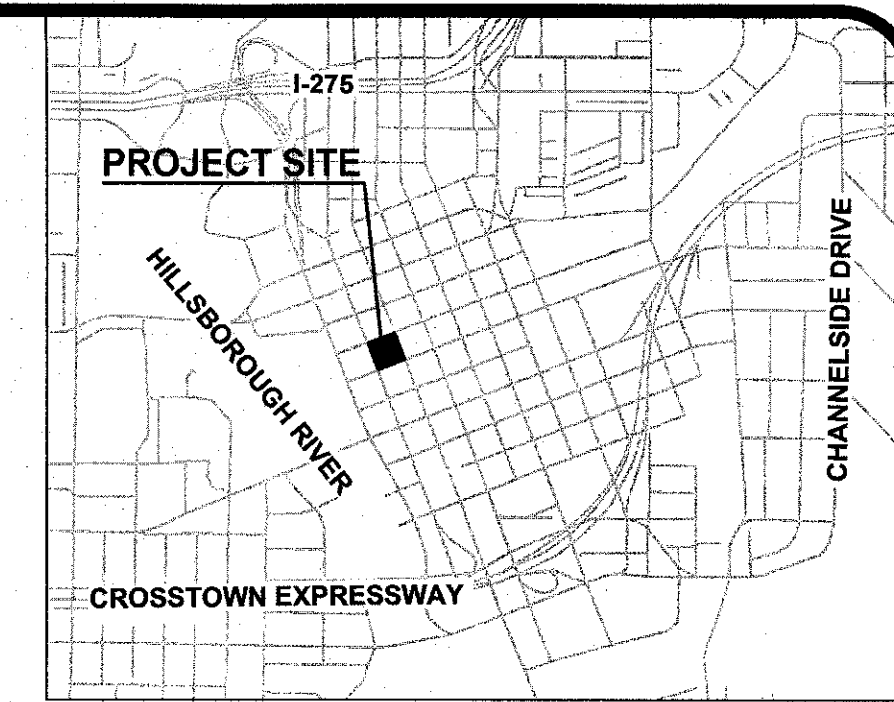


SPECIAL USE 1 (S1) SITE PLAN



VICINITY MAP
N.T.S.

WilsonMiller

Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
2205 North 20th Street • Tampa, Florida 33605
Phone: 813-223-9500 • Fax: 813-223-0009

PROJECT AND OWNER
**INTERIM
PARKING LOT**

610 FRANKLIN
CONDOMINIUMS LLC

TAMPA, FLORIDA

SITE DATA:

Special Use (S1): Interim Surface Parking Lot
Zoning: CBD-2
Future Land Use Classification: CBD
Existing Land Use: Vacant
Folio #: 1934450000

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.

Setbacks to Parking Lot:

5' Zack Street
20' Franklin Street
5' Twiggs Street
5' Tampa Street

Parking Calculations:

106 Spaces (9'x18')
5 Disabled Spaces (12'x18')
111 Total Spaces

NOTES:

General

- The Developer shall provide an interim surface parking lot, as generally depicted on the S-1 Site Plan. The parking lot design will meet the applicable provisions of Section 27-246.1.
- The interim parking lot surface will be well graded, non-calcareous, coarse aggregate, with the exception of the handicapped spaces (and associated 5' access aisles) and driveways as noted on the site plan.
- Sales, dead storage, repair, dismantling and service of motor vehicles shall not be permitted.

Landscaping

- As depicted on the landscape plan, landscaping will be consistent with Section 27-246.1. Landscape materials shall be irrigated utilizing a drip irrigation system.
- A pedestrian break will be provided every 100' as depicted on the landscape plan.
- Three seating areas, with two benches each, will be provided within the 20' Franklin Street landscape buffer. The 6' benches with backs will be installed on 8' x 11' concrete slabs. Bench placement will be coordinated with the Urban Design Manager.

Transportation

- Drive aisle widths will be a minimum of 24'.
- Parking spaces will be delineated with wheel stops, in accordance with Section 27-246.1(4). Wheel stops may be concrete or timber/railroad ties.
- Driveway locations are shown on Zack Street and Twiggs Street and are subject to final approval by the City Transportation Division.
- The lot will be maintained with a level and flat surface free from tripping hazards, areas of discontinuity of surface or other potential safety hazards. The lot will also be maintained in good condition and not become a public nuisance. Conditions which will be avoided shall include, and not be limited to, erosion problems (including irrigation blowouts, rain washouts, etc.), silting of streets, dust, overgrowth and accumulation of litter and debris.

Signage

- Signage will comply with Sections 20.5-13 and Sec. 20.5-7(a)(5) of the City of Tampa Land Development Regulations. A maximum of two freestanding signs with a maximum of 50 sq. ft. per sign face will be allowed. Alternatively, one free standing sign with a maximum surface area of 100 sq. ft. will be allowed. In addition, a maximum of two directional signs per driveway will be permitted. Directional signs will not exceed four square feet in area or 30" in height. Sign locations will meet visibility triangle requirements.

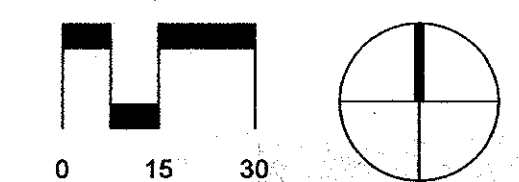
LEGEND

PROPOSED CONCRETE
PROPOSED MULCH PATH

PETITION # WS-319
SIGNED LDC STAFF GW
DATE 6/8/09

CASE NO: _____	DATE: _____
DATE _____	CITY COUNCIL CHAIRMAN _____
DATE _____	CITY CLERK _____
DATE _____	DEVELOPMENT COORDINATION MANAGER _____

DRAWING SCALE



DRAWING TITLE

**SPECIAL USE 1
(S1) SITE PLAN**

DRAWING NUMBER

P01

SHEET 1 of 4