

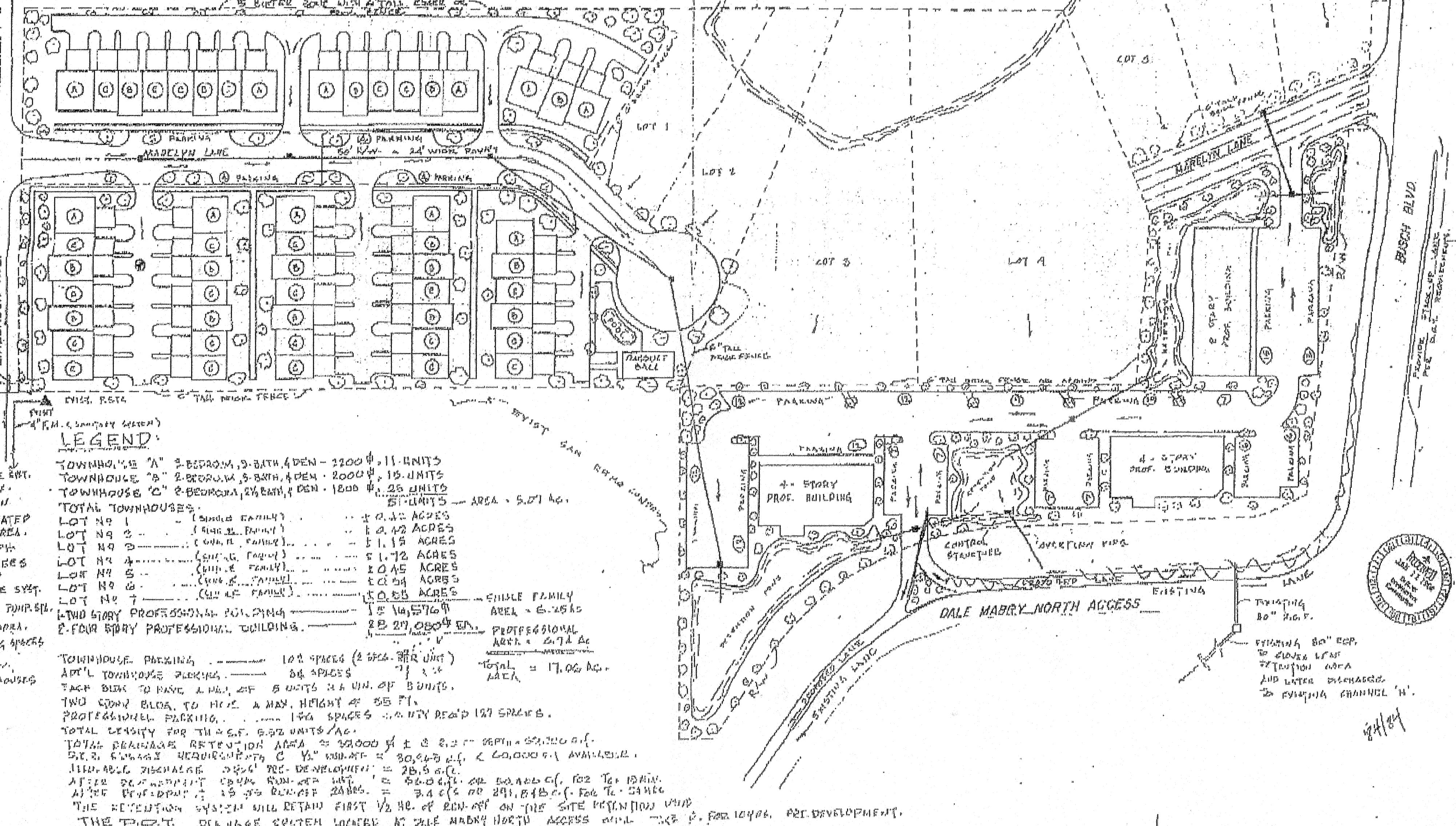
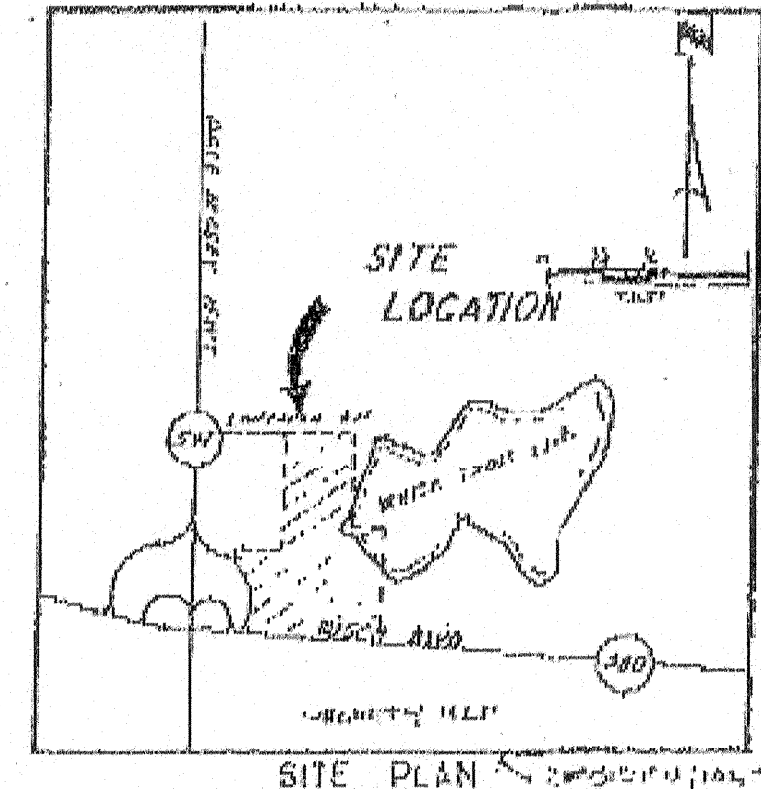
RECEIVED
2006 MAR 16 AM 8:43
PLANNING & GROWTH
MANAGEMENT

06-0548

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NW 1/4 CORNER OF NE 1/4 CORNER
OF SEC. 21, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FL.
COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID
SEC. 21 & THENCE ON THE NORTH BOUNDARY THENCE N 01° 00' 00" W,
A DISTANCE OF 240.00 FT. TO THE POINT OF BEGINNING; THENCE
S 01° 00' 00" W, A DISTANCE OF 120.00 FT. TO THE CORNER OF THE
NE 1/4 OF THE NE 1/4 OF SAID SEC. 21. A DISTANCE OF 120.00 FT. TO THE
NORTH CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SEC. 21. A DISTANCE
OF 240.00 FT. TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS
APPROXIMATELY 12.00 ACRES OF LAND.

THENCE DEPARTING THE SOUTH BOUNDARY OF DALE MARRY HWY
N 01° 00' 00" E, A DISTANCE OF 120.00 FT. THROUGH N 01° 00' 00" E, A DISTANCE
OF 120.00 FT. TO THE S.W. CORNER OF 2 PARCEL RECORDED IN OFFICIAL RECORDS
BOOK 4749, PAGE 1006 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FL. THENCE
N 01° 00' 00" E, A DISTANCE OF 120.00 FT. TO THE POINT OF BEGINNING. THIS PARCEL
CONTAINS APPROXIMATELY 12.00 ACRES OF LAND.



LEGEND:

- TOWNHOUSE "A" 2-BEDROOM, 2-BATH, 4 DEN - 2200 SF, 15 UNITS
- TOWNHOUSE "B" 2-BEDROOM, 2-BATH, 4 DEN - 2000 SF, 15 UNITS
- TOWNHOUSE "C" 2-BEDROOM, 2-BATH, 4 DEN - 1800 SF, 15 UNITS
- TOTAL TOWNHOUSES: 45 UNITS
- LOT 1: 1.00 ACRES
- LOT 2: 1.00 ACRES
- LOT 3: 1.00 ACRES
- LOT 4: 1.00 ACRES
- LOT 5: 1.00 ACRES
- LOT 6: 1.00 ACRES
- LOT 7: 1.00 ACRES
- PROFESSIONAL BUILDING: 17,000 SF
- PARKING: 100 SPACES

- NOTES:
- PROPOSED DRAINAGE RPT. PROPOSED 2006-11
 - BOILING LOCATION
 - THIS AREA IS NOT LOCATED IN A FLOOD PRONE AREA. DESIGN SPEED 8 MPH. 90% OF EXISTING TREES TO BE PRESERVED.
 - EXIST. DRAINAGE SYST.
 - EXIST. WATER MAIN.
 - EXIST. TRASH CHUTE.
 - EXIST. TRASH CHUTE.
 - EXIST. TRASH CHUTE.

PREPARED & APPLICANT: ANDREA CONSTRUCTION, CO., INC. 3418 W. LIMEWILK AVE., TAMPA, FL 33634
PRELIMINARY SITE PLAN FOR VALDES WHITE TROUT LAKE DEVELOPMENT, HILLSBOROUGH COUNTY, FLORIDA.

- ### Planning Notes:
- Development of site shall be restricted to above permitted uses as an Alternate Development Plan only. Proposed property shall be developed in accordance with either proposed or existing approval conditions with no 'blending' of proposals permitted including applicable wetland density calculations and FAR intensities.
 - Development shall be approved based on all applicable regulatory conditions and requirements as currently codified within the LDC relative to buffer, landscaping, screening, parking ratios, signage and lighting. Where a conflict exists between the final conditions of approval and current adopted requirements, the more restrictive interpretation shall apply.
 - Access proposed shall be consistent with original three driveways as shown and approved subject to FDOT and Hillsborough County permit and access management criteria.
 - No common access shall be provided to White Trout Lake for any other land use component except approved 7 single family lots.
 - Waterfront lots shall be limited to a maximum of seven (7) docks meeting adopted and recorded regulatory length provisions under Association Rules or the average dock length of existing docks currently constructed on this section of White Trout Lake.

General Site Data	
Parcel Size:	17.08 Acres
Existing Zoning:	PD / C-U (84-84)
Proposed Uses:	Mixed Use Development Professional Offices: 50,000 sf (45' max height) (BP-O Standards) Res. Town Homes: 48 Units (RMC-12 Standards) S.F. Residential: 7 Lots (RSC-6 Standards) on Lake
Parking Buffering:	As Required by LDC
Plan Sector:	Res-4
Service Area:	Urban (Public Water / Public Sewer required)

ALTERNATE DEVELOPMENT PLAN

9720 N. Armenia Ave., Suite 1, Tampa, Florida 33612
PH: 813 319 9720
FAX: 813 319 9721

PETE ALFONSO, JR. ARCHITECT
License # 8735
1400 W. BOULEVARD, P.E.
SUITE 200, TAMPA, FL 33606
MICHAEL D. ALP
ARCHITECT
TAMPA, FL 33606

NO.	REVISION	DATE
1	RESPONSES	03/09/06

DRG. DATE: 12/07/05
DRAWN BY: NKK
REVIEW BY: JAM
CUSTOMER: ANDREA CONSTRUCTION

Dr. Kiran and Dr. Pallavi Patel
Residence
WHITE TROUT LAKE
Tampa, Florida

PROPOSED ALTERNATE DEVELOPMENT PLAN

PROJECT NO. 004-DRK-001
DRAWING NO. A0.1-2