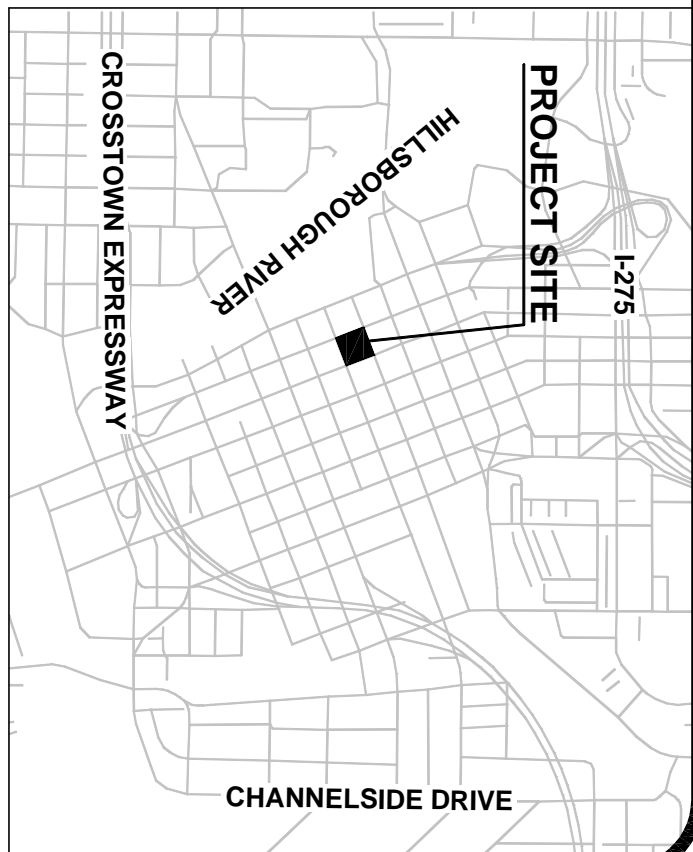
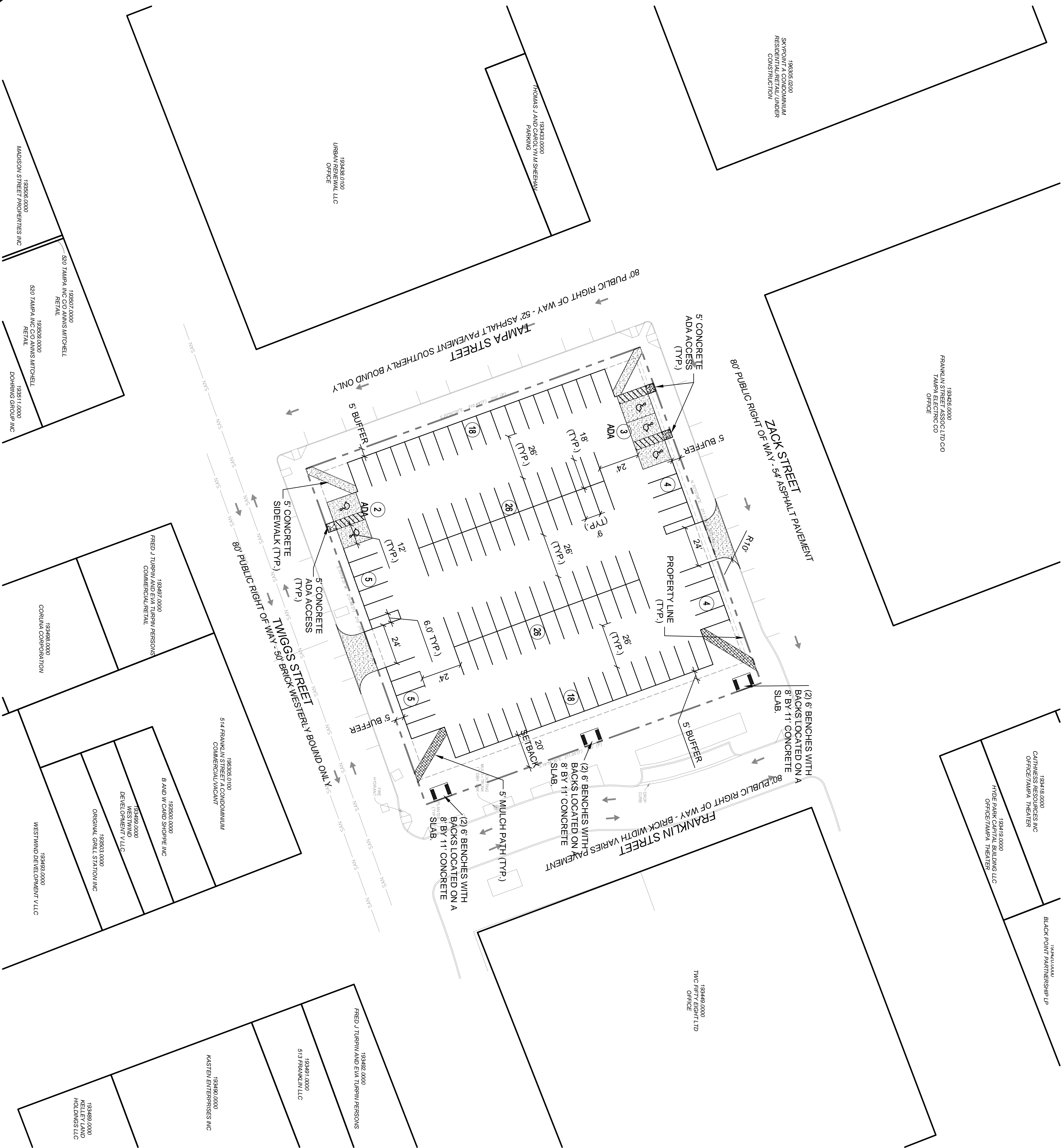


SPECIAL USE 1 (S1) SITE PLAN



VICINITY MAP
N.T.S.

SITE DATA:

Special Use (S1): Interim Surface Parking Lot
Zoning: CBD-2
Future Land Use Classification: CBD
Existing Land Use: Vacant
Folio #: 1834450000

Legal Description:

Lots 1, 2, 3 And 4, Block 46, General Map Of Tampa, According To The Map Of 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')
3 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 uniformly graded 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.
- 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

- Dive 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.

Signage

- Signage will comply with Sections 20.5.1.3 and Sec. 20.5.7(a)(5) of the City of Tampa Land Development Ordinance. Signage shall be installed in accordance with the City of Tampa Land Development Ordinance. Signage shall be installed in accordance with the City of Tampa Land Development Ordinance. Signage shall be installed in accordance with the City of Tampa Land Development Ordinance.

LEGEND	
	PROPOSED CONCRETE
	PROPOSED MULCH PATH

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

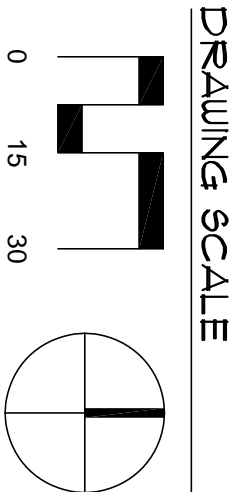
WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
2206 North 20th Street • Tampa, Florida 33605
Phone: 813-253-9300 • Fax: 813-253-0089

PROJECT AND OWNER
**INTERIM
PARKING LOT**

610 FRANKLIN
CONDOMINIUMS LLC

TAMPA, FLORIDA

P.N.:	054114-001-000
Designed by:	IMC/2307
Drawn by:	IMC/2307
Checked by:	MS/1653
Date:	5/26/09
Revised:	
ISSUED FOR:	



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

DRAWING NUMBER

P01