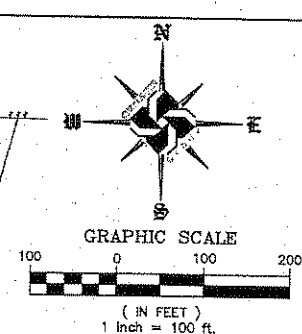
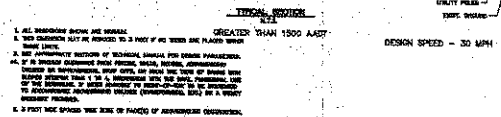




TREES

	CYPRESS TREE
	DEAD TREE
	MAPLE TREE
	OAK TREE
	PALM TREE
	PINE TREE
	HICKORY TREE (UNO)



BMS-TC2
N 89°48'47" E 1949.69' (M)

PARCEL 1 (D)
FOLIO: 71848-0000 (D)
PIN: U-28-29-20-ZZZ-000002-68150.0
TOTAL AREA = 55.988 ACRES± (M)

BLOCK X
+/-10.77 AC
CONDOMINIUMS
UNIT NUMBER TBD
(1.4 ACRE PARK REQ.D)

PARCEL 2 (D)
FOLIO: 71848-5000 (D)
PIN: U-28-29-20-777-00002-68260
S 89°49'56" W 269.97' (M)

9.97' (M)

04 59" E 289
CHAMBER OF
NOT A PART

11° 0"
15° 14"

S 00

N 89° 50' 10" E 269.73' (M)

BLOCK IX

[illegible]

 **GENESIS GROUP**
FROM VISION TO REALITY
9801 NORTH SHORE SUITE 1400, TAMPA, FL 33619
PHONE 813.920.4500 FAX 813.920.4501
WWW.GENESISGROUP.COM
FL LIC 28008782
FL LIC 28008416

COLONIAL PROPERTIES TRUST

CONCEPTUAL SITE PLAN

COLONIAL
BRANDON CITY CENTER

SHEET TITLE	PROJECT NAME
SHEET NUMBER	PSP-01

PARCEL #	USAGE	TOTAL AREA (SF)	TOTAL AREA (AC)	RESIDENTIAL UNITS	DWELLING UNITS PER ACRE	BUILDING AREA (SF)	FLOOR AREA RATIO (FAR)	PARKING RATIO REQUIRED (SPACES/1,000 SF)	TOTAL PARKING REQUIRED (SPACES)	PARKING PROVIDED	PARKING RATIO PROVIDED (SPACES/1,000 SF)
BLOCK I	RETAIL	69,945	2.06	-	-	10,000	0.111	5.00	50	81	6.10
BLOCK I	SITDOWN RETAIL	243,223	5.58	-	-	14,000	0.058	16.00	210	214	15.29
BLOCK N	RETAIL	284,418	6.53	-	-	70,058	0.248	5.00	350	339	5.12
BLOCK N	PARK	126,602	2.94	-	-	-	-	-	-	-	-
BLOCK V	OPEN	68,005	1.56	-	-	-	-	-	-	-	-
BLOCK VI	OFFICE	318,846	7.32	-	-	236,400	0.723	3.50	806	806	3.50
	RETAIL	-	-	-	-	20,078	0.063	6.00	108	100	4.98
	APT.	-	-	100	1.785	-	-	1.50	150	150	-
BLOCK VII	APT.	161,160	3.47	300	5.356	-	-	1.50	450	450	-
BLOCK VIII	CONDO.	111,490	2.58	100	1.785	-	-	2.00	200	220	-
BLOCK IX	PARK	87,422	2.01	-	-	-	-	-	-	-	-
BLOCK X	CONDO.	489,337	10.77	400	7.144	-	-	2.00	800	800	-
STREET	STREET	456,498	10.48	-	-	-	-	-	-	-	-
TOTAL		2,438,846	55.99	900	16.075	344,546	0.141	3.50	3,117	3,160	6.17

BRANDON PARKWAY

BMS-TC1