SECTION 24&23, TOWNSHIP 27 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

SITE DATA TABLE

PROPERTY IDENTIFICATION NUMBERS:
1) WEST PARCEL- 23-27-15-89260-000-0100
2) MID PARCEL- 24-27-15-89260-000-2200
3) EAST PARCEL 24-27-15-89260-000-2100
4) SOUTH PARCEL- 24-27-15-89260-000-2400
5) SNOWDENS PARCEL 24-27-15-39960-000-0120
MUNICIPALITY: PINELLAS COUNTY
PROJECT LOCATION: 1400' NORTH OF THE INTERSECTION OF US ALT 19 AND KLOSTERMAN RD.

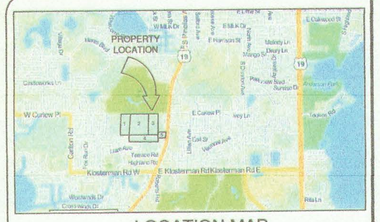
FUTURE LAND USE AND ZONING

Multifamily, residential housing only on that portion of the parcel proposed for land use and zoning change. The remainder of the parcel and the appx. 48 contiguous acres owned by the applicant will be maintained as preservation.

FUTURE LAND USE:	EXISTING P,RS & CG	REQUESTING P & RM
ZONING:	EXISTING AE & C2	REQUESTING PC & RPD-10

PROJECT AREAS

DEVELOPMENT-APPLICANT OWNED LAND	54.24 AC
TOTAL UPLAND IN DEVELOPMENT AREA	6.357 AC
TOTAL WETLANDS IN DEVELOPMENT AREA	47.883 AC
R/W VACATION WETALND	0.940 AC
R/W VACATION UPLAND	0.380 AC
TOTAL UPLAND WITH R/W VACATION	**6.737 AC**
TOTAL WETALND WITH R/W VACATION	**48.823 AC**
TOTAL OWNERSHIP WITH R/W VACATION	**55.56 AC**



LOCATION MAP

FOR A ZONE CHANGE FROM A-E & C-2 TO RPD-10 & P/C AND A LAND USE CHANGE FROM RESIDENTAIL SURBURBAN, COMMERCIAL GENERAL & PRESERVATION TO RESIDENTIAL LOW MEDIUM & PRESERVATION, A SPECIAL EXCEPTION TO ALLOW A 50% AFFORDABLE HOUSING DENSITY BONUS

0 100 200 300

TARPON SPRINGS GOLF COURSE

1424 SF IN ROW VACATION

S 89°40'54" E 433.72'

94.98'

338.74'

106.03' UP

UPLAND 0.118 ACRES

655.03'

S 89°40'54" E 1362.44'

TOTAL REQUESTED VACATION OF ROW AREA 57286 SF OR 1.32 AC (UPLAND 16385 SF OR 0.38 AC) (WETLAND 40901 SF OR 0.94 AC)

7784 SF IN ROW VACATION

S 89°40'54" E 1362.44'

505.37'

ONE RESIDENTIAL UNIT

UPLAND

UPLAND

UPLAND

UPLAND

1883 SF IN ROW VACATION

PROPOSED DRIVEWAY FOR SINGLE FAMILY RESIDENCE

PROPOSED DRIVEWAY FOR SINGLE FAMILY RESIDENCE

126.64'

468.36'

CURLEW PLACE

ALTERNATE U.S. HIGHWAY 19

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

385.61'

FUTURE LAND USE=CG
ZONING=C2

(0.048 AC)

ZONING=HB

(0.012 AC)

S 00°47'04" W 1029.47' (O/A)

134.09'

FUTURE LAND USE=CG
ZONING=C2

(0.031 AC)

ZONING=HB

FUTURE LAND USE=CG
ZONING=C2

HILLCREST PARK
(PLAT BOOK 5, PAGE 68)

(1.05 AC)

269.22'

FUTURE LAND USE=PRESERVATION
ZONING=AE

N 03°09'16" E 997.82'

889.79'

S 03°36'49" W 997.57' (O/A)

817.78'

827.55'

N 03°36'49" E 997.29

N 03°36'49" E 1336.79'

LOT 1

LOT 22

LOT 23

LOT 21

APPLICANT PROPERTY
TOTAL ACREAGE 54.24 AC
FLU=P & RS
ZONING=AE

STORMWATER TREATMENT AND ATTENUATION

UPLAND 0.712 ACRES

UP

UP

UP

179.81'

160.93'

TAMPA & TARPON SPRINGS LAND COMPANY
(PLAT BOOK H1, PAGE 116)

174.77'

250.98'

N 89°46'22" W 425.76'

5294 SF IN ROW VACATION

200' ± OF 5' SIDEWALK FOR CONCURRENCY

EXISTING BUILDING TO BE REMOVED

12'x12' BUS STOP PAD

S 89°34'26" E 399.36'

70'

200.28'

S 05°24'19" W

70'

S 89°34'26" E 364.19'

S 00°47'04" W 102.67'

PROPOSED BUILDING 125 UNIT. FIVE TO SIX STORIES OVER PARKING.

GRASSY POINTE
PHASE 2
(PLAT BOOK 118, PAGE 19)

348.37'

LOT 24

1389.86'

N 89°56'08" W 1428.49'

38.63'

STORMWATER TREATMENT AND ATTENUATION

APPLICANT PROPERTY 1.75 AC LOT 12 & 13

DA-18-07-18

10	Rev to Bus Stop Pad & 200' of Sidewalk 8-11-13	REVISION
9	Rev to show single family access 8-1-13	
8	Rev to include lot 12 &13 move bldg 6-10-13	
7	Remove ref to flood el 5-28-13	
6	REV RM TO RPD 3-12-13	
5	REV AREAS REMOVING ACCESS AND VACATION AREA 3-5-13	

MICHAEL J. GAYLOR P.E.
P.E. NO. 13098

MILLS PROPERTY

Gaylor Engineering

MICHAEL J. GAYLOR P.E.
CERTIFICATE OF AUTHORIZATION NO. 28166

OSPREY COVE PROFESSIONAL OFFICE PARK
21764 STATE ROAD 54, LUTZ, FL 33549 PH. (813) 949-5599 FAX (813) 949-0818

MICHAEL J. GAYLOR P.E.
P.E. NO. 13098

DATE: 8-26-13	SCALE: 1"=100'	SHEET C-1	REV NO 10
PROJ. 08022	APPD BY:		

TITLE: OVERALL SITE PLAN