA.
- THERE ARE SIDEWALKS WITHIN 150 FEET OF THE PROJECT AS SHOWN HEREON, AND SIDEWALKS WITHIN THE PROJECT AREAS ARE PROPOSED.
- THERE ARE TRANSIT STOPS WITHIN 150 FEET OF THE PROJECT AREA AND TRANSIT STOPS ARE REQUIRED PER THE CURRENT LDC.
- THERE ARE WATER COURSES AND UPLAND HABITAT AREAS WITHIN THE PROJECT AREA OR WITHIN 150 FEET OF THE PROJECT AREA. THERE ARE WETLAND CONSERVATION AREAS WITHIN THE PROJECT AREA.
- A DESIGN EXCEPTION IS BEING REQUESTED TO ADDRESS SUBSTANDARD ROADWAY CONSENTS.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC SECTION 6.05.02.
- NOT LOCATED IN AN AIRPORT HEIGHT RESTRICTION AREA OR IN A POTABLE WATER BUFFER AREA.
- THERE ARE NO EASEMENTS ON THE SUBJECT SITE.
- THERE ARE NO EXISTING OR PROPOSED RAISED SEPARATORS, MEDIANS, MEDIAN OPENINGS, TRAFFIC SIGNALS, STRIPED CROSSWALKS, SCHOOL ZONES OR OTHER TRAFFIC CONTROL DEVICES.



**OFFSITE LOT INFORMATION**

LOT NUMBER	FOLIO	ZONING	LAND USE	EXISTING USE
1	076030-0000	ASC-1	SMU-6	SINGLE-FAMILY
2	076031-0000	ASC-1	SMU-6	SINGLE-FAMILY
3	076151-1114	PD	R-6	RESIDENTIAL HOA
4	076151-1116	PD	R-6	COUNTY OWNED
5	076151-1088	PD	R-6	SINGLE-FAMILY
6	076151-1090	PD	R-6	SINGLE-FAMILY
7	076151-1092	PD	R-6	SINGLE-FAMILY
8	076151-1112	PD	R-6	SINGLE-FAMILY
9	076151-1052	PD	R-6	SINGLE-FAMILY
10	075831-6312	PD	R-6	SINGLE-FAMILY
11	075831-6310	PD	R-6	SINGLE-FAMILY
12	075831-6308	PD	R-6	SINGLE-FAMILY
13	075831-6306	PD	R-6	SINGLE-FAMILY
14	075831-6304	PD	R-6	SINGLE-FAMILY
15	075831-6302	PD	R-6	SINGLE-FAMILY
16	075831-6010	PD	R-6	SINGLE-FAMILY
17	075831-6008	PD	R-6	SINGLE-FAMILY
18	075831-6006	PD	R-6	SINGLE-FAMILY
19	075831-6004	PD	R-6	SINGLE-FAMILY
20	075831-6002	PD	R-6	SINGLE-FAMILY
21	075831-6124	PD	R-6	SINGLE-FAMILY
22	076020-7362	RSC-9	R-6	SINGLE-FAMILY
23	076020-7364	RSC-9	R-6	SINGLE-FAMILY
24	076020-7366	RSC-9	R-6	SINGLE-FAMILY
25	076020-7368	RSC-9	R-6	SINGLE-FAMILY
26	076020-7370	RSC-9	R-6	SINGLE-FAMILY
27	076020-7372	RSC-9	R-6	SINGLE-FAMILY
28	076020-7374	RSC-9	R-6	SINGLE-FAMILY
29	076020-7376	RSC-9	R-6	SINGLE-FAMILY
30	076020-7378	RSC-9	R-6	SINGLE-FAMILY
31	076020-7380	RSC-9	R-6	SINGLE-FAMILY
32	076020-7382	RSC-9	R-6	SINGLE-FAMILY
33	076020-7384	RSC-9	R-6	SINGLE-FAMILY
34	076020-7386	RSC-9	R-6	SINGLE-FAMILY
35	076020-7388	RSC-9	R-6	SINGLE-FAMILY
36	076020-7390	RSC-9	R-6	SINGLE-FAMILY
37	076020-7392	RSC-9	R-6	SINGLE-FAMILY
38	076020-7394	RSC-9	R-6	SINGLE-FAMILY



**WILLIAMS ALAFIA**  
HILLSBOROUGH COUNTY, FLORIDA

**WILLIAM L WILLIAMS LAND TRUST**  
602 CHANNELSIDE DR  
TAMPA, FLORIDA 33602-5442

**LANDMARK**  
Engineering & Surveying Corporation  
8515 Palm River Road | Tampa, Florida 33619  
(813) 621-7841 | (813) 621-6761 (fax)  
www.lescc.com C.A. # 28014

**PD PLAN**

DATE: 2023-06-18  
DRAWN BY: KNR  
CHECKED BY: TCA  
JOB NO.: 2200024

REVISIONS:  
2023-06-18: REVISE PER COUNTY COMMENTS (TCA)  
2023-06-11: REVISE PER COUNTY COMMENTS (TCA)  
2023-06-11: REVISE PER COUNTY COMMENTS (TCA)

ELEVATIONS BASED ON:  
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

TODD C. AMADEN No. 53987  
PROFESSIONAL ENGINEER

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