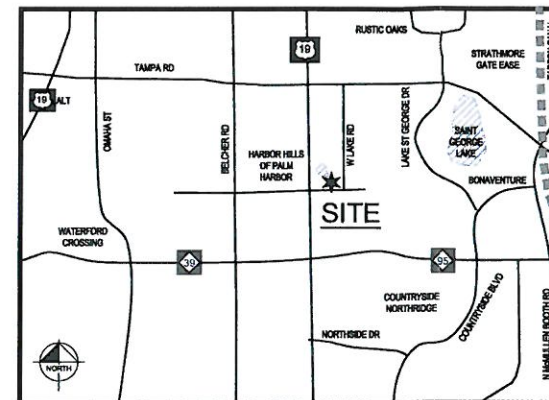
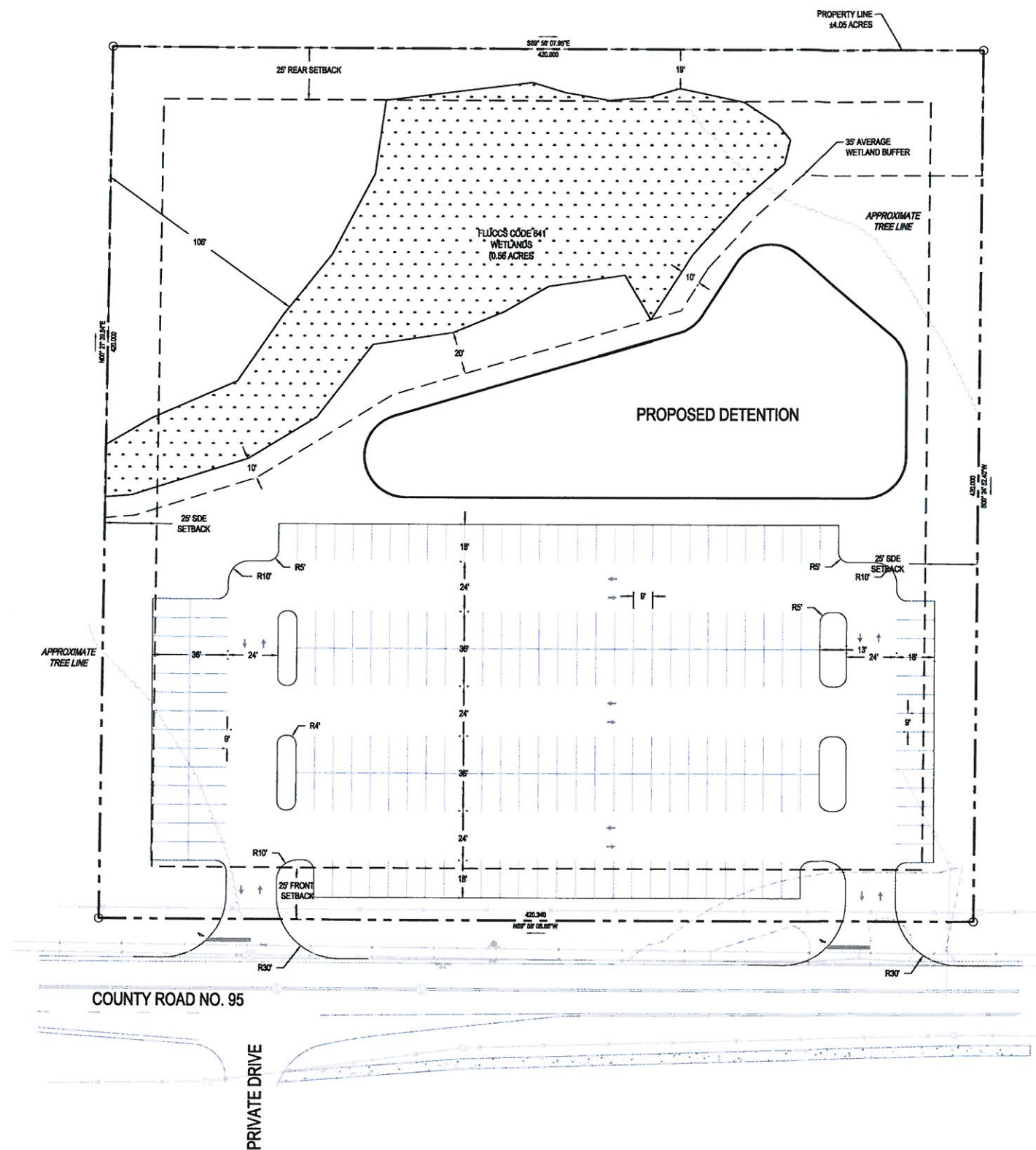


March 22, 2017 - 9:44am By: edm.ashley  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of any improper release on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

### WEDGE WOOD OF PALM HARBOR



SITE LOCATION MAP  
NOT TO SCALE

#### ZONING CODE SUMMARY

PROJECT NAME:	PALM HARBOR HONDA - PARKING LOT
PROJECT OWNER:	ASBURY AUTOMOTIVE GROUP PHONE: 704-905-4989
PLANS PREPARED BY:	KIMLEY-HORN PHONE: 704-333-5131
JURISDICTION:	PALM HARBOR
TAX PARCEL ID:	07-28-16-000000-430-0600
STREET ADDRESS:	2625 COUNTY ROAD 95 PALM HARBOR, FL 34684
FRONT BUILDING SETBACK:	50'
REAR BUILDING SETBACK:	25'
SIDE BUILDING SETBACK:	25'
EXISTING LOT SIZE:	±4.05 ACRES
PERVIOUS SURFACE AREA:	±2.58 ACRES
IMPERVIOUS SURFACE AREA:	±1.47 ACRES
DISTURBED LIMITS:	±2.50 ACRES
PARKING SUMMARY	±210 SPACES
IMPERVIOUS SURFACE RATIO	0.36
FLOOR AREA RATIO:	0
PROPOSED REZONING:	CP-1 WITH CONDITIONAL OVERLAY

**Kimley»Horn**

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 200 SOUTH TRYON, SUITE 200, CHARLOTTE, NC 28202  
 PHONE: 704-333-5131  
 WWW.KIMLEY-HORN.COM

**DRAFT**

PRELIMINARY  
NOT FOR CONSTRUCTION

SCALE NOTED AS NOTED	LL/AE
DESIGNED BY	LL/AE
DRAWN BY	LL/AE
CHECKED BY	AE

## CONCEPTUAL SITE PLAN

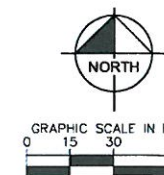
PALM HARBOR HONDA - PARKING LOT  
 2625 COUNTY ROAD 95  
 PALM HARBOR, FL 34684  
 ASBURY AUTOMOTIVE GROUP  
 2905 PREMIERE PARKWAY, SUITE 300  
 DULUTH, GA 30097

DATE  
03/22/2017

PROJECT NO.  
018183

SHEET NUMBER

RZ-1



*Z/LU-9-5-17*

WEDGE WOOD OF PALM HARBOR  
(PLAT BOOK 91, PAGE 21)

WEDGE WOOD OF PALM HARBOR  
UNIT 2 REPLAT  
(PLAT BOOK 91, PAGE 21)

UNPLATTED



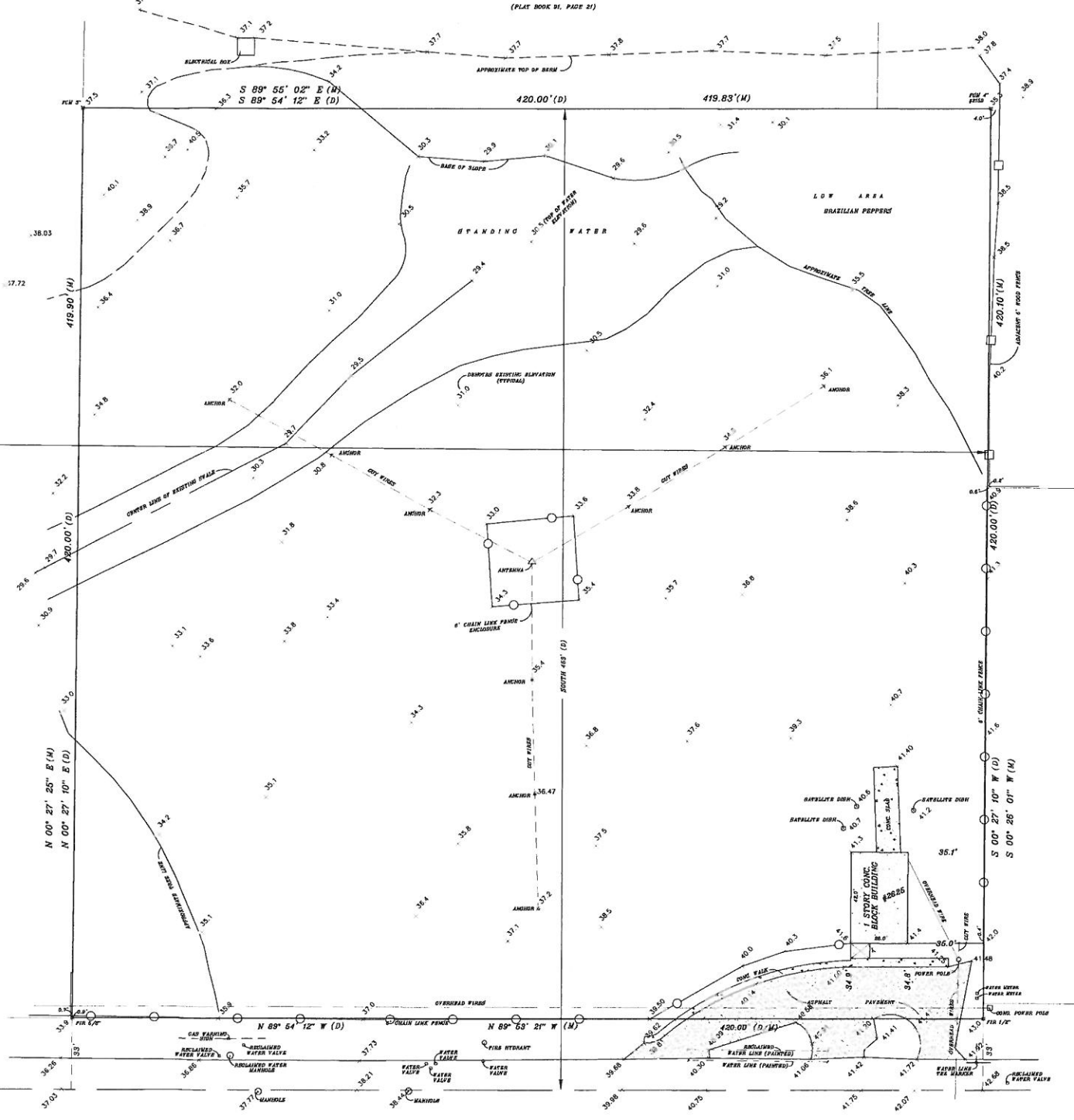
A SURVEY OF THE EAST 420 FEET OF THE WEST 920 FEET OF THE SOUTH 453 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, LESS THE SOUTH 33 FEET THEREOF FOR RIGHT-OF-WAY OF COUNTY ROAD 95, PINELLAS COUNTY, FLORIDA.

CERTIFIED TO: MADRID VENTURES, LLC  
BELLFAIR CAPITAL GROUP, INC.

NOTE:  
ELEVATIONS SHOWN BASED ON PINELLAS COUNTY BENCH MARK "250 PLAIN", PUBLISHED ELEVATION 39.54'. (NORTH AMERICAN VERTICAL DATUM OF 1988)

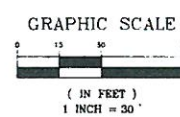
U.S. 19 NORTH

UNPLATTED

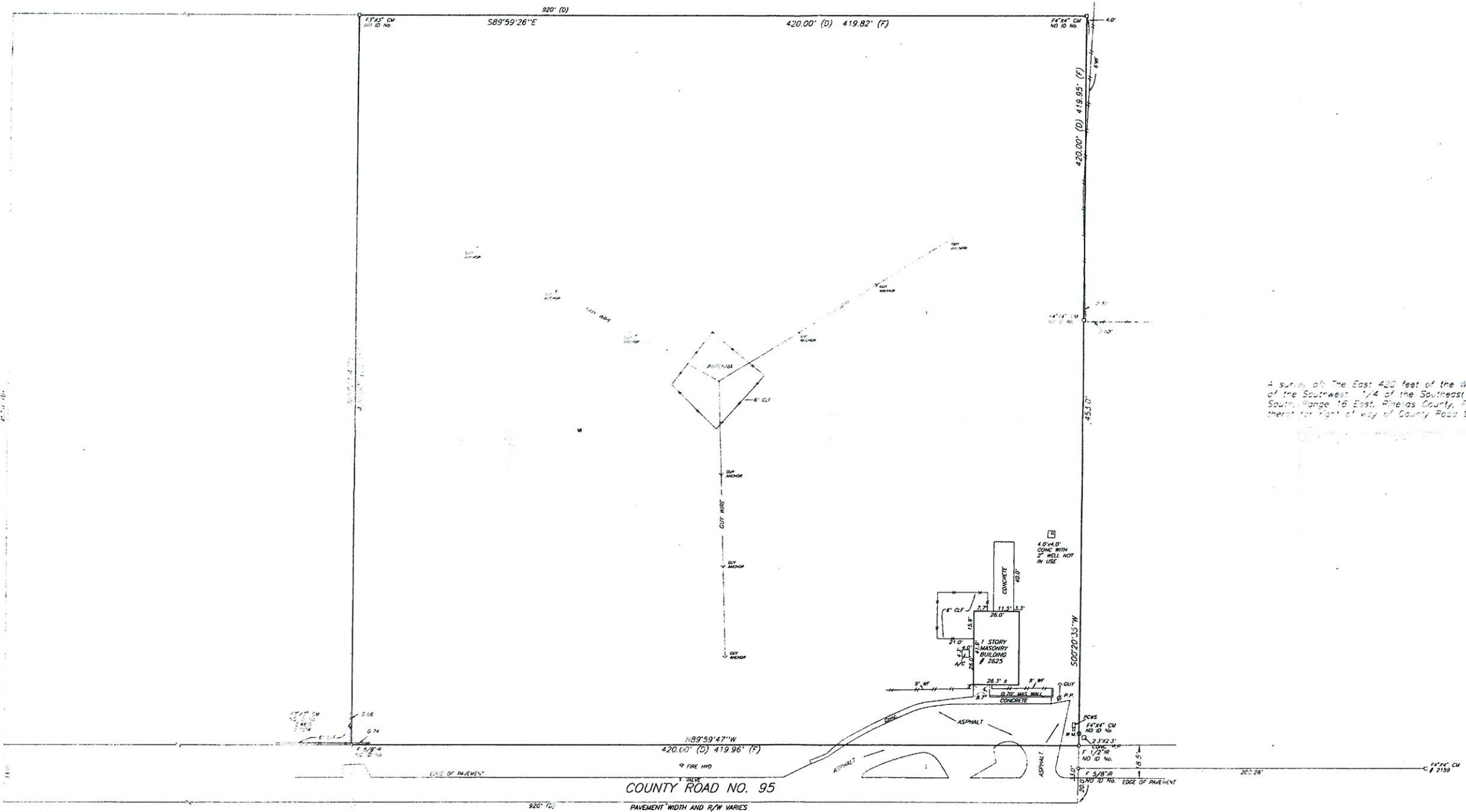


COUNTY ROAD No. 95

Z/MLL-9-5-17



B.C.'S BEARINGS BASED ON THE NORTH P.M. LINE OF COUNTY ROAD NO. 95 AS BEING N89°59'47"W ASSUMED



A survey of: The East 420 feet of the West 920 of the South 453 feet of the Southwest 1/4 of the Southeast 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.

54 COP 54 1/4 SE 1/4 SEC 7 28.16

**LEGEND**

- F = Found
- S = Set
- IP = Iron Pipe
- VR = Veneer Rod
- C.M. = Concrete Monument
- C = Cap
- N & D = Nail & disk
- P.R.N. = P.R. Nail
- R.S. = Rebar Spike
- (P) = Plat Dimension
- (M) = Field Measurement
- (D) = Deed Information
- (C) = Computed Dimension
- P.P. = Power Pole
- L.P. = Light Pole
- W.M. = Water Meter
- CLF = Chain Link Fence
- W.F. = Wood Fence
- E.P. = Edge of Pavement
- O.W. = Overhead Wire

This survey was prepared without the benefit of professional liability insurance

Copeland and Sons, Inc. and/or Certifying surveyor accept no responsibility for right of way, easement restrictions or other matters effecting title to land surveyed other than those recited in current deed and/or instruments of record furnished by client and/or their agents.

"This is to certify that I have consulted the Federal Insurance Administration Flood Hazard boundary map, Community No. 12538, Panel No. 20692 effective date 8-18-71 and found that the above described property is in Zone B, with a base elevation of 10.0' MSL. This zone is not located in a special flood hazard area to the best of my knowledge and belief." REV. 8-1-85

NOTES:  
1. UNDERGROUND ENCROACHMENTS IF ANY NOT LOCATED.  
2. OCCUPATION OTHER THAN SHOWN NOT MEASURED.  
3. ELEVATIONS BASED ON M.S.L.N.G.V.D. BENCH MARK REFERENCE \_\_\_\_\_ ELEV. \_\_\_\_\_ BENCH MARK NO. \_\_\_\_\_

NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL

<b>BOUNDARY &amp; LOCATION SURVEY</b>		BOOK NO. Pine 11	PAGE NO. 65-71
		JOB NO. 98-400	
		COPELAND AND SONS, INC. 3300 LAND O'LAKES BLVD. LAND O'LAKES, FLA. 34639 PHONE: (813)949-4595 949-7165	
		PREPARED FOR AND CERTIFIED TO: 1. Concord Media Group, Inc. 2. Fuentes & Kreisler Title Co. 3. First American Title Ins. Co.	
BY: <i>A. Gene Copeland</i>		DATE	C. OF P.
Fla. Reg. Surveyor #2591 Date 8/25/98		8/18/98	Philip Gene
		DWG.	CKD.
		Gene	Jerry

Z/LU-9-5.17