

SITE DATA TABLE

SITE ADDRESS:	2625 COUNTY ROAD 95 Clearwater, FL 33756
PARCEL ID NO.:	07-28-16-00000-430-0600
SITE AREA:	4.05 ACRES (176,400 sf)
EXISTING USE:	Former Radio Station
ZONING:	Residential Planned Development
FUTURE LAND USE:	Residential Urban
ALLOWABLE DENSITY:	7.5 Units / Acre
PROPOSED USE:	Single-Family Attached Subdivision
PROPOSED DENSITY:	30 UNITS (7.41DU/ACRE)
LAND USE AREAS:	
DEVELOPED (34.0%)	
Buildings =	34,664 sf/0.80 AC
Pavement =	14,693 sf/0.26 AC
Sidewalks & Driveways =	14,091 sf/0.32 AC
TOTAL =	59,952 sf/1.38 AC
OPEN SPACE (66.0%)	
Dry Pond =	18,876 sf/0.43 AC
Wetlands =	24,178 sf/0.56 AC
Dog Park =	3,528 sf/0.08 AC
Common Green Area =	65,677 sf/1.51 AC
TOTAL =	112,259 sf/2.58 AC
OFF-STREET PARKING:	2 Space per Unit
MAX. BUILDING HEIGHT:	35'
MIN. BUILDING SEPARATION:	10'
MIN. LOT WIDTH:	20'
MIN. LOT DEPTH:	90'
PROJECT BUILDING SETBACKS	
North	10'
East	10'
West	10'
South	25'
LOT BUILDING SETBACKS	
Front	20'
Rear	10'
Side	N/A

NOTES

1. THE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED PER THE PINELLAS COUNTY STORMWATER MANUAL STANDARDS. THE EXACT SIZE AND LOCATION SHOWN ARE CONCEPTUAL AND MAY CHANGE DURING THE CONSTRUCTION PLAN PERMITTING PROCESS.
2. THE POTABLE WATER, RECLAIMED WATER AND SANITARY SEWER CONNECTIONS TO THE COUNTY UTILITIES WILL BE MADE IN THE CR-95 RIGHT-OF-WAY.
3. THE BUILDING LOCATIONS AND NUMBERS OF UNITS WITHIN THEM ARE GENERAL, AND MAY CHANGE DURING THE CONSTRUCTION PLAN PERMITTING PROCESS.
4. THE INTERNAL DRIVEWAY LAYOUT IS CONCEPTUAL AND MAY CHANGE DURING THE CONSTRUCTION PLAN PERMITTING PROCESS.
5. THERE IS ONLY ONE INGRESS/EGRESS POINT SHOWN, BUT THERE MAY BE AN ADDITIONAL ACCESS POINT IF REQUIRED DURING THE CONSTRUCTION PLAN PERMITTING PROCESS.
6. INTERNAL ROADWAYS WILL BE INVERTED CROWN AND CRATE INLETS CENTERED ON THE ROADWAY WILL BE USED TO COLLECT RUNOFF THAT FLOWS TO THE ROADWAY.
7. A DOG PARK IS SHOWN IN ORDER TO MEET THE FACILITY BASED RECREATION REQUIREMENT AND IS CONCEPTUAL IN LOCATION AT THIS TIME. ANOTHER FORM OF FACILITY BASED RECREATION MAY REPLACE THE DOG PARK DURING THE CONSTRUCTION PLAN PERMITTING PROCESS.

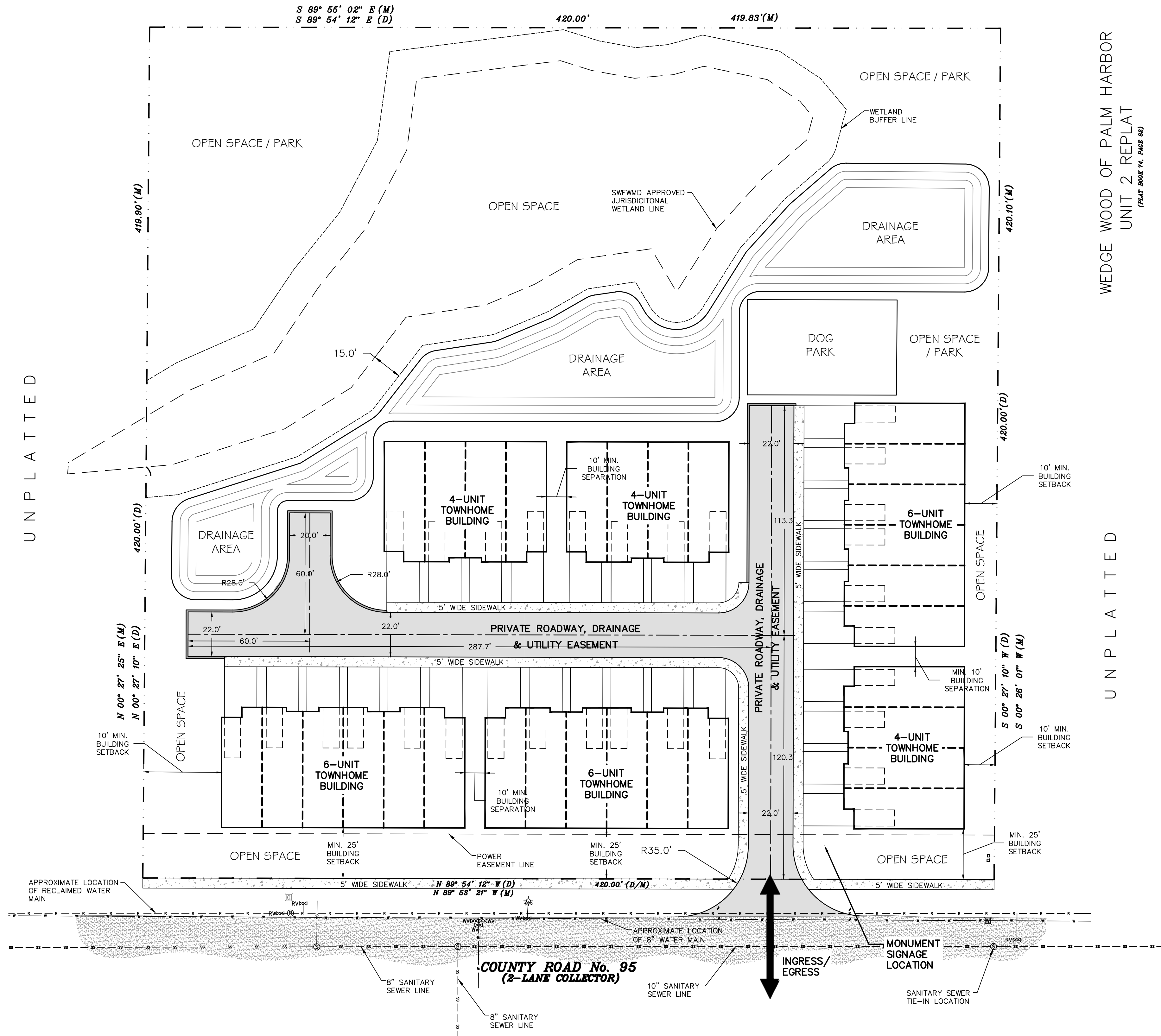
LEGAL DESCRIPTION

THE EAST 420 FEET OF THE WEST 920 FEET OF THE SOUTH 453 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, LESS THE SOUTH 33 FEET THEREOF FOR RIGHT-OF-WAY OF COUNTY ROAD 95, PINELLAS COUNTY, FLORIDA. (CONTAINS 4.05 ACRES, MORE OR LESS)

Exhibit "A"

WEDGE WOOD OF PALM HARBOR
(PLAT BOOK 91, PAGE 81)

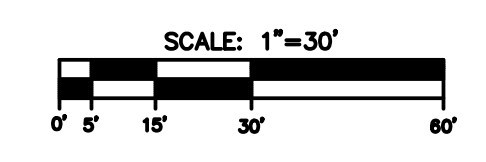
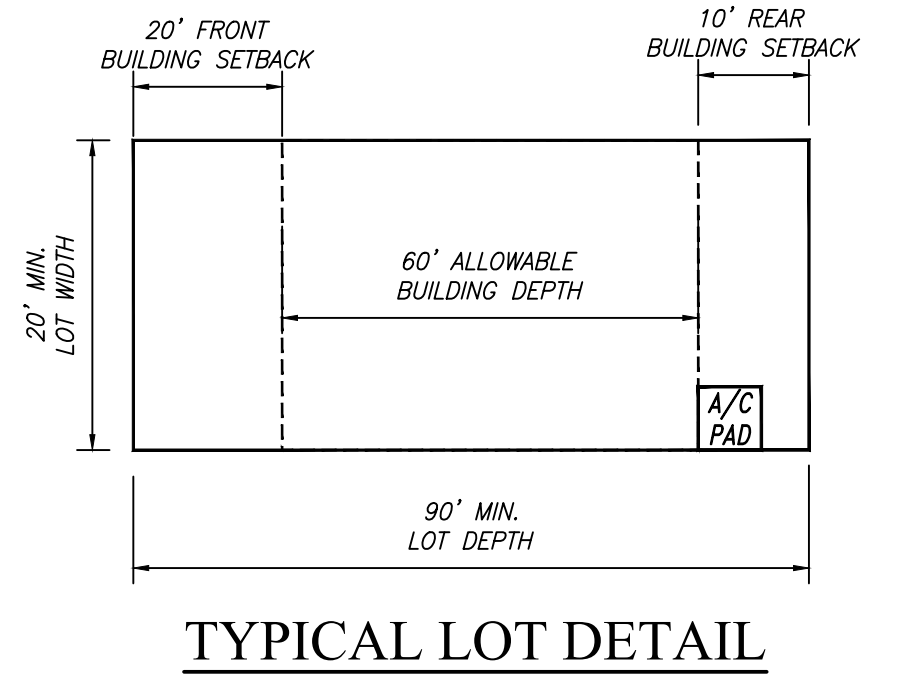
SECTION 7, TOWNSHIP 28S., RANGE 16E.
PINELLAS COUNTY, FLORIDA



UNPLATTED

WEDGE WOOD OF PALM HARBOR
UNIT 2 REPLAT
(PLAT BOOK 74, PAGE 82)

UNPLATTED



DMP-21-01 _Received 01-22-21

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