



PROJECT DATA TABLE	
PROPERTY FOLIO NUMBERS	88880-0000, 88881-0100, 88882-0000, 88883-0000, 88884-0000, 88885-0000, 88886-0000, 88887-0000, 88888-0000, 88889-0000
COMMUNITY PLANNING AREA(S)	THE PROJECT DOES NOT LIE WITHIN A COMMUNITY PLANNING AREA
OVERLAY DISTRICT(S)	THE PROJECT DOES NOT LIE WITHIN AN OVERLAY DISTRICT
SPECIAL ZONE(S)	NONE WITHIN OR ADJACENT TO PROJECT
SCENIC ROADWAY CORRIDOR(S)	THE PROJECT IS NOT ADJACENT TO ANY SCENIC ROADWAY CORRIDOR(S)
HISTORIC LANDMARKS	NO DESIGNATED HISTORIC LANDMARKS AND/OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND/OR STRUCTURES EXIST WITHIN THE PROJECT BOUNDARIES OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES
PLATS	THERE ARE NO PLATTED LANDS WITHIN 150' OF THE PROPOSED SU BOUNDARY
PROPOSED ZONING	AR-SPECIAL USE / WASTEWATER TREATMENT PLANT WITH ACCESSORY SPRAY FIELD
ORIGINAL PD REZONING NUMBER(S)	N/A
EXISTING ZONING	AM
GROSS ACREAGE	81.34
REQUIRED INFORMATION	
PROPOSED USES	WWTP w/ ACCESSORY SPRAY FIELD
MAXIMUM SQUARE FOOTAGE OF NON-RESIDENTIAL USES	N/A
MAXIMUM F.A.R. FOR NON-RESIDENTIAL USES	N/A
PROPOSED NUMBER OF DWELLING UNITS FOR RESIDENTIAL USES	N/A
MAXIMUM ALLOWABLE NUMBER OF DWELLING UNITS FOR RESIDENTIAL USES	N/A
MINIMUM SETBACKS	FRONT YARD(S) 50' SIDE YARD(S) 25' REAR YARD(S) 50'
BUFFERING AND SCREENING	FRONT YARD(S) PER LDC SECTION 6.06 SIDE YARD(S) PER LDC SECTION 6.06 REAR YARD(S) PER LDC SECTION 6.06
MINIMUM LOT WIDTH	150'
MINIMUM LOT SIZE	5 ACRES
MAXIMUM BUILDING HEIGHT	TWO STORY, 50'
MAXIMUM BUILDING COVERAGE	N/A
MAXIMUM IMPERVIOUS SURFACE	N/A
FUTURE LAND USE DESIGNATION(S) (FLU) PER THE COMP PLAN	A/M
ENVIRONMENTALLY SENSITIVE AREA(S) ACREAGE	16.7 ACRES (1/3)
MAV MADE WATER BODY(IES) ACREAGE	0.17 ACRES (1/3)
OPEN SPACE/RECREATION AREA(S) ACREAGE	0.0 ACRES (1/3)
PUBLIC PARK LAWN(S) ACREAGE	0.0 ACRES
PUBLIC SCHOOL(S) SITE ACREAGE	0.0 ACRES
DENSITY BONUS REQUEST	NONE
UTILITIES SERVICE AREA	RURAL SERVICE AREA

GENERAL NOTES:

- SEE PLAN FOR THE LEGAL DESCRIPTION FOR THE PROJECT BOUNDARIES, A GRAPHIC DELINEATION OF THE BORDER OF THE PROPOSED PD AND OF THE 150-FOOT STUDY AREA.
- SEE PLAN FOR THE NAME OF THE PROPOSED PD AND THE NAME OF THE OWNER, DESIGNER, AND PLANNER ASSOCIATED WITH THE PROJECT.
- SEE PLAN FOR SCALE, SCALE BAR, SCALE STATEMENT, DATE AND NORTH ARROW.
- SEE PLAN FOR VICINITY MAP SHOWING THE LOCATION OF THE PROJECT WITHIN HILLSBOROUGH COUNTY.
- SEE PLAN FOR ALL PARCEL LINES WITHIN THE PROJECT BOUNDARIES AND WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
- NO DEDICATED RIGHT-OF-WAY EXISTS WITHIN THE PROJECT BOUNDARIES. SEE PLAN FOR RIGHT-OF-WAY INFORMATION THAT EXISTS ADJACENT TO THE PROJECT BOUNDARIES.
- NO EASEMENTS ARE KNOWN TO EXIST WITHIN THE PROJECT BOUNDARIES OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
- SEE PLAN FOR CURRENT ZONING WITHIN THE PROJECT BOUNDARIES AND WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
- SEE PLAN AND "PROJECT DATA TABLE" FOR ANY COMPREHENSIVE PLAN DESIGNATIONS WITHIN THE PROJECT BOUNDARIES AND WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
- SEE PLAN FOR THE GENERAL FOOTPRINTS OF ALL EXISTING STRUCTURES WITHIN THE PROJECT BOUNDARIES AND WITHIN 150 FEET OF THE PROJECT BOUNDARIES LOCATED WITHIN STANDARD ZONING DISTRICTS.
- SEE PLAN FOR PLANNED DEVELOPMENT ZONING DISTRICT INFORMATION THAT EXISTS WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
- SEE PLAN FOR THE CURRENT USE OF PROPERTIES WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
- SEE PLAN FOR A GENERAL DEPICTION OF THE PROPOSED BUILDABLE AREAS WITHIN THE PROJECT BOUNDARIES.
- NO OPTIONAL BUILDING ELEVATIONS AND/OR RENDERINGS ARE PROPOSED.
- SEE PLAN FOR THE PROJECT'S EXISTING POINT OF INGRESS/EGRESS, WHICH SHALL REMAIN IN ITS CURRENT CONDITION.
- SEE PLAN FOR THE GENERAL ROADWAY/TRAFFIC CIRCULATION PATTERNS OR PROJECT ROADWAYS.
- NO ADDITIONAL RIGHTS-OF-WAY SHALL BE DEDICATED OR RESERVED, AND NO CROSS ACCESS IS PROPOSED.
- SEE PLAN FOR ALL PUBLIC RIGHTS-OF-WAY ON THE SITE PLAN ACCORDING TO THE FUNCTIONAL CLASSIFICATION MAP, ADJOINING, TRAVERSING, OR WITHIN 150 FEET OF THE PROPOSED DISTRICT.
- SEE PLAN FOR ALL ROADWAYS ADJOINING, TRAVERSING, OR WITHIN 150 FEET OF THE PROJECT BOUNDARIES.
- TRUCK TRAFFIC SHALL BE LIMITED TO A MAXIMUM OF 20 TRIPS PER DAY, INCLUDING REMOVAL OF 'SOLID CAKE' MATERIAL FROM THE SITE.
- TRUCK TRAFFIC SHALL ENTER FROM AND EXIT TO THE NORTH FOR ACCESS TO SR674, WHICH IS A DESIGNATED TRUCK ROUTE.
- PROPOSED HOURS OF ACTIVE OPERATION ARE SUNRISE TO SUNSET, MONDAY THROUGH SATURDAY. THE FACILITY SHALL BE CLOSED ON SUNDAYS. THE UNMANNED PLANT OPERATION SHALL RUN 24/7.
- ACCESSORY SPRAY FIELD SHALL BE GRADED SO THAT NO SLOPE SHALL BE GREATER THAN 2% IN ANY DIRECTION.
- THE DEVELOPER CERTIFIES THAT THE DESIGN PLANS FOR THE WASTEWATER TREATMENT PLANT SHALL INCLUDE NUISANCE CONTROL AND MITIGATION MEASURES AS REQUIRED BY THE HILLSBOROUGH COUNTY LDC AND THE HILLSBOROUGH COUNTY DEPARTMENTS OF ENGINEERING AND WATER & WASTEWATER UTILITIES.

SEC. 6.11.102. - WASTEWATER TREATMENT PLANTS AND FACILITIES

- THE WASTEWATER TREATMENT PLANT AND FACILITIES SHALL BE SECURED FROM PUBLIC ACCESS. A SOLID FENCE, A MINIMUM OF SIX FEET IN HEIGHT, AND BERMS AND/OR LANDSCAPING SHALL BE REQUIRED AROUND THE WASTEWATER TREATMENT PLANT. A FENCE, A MINIMUM OF SIX FEET IN HEIGHT, SHALL BE REQUIRED AROUND POND, PUMP/LIFT STATIONS SHALL BE SECURED EITHER BY A FENCE SIX FEET IN HEIGHT, BY ENCLOSING EQUIPMENT IN LOCKABLE BUILDINGS OR ENCLOSURES, OR BY THE USE OF OTHER VANDAL PROOF CONSTRUCTION MEASURES WHICH WILL PROVIDE PROTECTION AGAINST ENTRY OR DAMAGES. THESE REQUIREMENTS MAY BE WAIVED BY THE ADMINISTRATOR UPON DEMONSTRATION THAT PROTECTION TO AN EQUAL OR GREATER EXTENT IS PROVIDED.
- FOR ALL WASTEWATER TREATMENT PLANTS AND FACILITIES, THE ENGINEER OF RECORD SHALL CERTIFY THAT THE DESIGN PLANS FOR THE PLANT AND PUMP/LIFT STATIONS INCLUDE NUISANCE CONTROL (ODOR AND NOISE CONTROL) MITIGATION MEASURES APPROVED BY THE HILLSBOROUGH COUNTY DEPARTMENTS OF ENGINEERING AND WATER AND WASTEWATER UTILITIES AND SHALL ENSURE THAT SUCH MEASURES ARE INSTALLED. THE MITIGATION MEASURES SHALL BE DESIGNED RELATIVE TO THE FACILITY'S SIZE, DESIGN, AND INTENSITY AND MAY INCLUDE, IN PART, LANDSCAPING MEASURES. THE MITIGATION MEASURES SHALL ALSO MEET THE PERFORMANCE STANDARDS SET FORTH IN 6.09.00.
- THE OPERATION OF A PUBLIC OR PRIVATELY OPERATED INTERIM WASTEWATER FACILITY SHALL BE DISCONTINUED AND PUBLIC WASTEWATER SERVICE SHALL BE UTILIZED WITHIN SIX MONTHS OF THE AVAILABILITY OF PUBLIC WASTEWATER SERVICE WITH ADEQUATE CAPACITY AT ANY PROJECT BOUNDARY UNLESS OTHERWISE PROVIDED FOR IN AN INTERIM WASTEWATER TREATMENT AGREEMENT.
- PRIOR TO PLACEMENT OF ANY WASTEWATER PLANT AND FACILITY ON-SITE, THE DEVELOPER SHALL PROVIDE EVIDENCE OF APPROVAL FROM THE APPLICABLE PERMITTING AGENCIES.

17-0510
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VICINITY MAP
N.T.S.

LEGAL DESCRIPTION (PER DEEDS)

FOLIO 088880-0000,
THE NORTH 440 FEET OF THE SOUTH 1130 FEET OF THE EAST 165 FEET OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 32 SOUTH, RANGE 21 EAST, LESS ROAD RIGHT OF WAY, HILLSBOROUGH COUNTY, FLORIDA

AND
FOLIO 088880-0100,
THE NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 32 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

AND
FOLIO 088880-5000,
THE NORTH 300 FEET OF THE SOUTH 690 FEET OF THE EAST 270 FEET OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 32 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

TOGETHER WITH
DOUBLE-WIDE MOBILE HOME WHICH IS ATTACHED TO AND PART OF THE ABOVE-DESCRIBED PROPERTY.

AND
FOLIO 088881-0000,
BEGIN AT THE SE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 32 SOUTH, RANGE 21 EAST, AND RUN THENCE NORTH 195 FEET TO POINT OF BEGINNING; RUN THENCE WEST 270 FEET; RUN THENCE NORTH 97.5 FEET; RUN THENCE EAST 270 FEET; RUN THENCE SOUTH 97.5 FEET TO POINT OF BEGINNING, HILLSBOROUGH COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

AND
FOLIO 088881-0100,
BEGIN AT THE SE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 32 SOUTH, RANGE 21 EAST, AND RUN THENCE NORTH 292.5 FEET TO POINT OF BEGINNING; RUN THENCE WEST 270 FEET; RUN THENCE NORTH 97.5 FEET; RUN THENCE EAST 270 FEET; RUN THENCE SOUTH 97.5 FEET TO POINT OF BEGINNING, LESS RIGHT OF WAY, HILLSBOROUGH COUNTY, FLORIDA.

AND
FOLIO 088881-0200,
BEGIN AT THE SE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 32 SOUTH, RANGE 21 EAST, AND RUN THENCE NORTH 97.5 FEET TO POINT OF BEGINNING; RUN THENCE WEST 270 FEET; RUN THENCE NORTH 97.5 FEET; RUN THENCE EAST 270 FEET; RUN THENCE SOUTH 97.5 FEET TO POINT OF BEGINNING, HILLSBOROUGH COUNTY, FLORIDA.

AND
FOLIO 088881-0300,
BEGIN AT THE SE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 32 SOUTH, RANGE 21 EAST, AND RUN WEST 270 FEET; RUN THENCE NORTH 97.5 FEET; RUN THENCE EAST 270 FEET; RUN THENCE SOUTH 97.5 FEET TO POINT OF BEGINNING HILLSBOROUGH COUNTY, FLORIDA.

SITE DATA:
Parcel Size: 81.34 acres mol
Existing Zoning: AR
Proposed Zoning: AR - SPECIAL USE / LAND APPLICATION
Existing Use: SFR, MH, AGRICULTURAL
Proposed Use: WWTP w/ ACCESSORY SPRAY FIELD
Existing FLUC: A/M
Service Area: N/A



OWNER:	PLANNER:	DESIGNER:
MR. CHRIS HOFFMAN 6404 US 301 RIVERVIEW, FL 33578 (813) 623-6830	MICHAEL D. HORNER, AICP 14502 N. DALE MABRY HWY SUITE 200 TAMPA, FL 33618 (813) 926-2395	JEFF SOVERVILLE WEST FLORIDA DRAFTING & DESIGN, INC. 4003 STORNOWAY DRIVE LAND O LAKES, FL 34638 (813) 597-9464

REVISIONS
4/17/17: UPDATES PER HC STAFF
5/22/17: UPDATES PER HC STAFF
7/10/17: UPDATES PER HC STAFF
7/18/17: UPDATES PER HC STAFF

MICHAEL D. HORNER, AICP
PLANNING CONSULTANT
14502 NORTH DALE MABRY HWY, SUITE 200
TAMPA, FLORIDA 33618
(813) 962-2395

Sec. 15, Twp. 32 Rng. 21
Loc: HILLSBOROUGH CO.
Date: 2017-02-15

GENERAL SITE PLAN
**HOFFMAN SPECIAL USE
GRANGE HALL LOOP**
PREPARED FOR: MR. CHRIS HOFFMAN

DESIGNED~JCS
DRAWN ~ JCS
CHECKED~MDH

SHEET NO.
1 of 2

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JUL 19 2017

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Department



SCALE: 1" = 100'

REVISIONS	
4/17/17	ADDED PER HC STAFF
5/22/17	UPDATES PER HC STAFF
7/10/17	UPDATES PER HC STAFF
7/18/17	UPDATES PER HC STAFF

TRUCK TRAFFIC SHALL BE LIMITED TO A MAXIMUM OF 20 TRIPS PER DAY, INCLUDING REMOVAL OF 'SOLID CAKE' MATERIAL FROM THE SITE. TRUCK TRAFFIC SHALL ENTER FROM AND EXIT TO THE NORTH FOR ACCESS TO SR674, WHICH IS A DESIGNATED TRUCK ROUTE.

FOLIO: 088883-0100
E.L.U.: PASTURE
F.L.U.: A/M
ZONING: AR

SITE ACCESS TO ADJACENT R/W; LOCATION SUBJECT TO ENGINEERING, DESIGN & PERMITTING

150-FOOT STUDY AREA

FOLIO: 088886-0000
MOSAIC FERTILIZER, LLC
E.L.U.: PASTURE
F.L.U.: A/M
ZONING: AM

FOLIO: 088886-0000
MOSAIC FERTILIZER, LLC
E.L.U.: PASTURE
F.L.U.: A/M
ZONING: AM

SU BOUNDARY

EX. FENCE AT PROPERTY LINE TO REMAIN (TYP. N,W,S BOUNDARIES)

EX. SINGLE FAMILY POTABLE WELL (APPROX)

EX. HOUSE

PROPOSED WAIVER OF 125-FT REQUESTED PER LDC

R100.0'

100.0' (MIN)

PROPOSED PLANT LOCATION (APPROXIMATE); TREATMENT TANKS AND EQUIPMENT TO BE ELEVATED PER EPC/DEP REQUIREMENTS FOR FLOODPLAIN CLEARANCE

EX. SINGLE FAMILY POTABLE WELL (APPROX.)

FOLIO: 088880-0000
1.37 ACRES

EX. CITRUS IRRIGATION WELL & TANK

FOLIO: 088880-0100
76.13 ACRES

PROPOSED ACCESSORY EFFLUENT WASTEWATER SPRAY IRRIGATION FIELD (36.2 ACRES, SLOPE TO BE NO GREATER THAN 2% IN ANY DIRECTION)

PLANT TO BE ENCLOSED BY A 6-FOOT HIGH LOCKABLE FENCE AND LANDSCAPED WITH 25-GALLON TREES AND 7-GALLON SHRUBS

EX. CITRUS IRRIGATION WELL R100.0'

EX. HOUSE & SHED

FOLIO: 088880-5000
1.68 ACRES

FOLIO: 088881-0100
0.55 ACRES

FOLIO: 088881-0000
0.53 ACRES

FOLIO: 088881-0200
0.55 ACRES

FOLIO: 088881-0300
0.53 ACRES

EX. SINGLE FAMILY POTABLE WELL (APPROX.) R100.0'

75'x100' EVAPORATION/PERCOLATION POND (APPROX)

FOLIO: 088883-0000
E.L.U.: CITRUS
F.L.U.: A/M
ZONING: AR

WETLAND LINE PER US FISH & WILDLIFE WETLAND MAPPER (SUBJECT TO SITE SPECIFIC S.W.F.W.M.D. FORMAL DETERMINATION)

30' WCASB

FEMA ZONE "X"
FEMA ZONE "AE"

30' WETLAND SETBACK, WITH 20' PLANTED TREATMENT SWALE (PLANTINGS 2' O.C., INCLUDING SANDCORD GRASS, WIREGRASS, ARROWHEAD, & PICKERELWEED)

FLOOD STAGE SR

150-FOOT STUDY AREA

FOLIO: 088886-0000
MOSAIC FERTILIZER, LLC
E.L.U.: PASTURE
F.L.U.: A/M
ZONING: AM

FOLIO: 088886-0000
MOSAIC FERTILIZER, LLC
E.L.U.: PASTURE
F.L.U.: A/M
ZONING: AM

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Sec. 15, Twp. 32 Rng. 21
Loc: HILLSBOROUGH CO.
Date: 2017-02-15

GENERAL SITE PLAN
HOFFMAN SPECIAL USE
GRANGE HALL LOOP
PREPARED FOR: MR. CHRIS HOFFMAN

DESIGNED~JCS
DRAWN ~ JCS
CHECKED~MDH

SHEET NO.
2 of 2