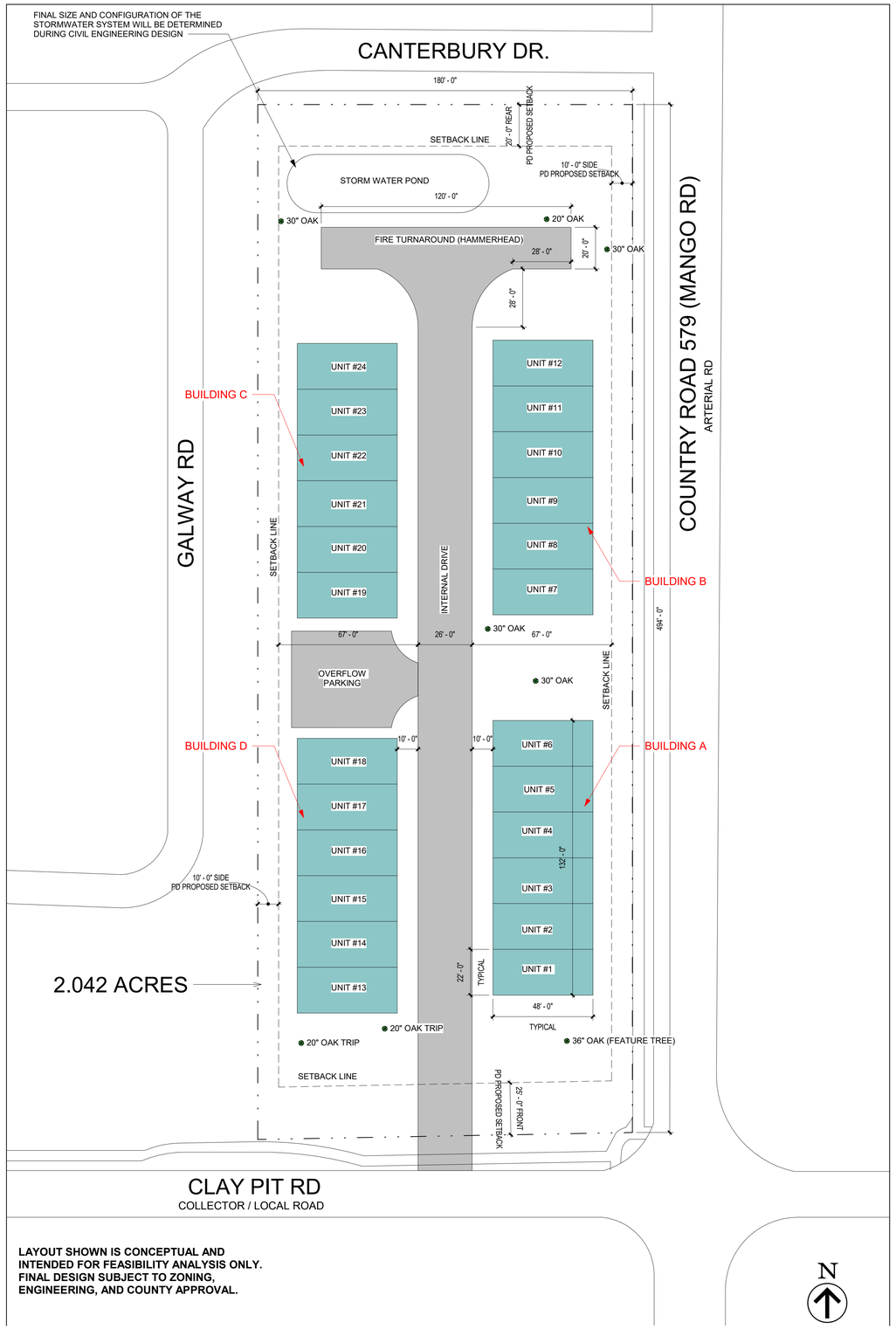

LAYOUT SHOWN IS CONCEPTUAL AND INTENDED FOR FEASIBILITY ANALYSIS ONLY. FINAL DESIGN SUBJECT TO ZONING, ENGINEERING, AND COUNTY APPROVAL.

1 SITE PLAN
1" = 30'-0"

PLANNED DEVELOPMENT PLANNED SETBACK

FRONT: 25'
SIDE: 10'
REAR: 20'
INTERNAL BUILDING SEPARATION: 12'
FROM INTERNAL ROAD: 5'–10'

LAND USE & DENSITY

DEVELOPMENT SUMMARY

Site Area: 2.04 AC
FLU Density: 9 du/ac
Base Yield: ~18 units
Proposed Yield: 24 units
Proposed Density: ~11.7 du/ac

SITE PLAN ZONING LEGEND

APPLICIABLE CODE	UNINCORPORATED HILLSBOROUGH COUNTY
EXISTING ZONING DISTRICT	RDC-12 (RESIDENTIAL DUPLEX CONVENTIONAL) TOWNHOMES NOT PERMITTED
FUTURE USE ZONING DISTRICT	R-9 (RESIDENTIAL - 9 UNITS PER ACRE) - CAPS DENSITY
SPECIAL USE TYPE 1 (SU1)	PLANNED DEVELOPMENT OR REZONE TO RM - TRY FOR 24 UNITS
FLOOD ZONE	ZONE X (AREA OF MINIMAL FLOOD HAZARD).
SETBACK REQUIREMENTS PER RSC	
YARD TYPE	**REQUIRED SETBACK - WILL CHANGE WITH PD**
FRONT YARD	25' - 0" MINIMUM
SIDE YARD	7' - 0" MINIMUM
REAR YARD	20' - 0" MINIMUM
LOT & COVERAGE REQUIREMENTS PER §103-23.10.3	
MINIMUM LOT AREA	N/A (TOWNHOME PRODUCT VIA PD / RM REZONING)
MINIMUM LOT WIDTH	N/A (TOWNHOME PRODUCT VIA PD / RM REZONING)
MAX BUILDING COVERAGE	SUBJECT TO PD / RM STANDARDS (TYPICALLY 40–60% DEPENDING ON LAYOUT)
MAX STRUCTURE HEIGHT	35' - 0" - 3 STORY SUBJECT TO PD JUSTIFICATION
LOT SIZE	2.042 ACRES (88,900 SF)
PARKING REQUREMENTS	
PARKING SPOTS REQUIRED	2 SPACES PER UNIT
PARKING PROPOSED	TO BE DETERMINED
STREET CLASSIFICATIONS	
ARTERIAL	COUNTRY ROAD 579 (MANGO RD)
LOCAL	CLAY PIT RD
PRIMARY ACCESS STRATEGY	PRIMARY ACCESS SHALL BE PROVIDED FROM CLAY PIT RD (LOCAL ROAD). ACCESS FROM CR 579 (ARTERIAL) SUBJECT TO LIMITED ACCESS / RIGHT-IN-RIGHT-OUT OR RESTRICTED BY COUNTY.

PHASE 0 FEASIBILITY NOTE

THE SUBJECT PROPERTY IS LOCATED WITHIN UNINCORPORATED HILLSBOROUGH COUNTY AND IS CURRENTLY ZONED RDC-12 (RESIDENTIAL DUPLEX CONVENTIONAL), WHICH DOES NOT PERMIT TOWNHOUSE DEVELOPMENT BY RIGHT. THE FUTURE LAND USE DESIGNATION IS R-9 (RESIDENTIAL – 9 UNITS PER ACRE), WHICH SUPPORTS RESIDENTIAL DEVELOPMENT AT A BASE DENSITY OF APPROXIMATELY 9 UNITS PER ACRE.

BASED ON THE TOTAL SITE AREA OF APPROXIMATELY 2.04 ACRES, THE ALLOWABLE BASE DENSITY YIELDS APPROXIMATELY 18 DWELLING UNITS. IN ORDER TO ACHIEVE A TOWNHOUSE DEVELOPMENT PROGRAM, A REZONING TO A PLANNED DEVELOPMENT (PD) OR AN APPROPRIATE RESIDENTIAL MULTIFAMILY (RM) DISTRICT WILL BE REQUIRED.

THE CURRENT FEASIBILITY STUDY EVALUATES A CONCEPTUAL LAYOUT TARGETING APPROXIMATELY 24 TOWNHOUSE UNITS, WHICH REPRESENTS A MODEST INCREASE ABOVE BASE DENSITY AND IS CONSIDERED POTENTIALLY SUPPORTABLE THROUGH THE PD REZONING PROCESS, SUBJECT TO COUNTY REVIEW AND APPROVAL.

ACCESS STRATEGY NOTE

PRIMARY VEHICULAR ACCESS IS PROPOSED FROM CLAY PIT ROAD (LOCAL ROADWAY). ACCESS FROM COUNTY ROAD 579 (MANGO ROAD), CLASSIFIED AS AN ARTERIAL ROADWAY, IS EXPECTED TO BE LIMITED OR RESTRICTED BY HILLSBOROUGH COUNTY. THE PROPOSED INTERNAL CIRCULATION CONSISTS OF A CENTRAL DRIVE AISLE TERMINATING IN A FIRE-COMPLIANT HAMMERHEAD TURNAROUND, DESIGNED TO MEET THE INTENT OF APPLICABLE FIRE APPARATUS ACCESS STANDARDS.

FINAL ACCESS CONFIGURATION, DRIVEWAY LOCATION, AND TURNING GEOMETRY WILL BE SUBJECT TO REVIEW AND APPROVAL BY HILLSBOROUGH COUNTY ENGINEERING AND FIRE RESCUE.

SITE DESIGN STRATEGY

SITE DESIGN INCORPORATES A SELECTIVE TREE PRESERVATION STRATEGY, PRIORITIZING THE RETENTION OF MATURE TREES ALONG PERIMETER BUFFERS WHILE ALLOWING FOR REMOVAL OF TREES WITHIN PROPOSED BUILDING AND ACCESS AREAS. FINAL TREE DISPOSITION AND MITIGATION REQUIREMENTS SHALL BE DETERMINED DURING SUBSEQUENT DESIGN PHASES IN COORDINATION WITH AN ARBORIST AND HILLSBOROUGH COUNTY.

DAC | Architects

Project Name:
HILLSBOROUGH TOWNHOMES

Address:	5216 County Rd 579, Tampa, FL 33610
Client:	KYLE & KELLY HUANG
Project	26022

NO.	Description	Date.

Phase	PHASE 0
Date	
Drawn By	DAC

SITE PLAN

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