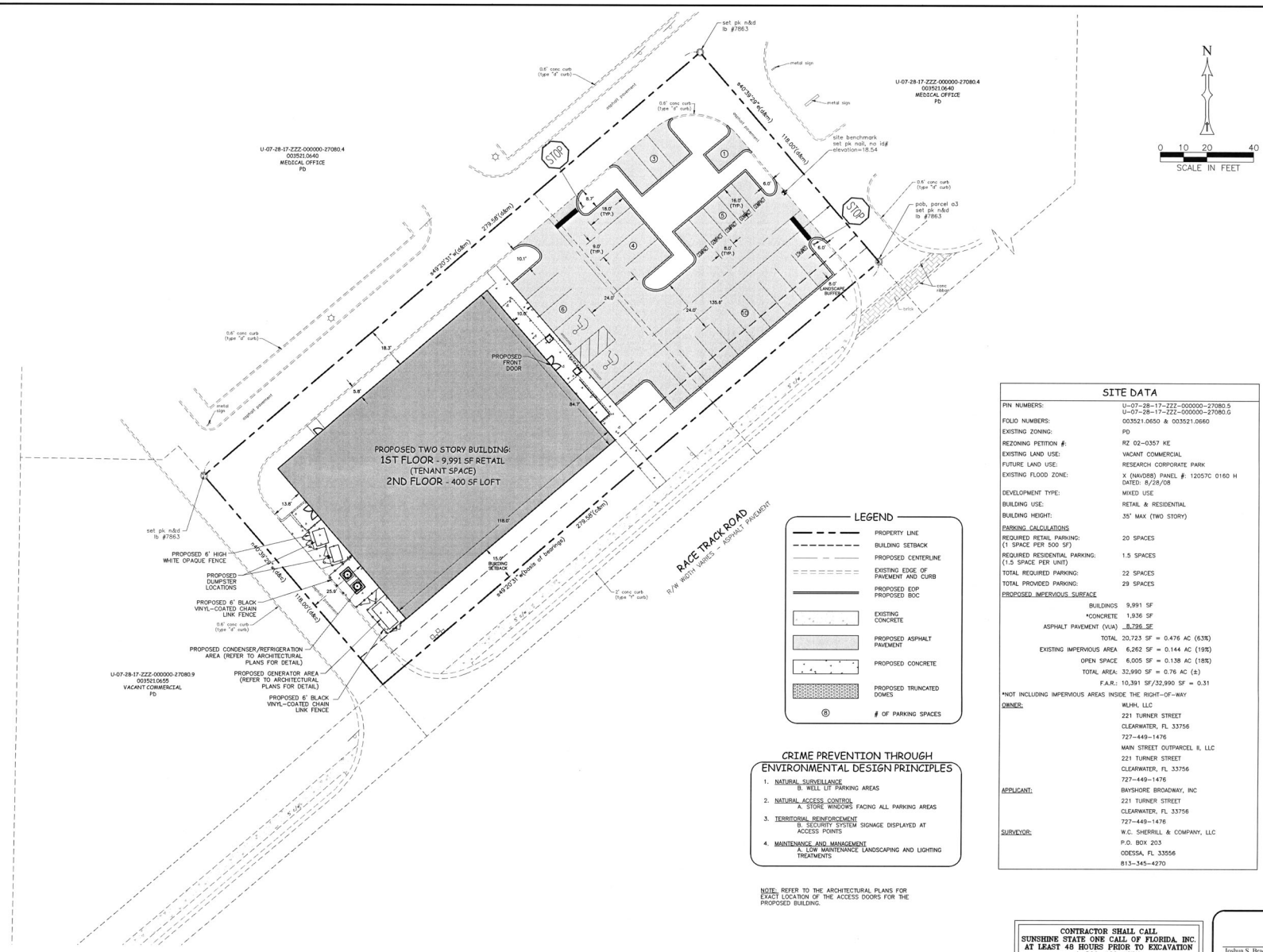

SITE DATA

PIN NUMBERS:	U-07-28-17-ZZZ-000000-27080.5 U-07-28-17-ZZZ-000000-27080.G
FOLIO NUMBERS:	003521.0650 & 003521.0660
EXISTING ZONING:	PD
REZONING PETITION #:	RZ 02-0357 KE
EXISTING LAND USE:	VACANT COMMERCIAL
FUTURE LAND USE:	RESEARCH CORPORATE PARK
EXISTING FLOOD ZONE:	X (NAVD88) PANEL #: 12057C 0160 H DATED: 8/28/08
DEVELOPMENT TYPE:	MIXED USE
BUILDING USE:	RETAIL & RESIDENTIAL
BUILDING HEIGHT:	35' MAX (TWO STORY)
PARKING CALCULATIONS	
REQUIRED RETAIL PARKING: (1 SPACE PER 500 SF)	20 SPACES
REQUIRED RESIDENTIAL PARKING: (1.5 SPACE PER UNIT)	1.5 SPACES
TOTAL REQUIRED PARKING:	22 SPACES
TOTAL PROVIDED PARKING:	29 SPACES
PROPOSED IMPERVIOUS SURFACE	
BUILDINGS	9,991 SF
*CONCRETE	1,936 SF
ASPHALT PAVEMENT (VUA)	8,796 SF
TOTAL	20,723 SF = 0.476 AC (63%)
EXISTING IMPERVIOUS AREA	6,262 SF = 0.144 AC (19%)
OPEN SPACE	6,005 SF = 0.138 AC (18%)
TOTAL AREA:	32,990 SF = 0.76 AC (±)
F.A.R.:	10,391 SF/32,990 SF = 0.31
*NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY	
OWNER:	WLHH, LLC 221 TURNER STREET CLEARWATER, FL 33756 727-449-1476 MAIN STREET OUTPARCEL II, LLC 221 TURNER STREET CLEARWATER, FL 33756 727-449-1476
APPLICANT:	BAYSHORE BROADWAY, INC 221 TURNER STREET CLEARWATER, FL 33756 727-449-1476
SURVEYOR:	W.C. SHERRILL & COMPANY, LLC P.O. BOX 203 ODESSA, FL 33556 813-345-4270

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES

1. NATURAL SURVEILLANCE
   B. WELL LIT PARKING AREAS
2. NATURAL ACCESS CONTROL
   A. STORE WINDOWS FACING ALL PARKING AREAS
3. TERRITORIAL REINFORCEMENT
   B. SECURITY SYSTEM SIGNAGE DISPLAYED AT ACCESS POINTS
4. MAINTENANCE AND MANAGEMENT
   A. LOW MAINTENANCE LANDSCAPING AND LIGHTING TREATMENTS

NOTE: REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE ACCESS DOORS FOR THE PROPOSED BUILDING.

CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. AT LEAST 48 HOURS PRIOR TO EXCAVATION 1-800-432-4770

Joshua S. Bradley, P.E.
Registered Professional
60020
Fl. Reg No.
Sign Date

REVISIONS

NO.	DATE	DESCRIPTION
1	7/7/17	REVISED PER ARCHITECTURAL PLANS

NATIVE engineering,plic
P.O. BOX 2995
LAND O' LAKES, FL 34639
(813) 412-3210
CERTIFICATE OF AUTHORIZATION NUMBER 28759

MSHL - OUTPARCELS A2 & A3
FOR
BAYSHORE BROADWAY, INC
221 TURNER STREET
CLEARWATER, FL 33756

SITE PLAN

SHEET NUMBER
C4
S-T-R
7-28-17

E:\Native Backup\Native Engineering\Clients\Bayshore Broadway\Projects\MSHL - Village A\Construction Admin\Drawings\C4-Site Plan.dwg - Aug 01, 2014 @ 1:24pm