

Conceptual Site Plan for Preliminary Planning and Zoning Purposes.

Illustrations and specific layout subject to compliance with Land Use and zoning densities and Land Development code regulations.

Property Data

2782-2786 52nd Ave N and 5173 28th Street
 St. Petersburg, FL 33714
 Unincorporated - Pinella County, Florida

Site Data

Site Area: 31,110 Sq Ft (0.71 Acres)
 Three story building. Sixteen units total
 Proposed Building Area:
 - 1st Floor - 6,688 Sq Ft
 - (4) 2 Bedroom Units
 - (2) 1 Bedroom Units
 - 2nd Floor - 6,688 Sq Ft
 - (4) 2 Bedroom Units
 - (2) 1 Bedroom Units
 - 3rd Floor - 5,204 Sq Ft
 - (2) 2 Bedroom Units
 - (2) 1 Bedroom Units
 - Total Area - 18,580 Sq Ft
 - (10) 2 Bedroom Units
 - (6) 1 Bedroom Units

Parking: 1.5 per Unit. 16 Units
 Required Parking: 24 Spaces
 Proposed Parking: 25 Spaces

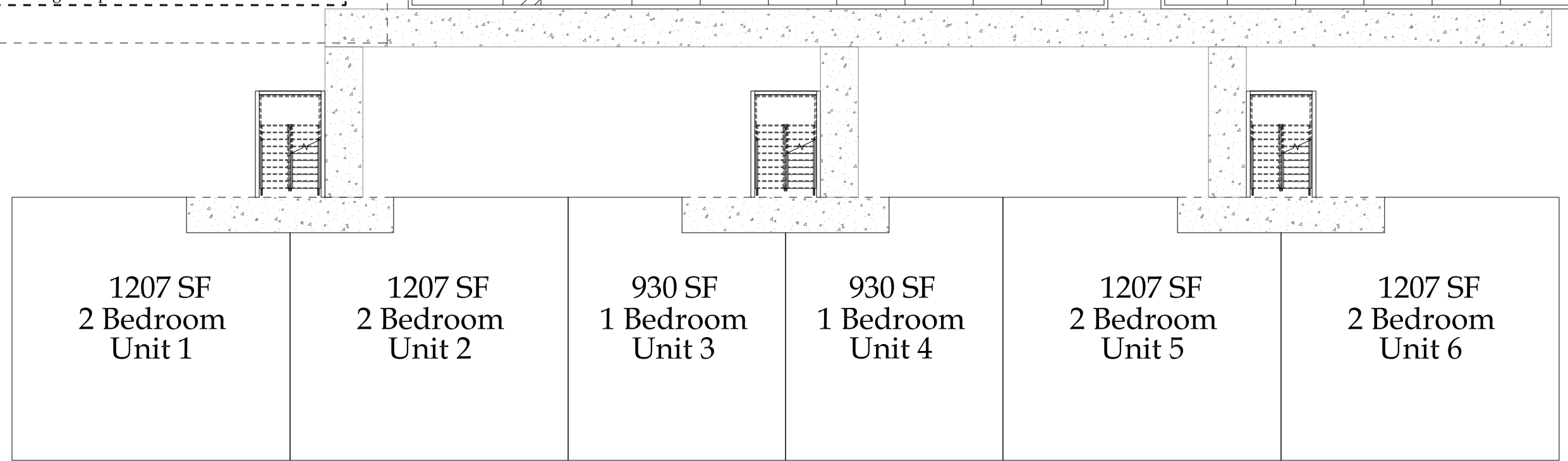
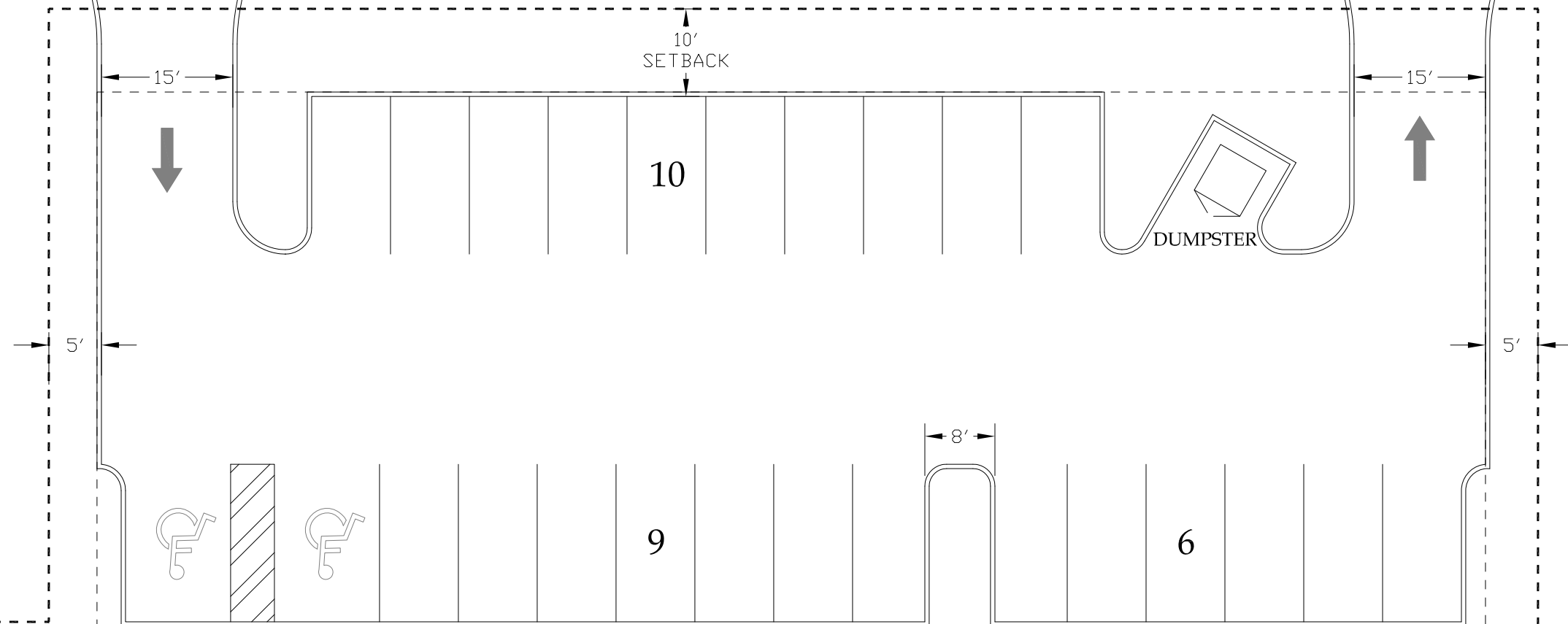
28th Street N

New Sidewalk

52nd Avenue N

New Sidewalk

Property Line



52nd Ave Apartments

CapCor Group
 FSA Architecture

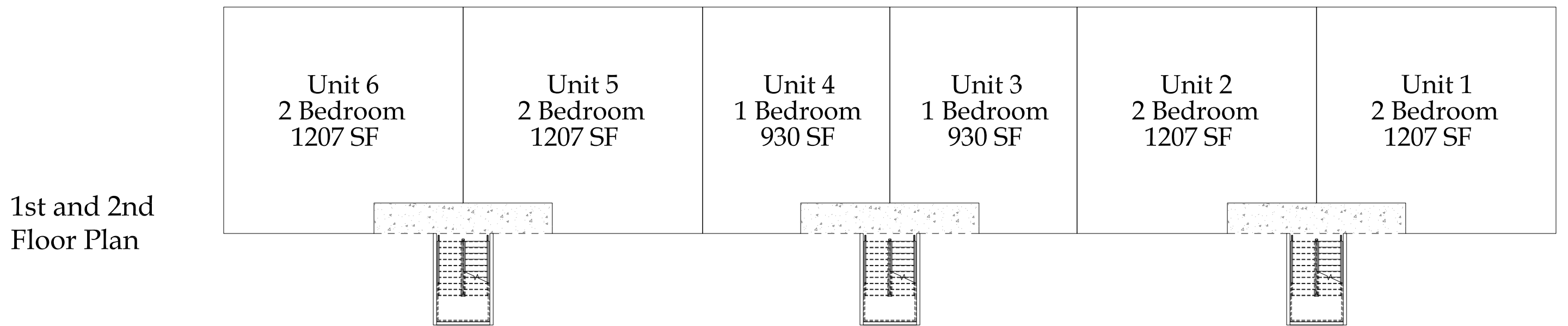
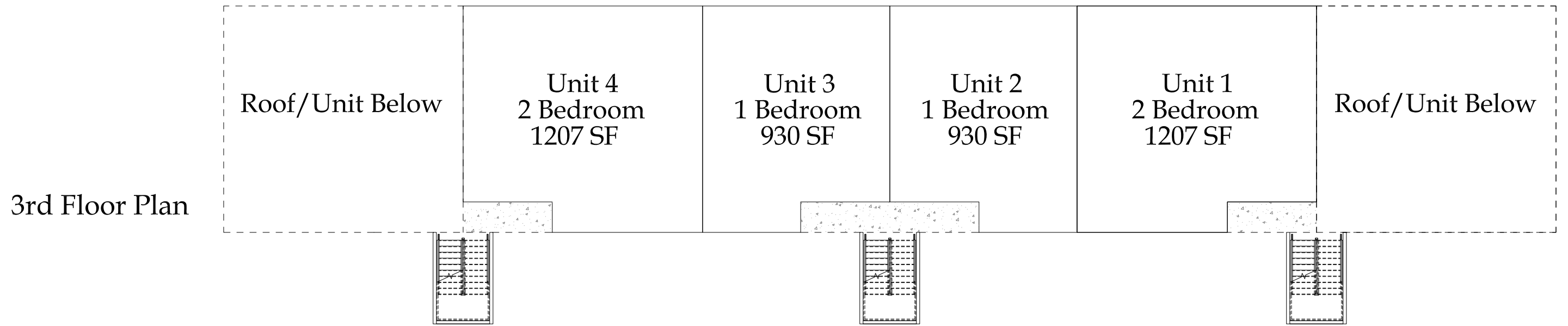
FL ORANGE MU LLC
 St. Petersburg, Florida
 4/13/2021

Proposed Site Plan
 Scale: 1/16" = 1'-0"

FLU-21-02

10' SETBACK

10' SETBACK



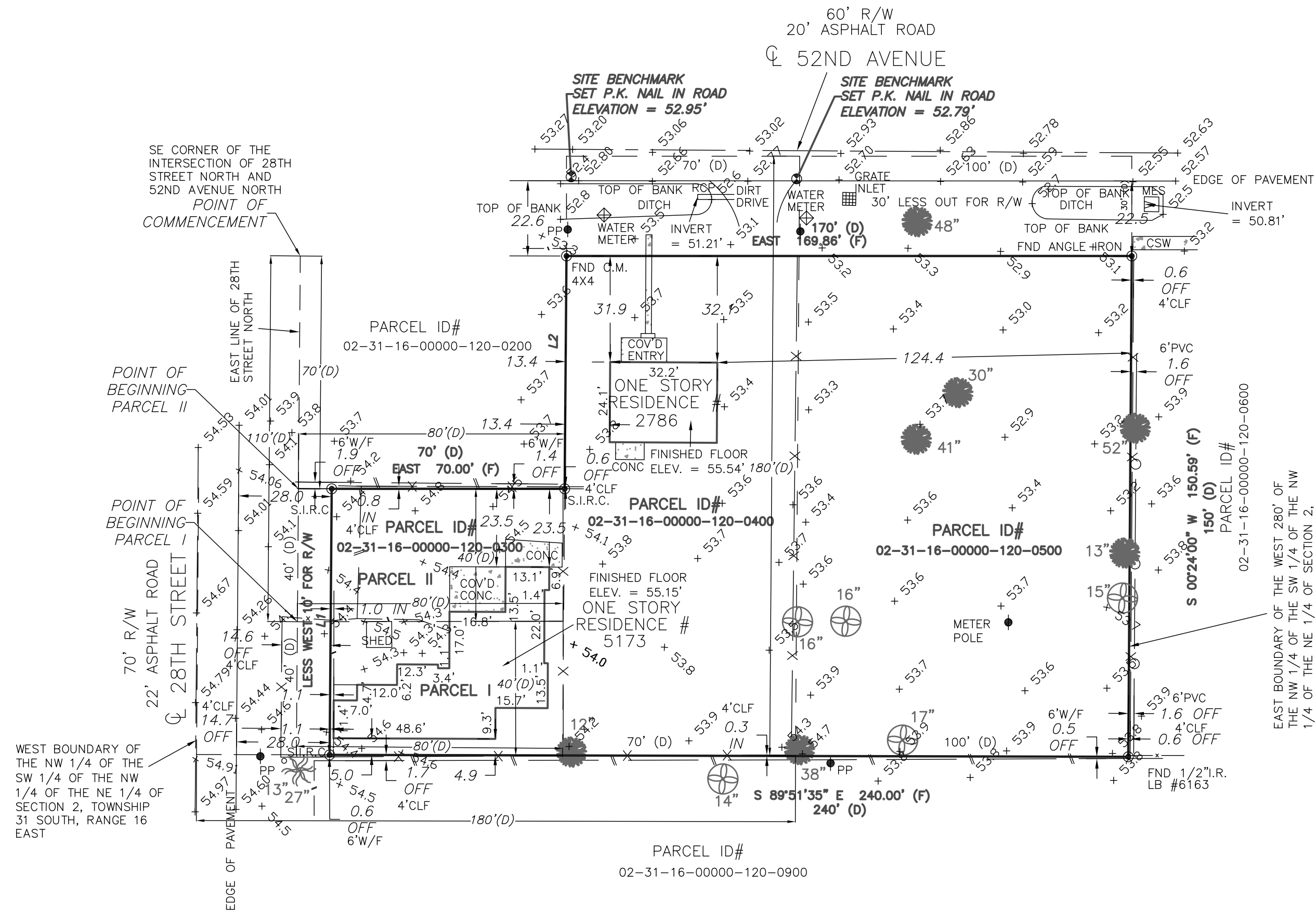
SECTION 2, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.
TOPOGRAPHIC SURVEY WITH TREE LOCATION

(PARCEL ID # 02-31-16-00000-120-0500)
 LEGAL DESCRIPTION:
 PARCEL I: BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 28TH STREET NORTH AND 52ND AVENUE NORTH NEAR ST. PETERSBURG, FLORIDA, AND FROM SAID POINT RUN IN A SOUTHERLY DIRECTION ALONG THE EAST BOUNDARY LINE OF 28TH STREET NORTH, 110 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION OF THE LAND HEREIN COVEYED; FROM SAID POINT RUN THENCE IN A SOUTHERLY DIRECTION 40 FEET ALONG THE EAST BOUNDARY LINE OF SAID 28TH STREET NORTH, THENCE RUN IN AN EASTERLY DIRECTION PARALLEL WITH 52ND AVENUE NORTH 80 FEET, THENCE RUN IN A NORTHERLY DIRECTION PARALLEL WITH 28TH STREET NORTH 40 FEET, THENCE RUN IN A WESTERLY DIRECTION 80 FEET MORE OR LESS TO THE EAST BOUNDARY OF 28TH STREET NORTH TO THE POINT OF BEGINNING, LYING IN SECTION 2, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THAT PART LYING WITHIN 28TH STREET NORTH.

PARCEL II: BEGINNING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 28TH STREET NORTH AND 52ND AVENUE NORTH NEAR ST. PETERSBURG, FLORIDA, AND FROM SAID POINT RUN IN A SOUTHERLY DIRECTION ALONG THE EAST BOUNDARY LINE OF 28TH STREET NORTH, 70 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION OF THE LAND HEREIN COVEYED; FROM SAID POINT RUN THENCE IN A SOUTHERLY DIRECTION 40 FEET ALONG THE EAST BOUNDARY LINE OF SAID 28TH STREET NORTH, THENCE RUN IN AN EASTERLY DIRECTION PARALLEL WITH 52ND AVENUE NORTH 80 FEET, THENCE RUN IN A NORTHERLY DIRECTION PARALLEL WITH 28TH STREET NORTH 40 FEET, THENCE RUN IN A WESTERLY DIRECTION 80 FEET MORE OR LESS TO THE EAST BOUNDARY OF 28TH STREET NORTH TO THE POINT OF BEGINNING, LYING IN SECTION 2, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT THAT PART LYING WITHIN 28TH STREET NORTH.

(PARCEL ID # 02-31-16-00000-120-0400)
 LEGAL DESCRIPTION:
 THE EAST 70 FEET OF THE WEST 180 FEET OF THE NORTH 180 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, LESS THE NORTH 30 FEET THEREOF USED FOR STREET AND ROAD PURPOSES.

(PARCEL ID # 02-31-16-00000-120-0500)
 LEGAL DESCRIPTION:
 THE EAST 100 FEET OF THE WEST 280.0 FEET OF THE NORTH 180.0 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 16 EAST, LESS THE NORTH 30 FEET THEREOF USED FOR HIGHWAY PURPOSES, ALL LYING AND BEING IN PINELLAS COUNTY, FLORIDA.



TREE LEGEND (SIZE AS NOTED)



ELEVATIONS DERIVED FROM DEPT. OF TRANSPORTATION
 G.P.S. NETWORK SYSTEM FTP SITE, N.A.V.D. DATUM.

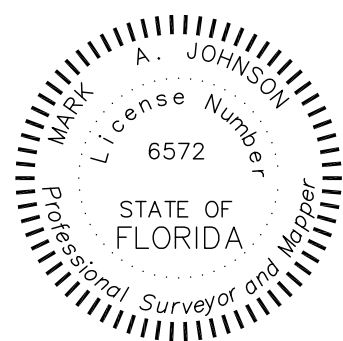
NOTES:

- BEARINGS ARE BASED UPON THE NORTH BOUNDARY OF SUBJECT PARCEL, "EAST", ASSUMED BEARING
- PROPERTY APPEARS TO BE IN FLOOD ZONE "X" PANEL #12103C-0208 SUFFIX "H" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP, REVISED 8-18-2009
- ELEVATIONS ARE BASED ON NAVD '88 DATUM
- LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY
- ALL MEASUREMENTS ARE IN U.S. FEET
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
- FENCE LOCATION DOES NOT DETERMINE OWNERSHIP. OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

LEGEND:

- ASPH = ASPHALT
- A/C = AIR CONDITIONER
- (C) = CALCULATED
- CLF = CHAIN LINK FENCE
- C.M. = CONCRETE MONUMENT
- CONC = CONCRETE
- CSW = CONCRETE SIDEWALK
- (D) = DEED MEASUREMENT
- (F) = FIELD MEASURED
- NO. I.D. = NO IDENTIFICATION
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR
- PVC = PLASTIC VINYL FENCE
- PCP = PERMANENT CONTROL POINT
- I.P. = IRON PIPE
- I.R. = IRON ROD
- LB = LICENSED BUSINESS
- O.U. = OVER HEAD UTILITY
- P.K. = PARKER KRYLON
- (P) = PLAT
- PP = POWER POLE
- R/W = RIGHT-OF-WAY
- (R) = RADIAL
- FHD = FIRE HYDRANT
- FND = FOUND
- (N/R) = NON-RADIAL
- (TYP) = TYPICAL
- W/F = WOOD FENCE
- S.P.K.D. = SET P.K. NAIL
- & DISK LB#6945
- S.I.R.C. = SET 5/8" I.R. & CAP LB#6945

LINE	BEARING	DISTANCE
L1 (F)	N 00°27'12" E	80.00'
L1 (D)		80'
L2 (F)	N 00°27'12" E	70.00'
L2 (D)		70'



NOT VALID WITHOUT SIGNATURE WITH SURVEYOR SEAL

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S. 61017-7.0025(3) (a) (b) (c) (d)

MARK A. JOHNSON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NUMBER 6572
 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FIELD WORK BY:	A.L.	DATE:	5-18-2021	F.B. #	PAGE #
DRAWN BY:	B.P.	DATE:	5-19-2021	JOB #	21-679

Certificate of Authorization "LB #6945"

SYMBOL LEGEND:

- CABLE, GTE
- ⊕ FIBEROPTIC MARKER
- CORNER
- ⊞ VERIZON, TECO BOX
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊙ PP
- ⊙ MANHOLE
- ⊙ METER POLE
- ⊠ LP
- ⊠ WELL
- ⊠ FIRE HYDRANT

CERTIFIED TO:

FL ORANGE MU, LLC, A FLORIDA LIMITED LIABILITY COMPANY

FLU-21-02

DON WILLIAMSON & ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS & MAPPERS
 LB # 6945
 5020 GUNN HIGHWAY SUITE 220 A
 TAMPA, FL 33624
 (813) 265-4795
 FAX (813) 264-6062

SCALE 1" = 30'