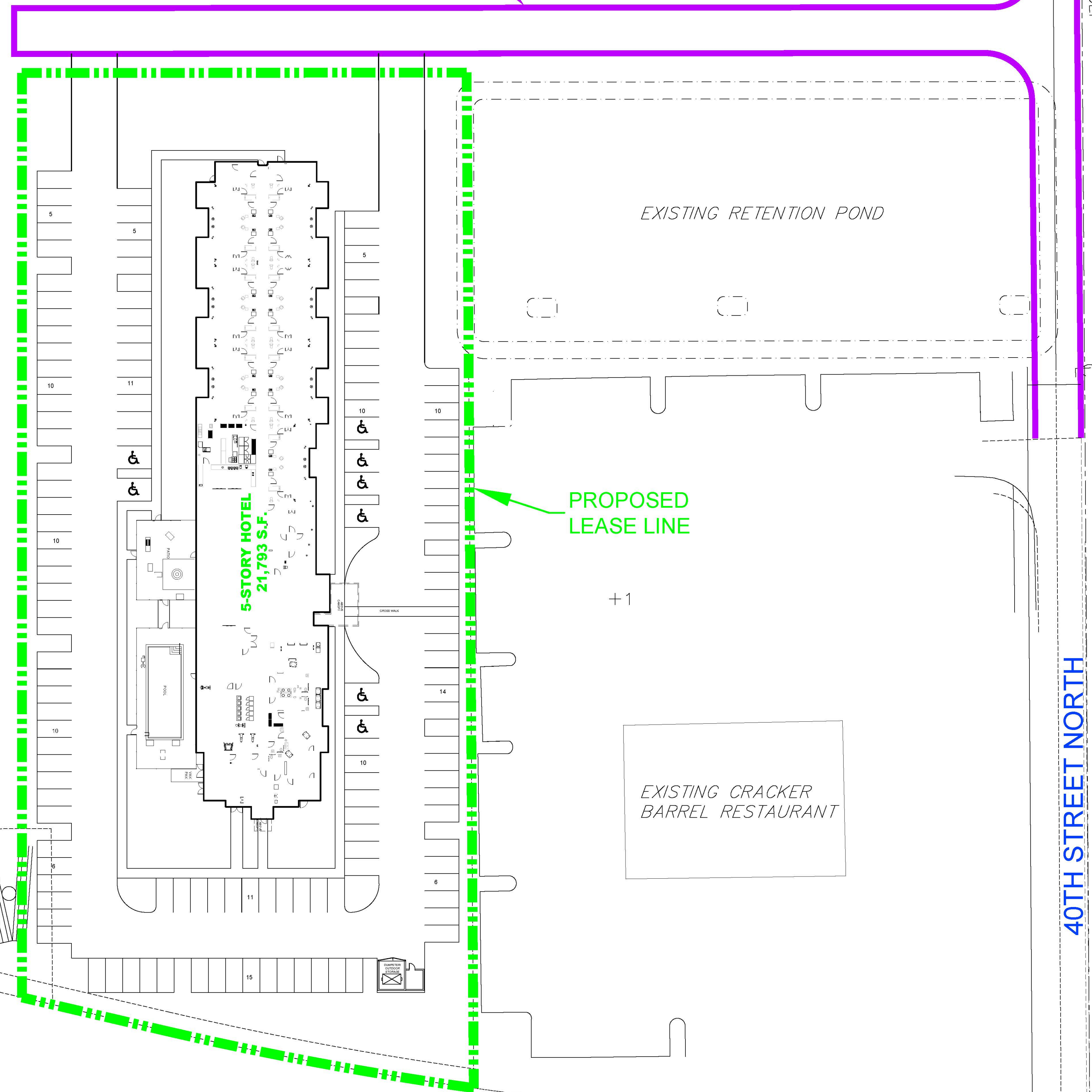


PROPOSED ROADWAY EXTENSION  
(LOCATION TO BE MODIFIED AS NEEDED  
DURING DESIGN PHASE)



### SITE DATA

**PARCEL ID #:** 03-30-16-70884-300-1402,1403 & 34-29-16-00110-000-0000

PROPOSED ZONING: C-2 / C-T (TRANSIENT ACCOMMODATION OVERLAY)  
 PROPOSED USE: HOTEL

GROSS SITE AREA: 121,048 SF (2.779 ACRES)  
 MAX. BUILDING HEIGHT: 75 FT. (4<sup>th</sup> ABUTTING RESIDENTIAL)  
 MAX F.A.R.: 1.2, PROPOSED F.A.R.: 0.91  
 MAX I.S.R.: 0.9, PROPOSED I.S.R.: 0.68  
 MAX DENSITY: 75 UNITS PER ACRE = 2,779 x 75 = 208 UNITS  
 BUILDING SETBACKS: FRONT - 5', SIDE/REAR - 0' (20' ABUTTING RESIDENTIAL)  
 LANDSCAPE BUFFER: 5'

**EXISTING CONDITIONS:**  
 TOTAL IMPERVIOUS AREA: 0 SF (0.0%)  
 BUILDING AREA: 0 SF (0.0%)  
 VEHICULAR USE AREA: 0.0 SF (0.0%)  
 TOTAL OPEN SPACE: 120,007 SF (100.0%)

**PROPOSED CONDITIONS:**  
 TOTAL IMPERVIOUS AREA: 81,194 SF (67.7%)  
 BUILDING COVERAGE AREA: 21,793 SF (18.2%)  
 VEHICULAR USE AREA: 50,362 SF (42.0%)  
 TOTAL OPEN SPACE: 38,813 SF (32.3%)

**PARKING REQUIREMENTS:**  
 HOTEL: 132 ROOMS x (1 SPACE / ROOM) = 132 SPACES  
 TOTAL REQUIRED SPACES: 132

TRANSIT REDUCTION: 15%

TOTAL PROVIDED SPACES = 138 SPACES (8 ADA SPACES)  
 COMPACT SPACES PROVIDED = 0 (0% OF TOTAL)

BICYCLE PARKING REQUIRED = 1SPACE PER 20 ROOMS X 132 ROOMS = 7 BICYCLE SPACES REQUIRED

**UTILITIES:**  
 WATER - PINELLAS COUNTY, SEWER - CITY OF LARGO  
 POWER - DUKE ENERGY

**MULTI-MODAL IMPACT FEE:**  
 132 ROOMS & \$1,604 PER ROOM = \$211,728

Design:	JCL	Scale:	1"=30'
Drawn:	ELM	Date:	2-26-2023
Checked:	JCL	Job No.:	781-03

REVISED TO REMOVE ROOM COUNT IN BUILDING FOOTPRINT  
 6-28-2023

LMA  
 Landon, Moore & Associates, Inc.  
 Civil & Environmental Engineers - Planners - Surveyors  
 31622 U.S. 49 NORTH PALM HARBOR, FLORIDA 34684  
 Phone: (727)787-4010, Fax: (727)787-4334  
 Toll Free: 1-800-282-7980, WWW.LMAENGR.COM

**RESIDENCE INN BY MARRIOTT - PIE AIRPORT**  
 CONCEPT PLAN

**BAYWOOD HOTELS, INC.**  
 3785 NW 82ND AVENUE, SUITE 204  
 MIAMI, FL 33166

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