

MAIN STREET AT GRANDVIEW

VILLAGE CENTER MASTER DEVELOPMENT PLAN

NOVEMBER 12, 2009
PAGE 1 OF 3

SITE DATA TABLE

EXISTING ZONING	AC
EXISTING FUTURE LAND USE	AG
PROPOSED ZONING	M/RD
PROPOSED FUTURE LAND USE DESIGNATION	VNU-1 (VILLAGE MIXED USE - TYPE 1)
VILLAGE I (OFFICE AND POTENTIAL ELEMENTARY SCHOOL)	8.14 AC
VILLAGE II (OFF RESIDENTIAL)	11.41 AC
VILLAGE III (COMMERCIAL)	7.00 AC
VILLAGE IV (VILLAGE CENTER)	7.79 AC
ROADS	9.51 AC
TOTAL OPEN SPACE PROVIDED	MINIMUM 6.60 AC
TOTAL USABLE OPEN SPACE PROVIDED	MINIMUM .39 AC
TOTAL ACREAGE	50.15 ACRES
COMMERCIAL RETAIL	150,000 SF
PROFESSIONAL, BUSINESS, AND OFFICE	100,000 SF
MULTI-FAMILY RESIDENTIAL	420 UNITS
ADDITIONAL MIXED-USE RESIDENTIAL	80 UNITS
TOTAL UNITS REQUESTED	500 UNITS (9-590d/6f)

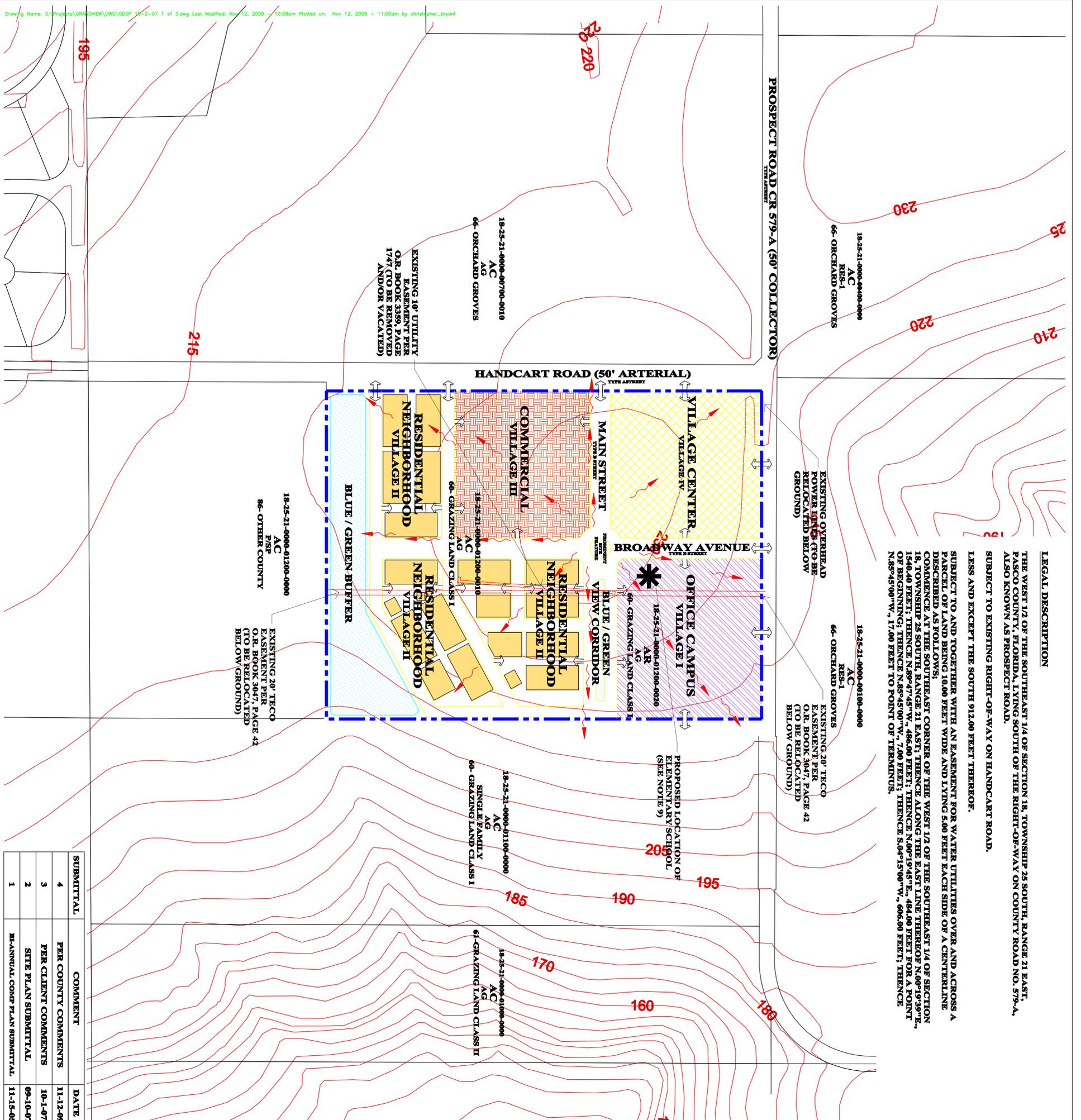
OWNER
GRANDVIEW BOTANICALS, INC.
34720 PROSPECT RD
DADE CITY, FL 33525
PAUL D. HINDRA
PO BOX 1059
SAN ANTONIO, FL 33576
352-567-2577

SERVICE PROVIDERS
OWNER: GRANDVIEW BOTANICALS, INC.
NATURAL SERVER: PASCAGO COUNTY FIRE RESCUE-1
ELECTRICAL: TAMPA ELECTRIC COMPANY

LEGEND

- PROPERTY BOUNDARY
- ACCESS (INTERNAL)
- PARCEL IDENTIFICATION
- EXISTING ZONING - PASCAGO COUNTY 2006
- PASCAGO COUNTY FUTURE LAND USE 2015
- EXISTING LAND USE
- EXISTING OPEN SPACE
- EXISTING OVERHEAD POWER LINES (TO BE RELOCATED)
- 60'-GRAZING LAND CLASS I
- 61'-GRAZING LAND CLASS II
- 66- OTHER COUNTY
- RES-1
- AR
- 0000-01600-0030

NOTES:
1. NON-RESIDENTIAL, BUSINESS, AND OFFICE USES TO INCLUDE BUT NOT BE LIMITED TO:
2. TOTAL RESIDENTIAL UNITS SHALL NOT EXCEED 500 UNITS.
3. FUTURE DEVELOPMENT SHALL BE PROVIDED BY THE DEVELOPER OR HIS SUCCESSORS.
4. PASCAGO COUNTY, EXISTING AND PLANNED FACILITIES ARE LOCATED MORE THAN 1,000 FEET FROM PROJECT BOUNDARY AND THEREFORE THE LOCATION IS NOT DIRECTLY ADJACENT TO A PUBLIC PARK OR RECREATION FACILITY.
5. EXISTING OPEN SPACE SHALL BE MAINTAINED OR IMPROVED.
6. THE PROPOSED SITE PLAN SHALL CONFORM TO THE NEIGHBORHOOD PARK DESIGN AND THE PUBLIC OR PRIVATE RECREATION FACILITY SHALL BE RELOCATED WITHIN THE VILLAGE I OR PRIVATE RECREATION FACILITY SHALL BE RELOCATED WITHIN THE VILLAGE II OR PRIVATE RECREATION FACILITY SHALL BE RELOCATED WITHIN THE VILLAGE III OR PRIVATE RECREATION FACILITY SHALL BE RELOCATED WITHIN THE VILLAGE IV.
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LEGAL DESCRIPTION
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCAGO COUNTY, FLORIDA, LYING SOUTH OF THE RIGHT-OF-WAY ON COUNTY ROAD NO. 579-A, ALSO KNOWN AS PROSPECT ROAD.
SUBJECT TO EXISTING RIGHT-OF-WAY ON HANDCART ROAD.
LESS AND EXCEPT THE SOUTH 912.00 FEET THEREOF.
SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR WATER UTILITIES OVER AND ACROSS A PARCEL OF LAND BEING 10.00 FEET WIDE AND LYING 5.00 FEET EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST; THENCE ALONG THE EAST LINE THEREOF N.00°19'59"E., 1540.40 FEET; THENCE N.89°47'45"W., 486.00 FEET; THENCE N.00°19'45"E., 484.00 FEET FOR A POINT OF BEGINNING; THENCE N.85°45'00"W., 7.00 FEET; THENCE S.04°15'00"W., 606.00 FEET; THENCE N.85°45'00"W., 17.00 FEET TO POINT OF TERMINUS.

SUBMITTAL	COMMENT	DATE
4	PER COUNTY COMMENTS	11-12-09
3	PER CLIENT COMMENTS	10-1-07
2	SITE PLAN SUBMITTAL	09-10-07
1	BI-ANNUAL COMP PLAN SUBMITTAL	11-15-05

LEGAL COUNSEL
JOEL R. TEW, ESQUIRE
TEW AND ASSOCIATES
2655 MCCORMICK DR.
CLEARWATER, FL 33759
727-799-2882

SURVEYOR
CHRISTOPHER H. XYNDERS
D.C. JOHNSON & ASSOCIATES, INC.
1911 SOUTH GURLEY RD.
SAN ANTONIO, FL 33576
352-588-2768

APPLICANT
MAIN STREET AT GRANDVIEW
TOWN CENTER, LLC
221 TURNER STREET
CLEARWATER, FL 33756
727-449-1476

LEGEND

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URS CORPORATION
7650 WEST COURTNAY
CAMPBELL CAUSEWAY
TAMPA, FLORIDA 33607