PLANNED DEVELOPMENT (PD)
SITE PLAN

GENERAL NOTES:

1. Unless specifically waived, the Developer shall comply with Chapter 13 (Landscaping, Tree Removal, and Site Clearing) of the City of Tampa Code.
2. The Developer shall comply with the requirements of the City of Tampa Code and SWFWMD Chapter 40D-4, 40, 400 F.A.C. regarding stormwater management. The Developer will connect the project's stormwater system to the City of Tampa system at their cost (may involve crossing Franklin Street – no current system exists on west side of street).
3. The compactor room will be no less than 15' across x 35' deep with a minimum 15' width door opening (these are inside, open space, measurements). The dimensions are drawn to scale on the site plan. The compactor will be located within a room by itself with an overhead roll up door. This door will be open only during the times of service to the compactor. The compactor will be on a 4'6" high dock/platform. Installation and operation of a winch system will enable service. The vertical clearance of 16' will be at both O.H.roll up doors (first to enter the building/service area and second to the compactor room), within the entire service area, and within the compactor room.
4. The Developer shall comply with the requirements of the City of Tampa Fire Codes applicable to the project at time of permitting.
5. All structures will meet the required site distance per City of Tampa Code Sec. 27-240 for visibility at intersections.
6. The Developer will comply with the parking requirements of the City of Tampa Code applicable to the project at the time of permitting.
7. The Developer shall coordinate with the Department of Public Works regarding the placement of sidewalks along the adjoining public right-of-way. The Developer shall provide at a minimum, 15' sidewalks adjacent to North Franklin Street, East Twiggs Street, and East Zack Street and 14.1' sidewalks adjacent to North Tampa Street within the City of Tampa and FDOT rights of way, adjacent to the project boundary.
8. The Developer shall comply with the City of Tampa Transportation Division Technical Standards.
9. All driveways are subject to final approval by the City Transportation Division.
10. All proposed vegetation in the public right-of-way is conceptual and subject to the approval of the City Transportation Division.
11. The Developer shall coordinate with the City Transportation Division and the City Parks and Recreation Department, Planning and Design Division to provide appropriate pedestrian cross walks and pedestrian signalization for the pedestrian sidewalks, where appropriate.
12. Appropriate bicycle parking shall be provided pursuant to City of Tampa Code Chapter 27-324.
13. All facades of the parking garage shall be screened and architecturally integrated into the primary building in a manner consistent with the standards contained in Article XVIII, "Central Business District" of Chapter 27 of the City Codes as determined by the city's Urban Design Manager. If the screening and treatment of the facades of the parking garage are not approved by the Urban Design Manager, then it shall constitute a substantial change and shall be subject to review by the City Council.
14. The applicant will meet the CBD open space requirements.
15. The applicant will meet the CBD public art requirement (Section 27-441(2)(d)).
16. All streetscaping vegetation along all adjacent roads must be approved by the City Parks & Recreation Department.
17. To ensure conformance to the CBD standards, the site plan will be subject to 30%, 60%, and 90% design review by the Urban Design Manager.
18. Streetscape maintenance agreements should be in place prior to issuance of certificates of occupancy for any phase of construction.
19. On Franklin Street, the Developer will assure that maxicom cabling, wiring, and the electrical panel associated with the streetscaping will remain intact. Any damages due to construction will be repaired at the Developer's expense in a timely fashion.
20. Maintenance agreements should be in place prior to issuance of certificate of occupancy for any phase of construction.
21. On Franklin Street, the Developer will assure that maxicom cabling and wiring will remain intact. Any damages due to construction will be repaired at the Developer's expense in a timely fashion.
22. A gate to the parking area will be located on the second floor of the parking garage.
23. Approved uses within the project are contemplated to include wet zoning approval for sale of alcoholic beverages. Such wet zoning proposals will be brought to the City Council for consideration under a separate wet zoning application.
24. Permitted uses within the commercial portion of the development shall include all commercial general uses, including office.
25. All driveway exits shall have stop signs and pedestrian crossing signs.
26. Pursuant to the Development Order conditions for the Downtown DRI, as amended, this project must perform an archaeological assessment prior to or at the time of demolition of any existing structure or slab, or if the site is currently cleared, prior to the foundation permit. Demolition permits and/or foundation permits will not be issued until such time as either the site has received its archaeological assessment or proof that an archaeologist has been retained for subsequent analysis, with said proof being provided to the City of Tampa Land Development Coordination Office. The final archaeological assessment must be provided to the City of Tampa prior to release of the Certificate of Occupancy.
27. The open space areas located at the following locations: 1) at the corner of Zack and Franklin; 2) along Zack Street; 3) along Franklin Street; and 4) along Twiggs Street; shall be activated through the use of direct connections with the interior commercial space.
28. The striped section within the service area will be designated as a "no parking area/service turn around only."

Waiver Requests
1. Loading dock reduction from 6 to 1.
2. Parking garage drive aisle width reduction from 26' to 24'.
3. Column encroachment allowance into compact parking spaces within parking structure. A reduction in the width of the compact parking spaces from 8 feet to 7 feet when a column is located in the parking space.

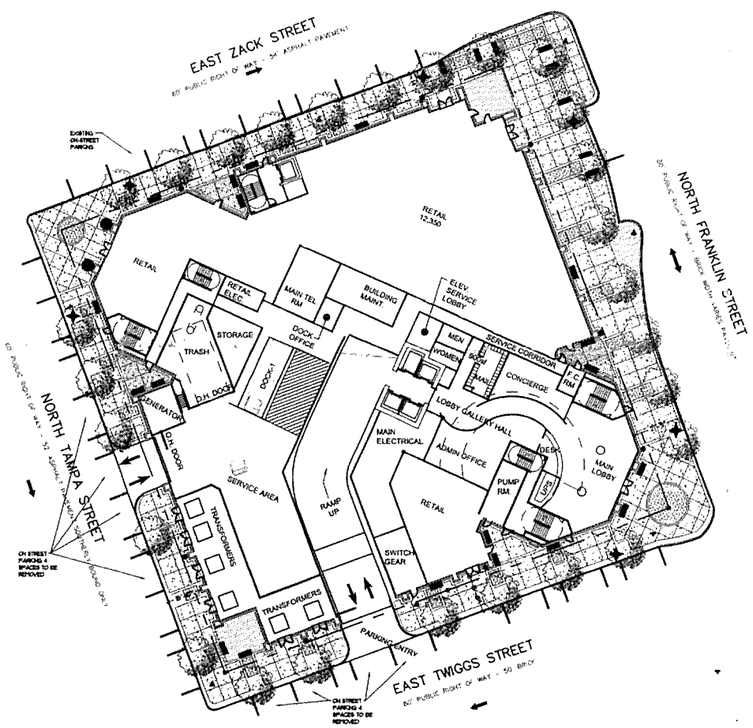
LEGAL DESCRIPTION:
LOTS 1, 2, 3 AND 4, BLOCK 45, GENERAL MAP OF TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF IN PLAT BOOK 1, PAGE 7, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

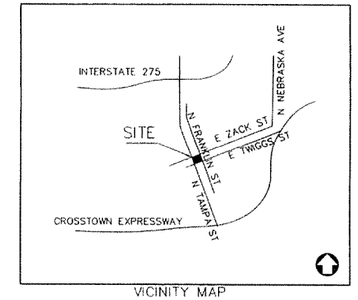
REZONING REQUEST:
CBD-1 TO CBD-2

SITE INFORMATION:
1. FOLIO NUMBERS:
   193446.0000, 193445.0000, 193447.0000, 193448.0000
2. FLOOD PLAIN DATA:
   COMMUNITY MAP PANEL NUMBER 120114 0024, FLOOD ZONE C.

Parking Table:

Unit Type/Use	Units/Sq. Ft.	Code Requirement	Spaces Required	Spaces Provided
One and Two Bedroom Residential Units	502 units	1 space per unit	502	691
Retail	14,500 sq. ft.	1 space per 500 sq. ft.	29	29
Total Spaces			531	720





VICINITY MAP
N.T.S.

LEGEND:
- FIRE HYDRANT
- LANDSCAPE STREET TREE
- SIDEWALK
- PROPERTY BOUNDARY
- BICYCLE PARKING RACK
- BENCH

SITE DATA:
1.02 ACRES OR 44,480 SF

33 STORY BUILDING
24 STORY RESIDENTIAL
460 FEET MAXIMUM HEIGHT
502 RESIDENTIAL UNITS

14,500 SF RETAIL
508,736 GROSS FLOOR AREA
13.0 FAR

PARKING STRUCTURE SUMMARY
LEVEL 2: 66 SPACES
LEVEL 3: 92 SPACES
LEVEL 4: 95 SPACES
LEVEL 5: 95 SPACES
LEVEL 6: 95 SPACES
LEVEL 7: 95 SPACES
LEVEL 8: 95 SPACES
LEVEL 9: 87 SPACES

TOTAL: 720 SPACES

The developer shall utilize a structure that provides a mechanical method of stormwater pre-treatment at a location to be determined prior to Construction Plan approval.

If the preferred stormwater connection of the project to the Franklin street stormwater system, an analysis of the structural integrity of the pipe and operational condition will have to be determined by the developer prior to Construction Plan approval. Such improvements, as determined by the analysis and approved by the Stormwater Department, shall be completed by the developer.

PETITION # Z06-28
SIGNED LDC STAFF BMC
DATE 2/24/06

SIGNATURES:
CASE NUMBER — DATE
DATE — CITY COUNCIL CHAIRMAN
DATE — CITY CLERK
DATE — DEVELOPMENT COORDINATION MANAGER

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	CVO/1995	11/02/05
DRAWN BY:	CVO/1995	11/02/05
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

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CLIENT: WOOD PARTNERS
PROJECT: 610 FRANKLIN
DATE: 2/22/06
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE:
TITLE: SITE PLAN
EXHIBIT "B"
PROJECT NUMBER: 05414-000-000
SHEET NUMBER: 1 of 1