

SITE DATA

EXISTING ZONING	CP
PROPOSED ZONING	CP
EXISTING LAND USE	COMMERCIAL
PROPOSED LAND USE	STORAGE, SELF-MINI-WAREHOUSE
FUTURE LAND USE	ROR
FLOOD ZONE	X
WETLANDS	-
STORMWATER DETENTION	EXISTING
MAXIMUM BUILDING HEIGHT	75/45'
PROPOSED BUILDING HEIGHT	3 STORIES/45'
EASEMENTS	AS SHOWN
SETBACKS:	
FRONT SETBACK	5'
SIDE SETBACK	0'
REAR SETBACK	15'
GROSS SITE AREA:	140,653 SF 3.23 ACRES

PROPOSED FLOOR AREA:

A1	25,750 SF
A2	25,750 SF
A3	25,750 SF
TOTAL FLOOR AREA	77,250 SF

PROPOSED IMPERVIOUS SURFACE AREA:

BUILDINGS	25,750 SF
PAVEMENT AND WALKS	71,801 SF
TOTAL	97,551 SF

MAXIMUM FLOOR AREA @ 0.55

PROPOSED FLOOR AREA	77,250 SF
---------------------	-----------

MAXIMUM ISR @ 0.75

PROPOSED ISR AREA	105,490 SF
-------------------	------------

REQUIRED OFF-STREET PARKING:

OFFICE @ 2.5 per 1,000 SF	2.25
MINI-WAREHOUSE @ 0.2 per 1,000 SF	15.27
TOTAL	17.51

PROPOSED OFF-STREET PARKING

	23
--	----

REQUIRED OFF-STREET LOADING

PROPOSED OFF-STREET LOADING	
-----------------------------	--

BUILDING 'A'
 3 stories climate controlled
 type IIB, unprotected, sprinklered
 wind speed risk category II: 144 mph
 first floor = 25,750 sf
 second floor = 25,750 sf
 third floor = 25,750 sf
 total building area = 77,250 sf

RV PARKING
 (28) 12 x 35 SPACES

US HIGHWAY 19 NORTH

1 PRELIMINARY SITE PLAN
 SCALE: 1" = 20'-0"

LU-30-12-19



REVISIONS

DRAWN BY C93

SEAL

CHESTER C SCOTT BA011153

THA NEE LONG-ORIELLO RD 811508

Studio x 2 architects, pa
 510 7th Street East
 Bradenton, Florida, 34208
 941.747.0220
 www.studiox2architects.com



safeguard self storage
 US Highway 19 North
 Preliminary Design Site Plan
 28795 UD Highway 19 North, Clearwater, Florida 33761

JOB NO 2019029

A1.1

DATE 09/26/2019

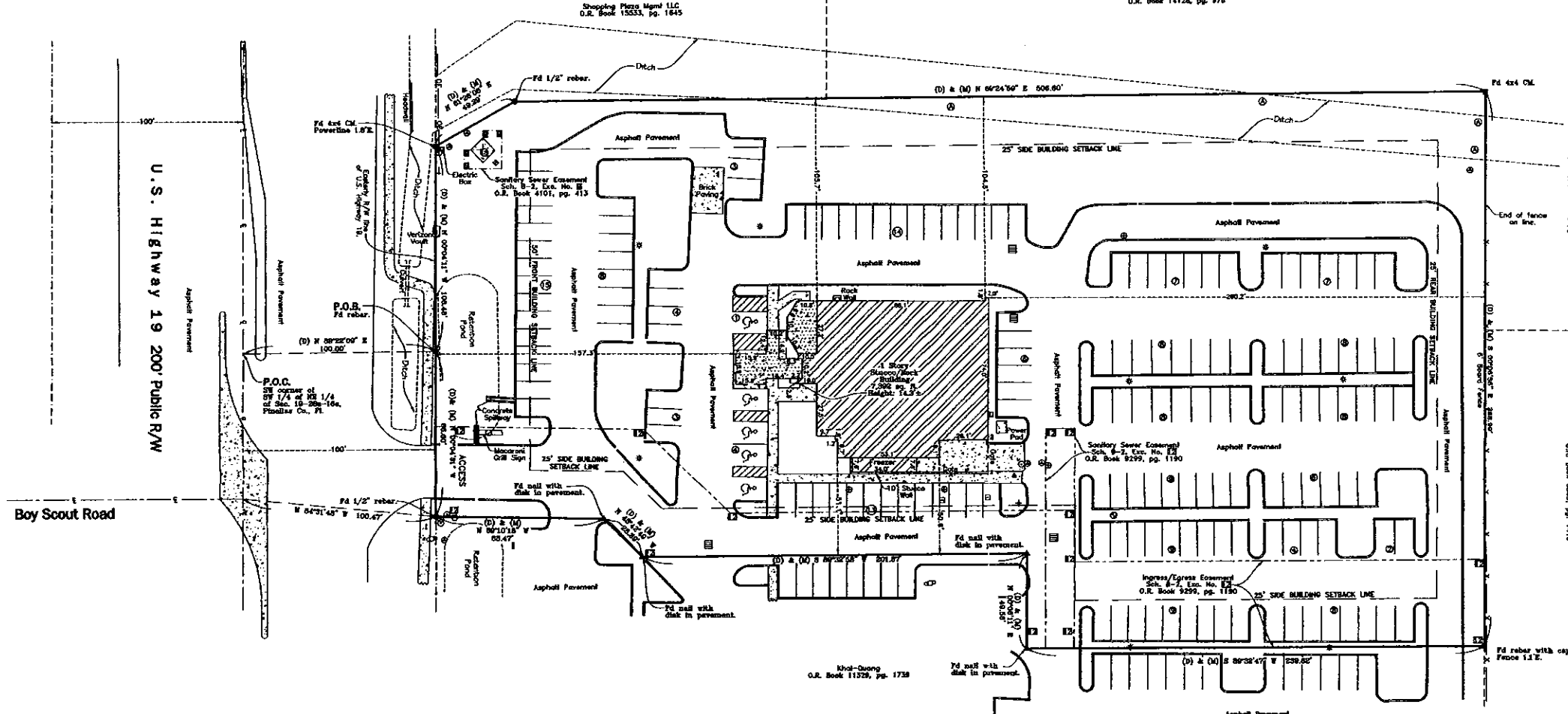
FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. FA-C-364836, DATED JULY 26, 2008.
 SCHEDULE B - SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY

9. Easement for Sanitary Sewer Drainage Facility over and across subject property recorded in O.R. Book 4101, Page 413, as affected by Quit Claim Deed recorded in O.R. Book 4101, Page 415. PLOTTED HEREON.

10. Distribution Easement granted to Florida Power Corporation by Instrument recorded in O.R. Book 4872, Page 745. EASEMENT LOCATION BASED ON EXISTING FACILITIES. UNDERGROUND IMPROVEMENTS NOT LOCATED, THEREFORE EASEMENT CANNOT BE PLOTTED.

11. Distribution Easement granted to Florida Power Corporation by Instrument recorded in O.R. Book 8794, Page 1794. EASEMENT LOCATION BASED ON EXISTING FACILITIES. UNDERGROUND IMPROVEMENTS NOT LOCATED, THEREFORE EASEMENT CANNOT BE PLOTTED.

12. The terms, provisions and conditions contained in that certain Easement and Maintenance Agreement recorded in O.R. Book 8296, Page 1190. PLOTTED HEREON.



DESCRIPTION:
 A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SMD SECTION 19; THENCE N89°22'09"E 100.00 FEET TO THE POINT OF BEGINNING; THENCE N00°41'17"W 104.43 FEET; THENCE N81°28'05"E 42.25 FEET; THENCE N89°24'50"E 506.60 FEET; THENCE S00°06'30"E 288.99 FEET; THENCE S89°32'47"W 239.82 FEET; THENCE N00°01'11"E 49.56 FEET; THENCE S89°32'58"W 201.87 FEET; THENCE N45°42'49"W 28.39 FEET; THENCE N89°10'18"W 88.47 FEET; THENCE N00°04'51"W 85.90 FEET TO THE POINT OF BEGINNING.

Property surveyed and shown herein is the same property as described in the commitment number FA-C-364836, dated July 26, 2008, prepared by First American Title Insurance Company.

CERTIFICATION:
 To: DB Cardinal Mac LLC, a Delaware limited liability company, Republic Title of Texas, Fortress Credit Corp., its successors and assigns

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and include Items 1, 2, 3, 4, 6, 7(1), 7(3)(1), 8-10, and 11(6), 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Professional Accuracy of this survey does not exceed that which is specified therein.

This map or plot of survey of the premises shown herein is the same as that described in First American Title Insurance Company title commitment number FA-C-364836, dated July 26, 2008.

DATE: AUGUST 27, 2008
 JAMES A. BRIGGS
 PROFESSIONAL SURVEYOR AND MAPPER
 NO. 5690
 STATE OF FLORIDA



BRIGGS, WASHINGTON & THOMPSON
 LAND SURVEYING, INC.
 408 SW Rutledge Street, P.O. Box 283
 Madison, FL 32340
 LD No. 7563 850-973-6186 800-888-8390 Fax: 850-973-6831
 FB - See Folder DWG Elec: 08-277.dwg Calc: PLS: 08-277.crd
 Soc: 18-28a-16a, Pinellas Co., FL
 Drawn by: JLG B-S By: JLG Job Order No: 08-277
 Field work completed: August 27, 2008

"ALTA/ACSM LAND TITLE SURVEY"
 PREPARED FOR:
THE MATTHEWS COMPANY Inc.
 National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
 Tel: (714) 979-7181 Fax: (714) 641-2840
 www.demathewscorp.com

MARK	DATE	REVISE per Comments	BY	APPROVED
▲	10/21/08	Revise per Comments	WOW	DAB

CARDINAL CAPITAL PARTNERS

28795 U.S. Highway 19 North
 Clearwater, Florida
 (Macaroni Grill)

SCALE: 1" = 30'	CHRD./APPROV. DAB
DATE: August 27, 2008	APPROVED: DAB
DWN. BY: JLG	SITE NAME: Clearwater
CHRD. BY: WOW	BASIC ID: 63

MISCELLANEOUS NOTES AND SURVEYOR'S REPORT:

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 19 BEING N 00°43'11" W, AS PER THE LEGAL DESCRIPTION.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
- THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 19.
- THE ORIGINAL DRAWING FROM WHICH THIS COPY WAS MADE IS AT THE SCALE SHOWN HEREON. HOWEVER, IN THE PROCESS OF REPRODUCTION, THIS SCALE MAY BE SLIGHTLY REDUCED, ENLARGED, OR OTHERWISE DISTORTED FROM ITS ORIGINAL SCALE.
- THIS SURVEY WAS PREPARED USING CONVENTIONAL SURVEYING METHODS AND NONE OF THE METHODOLOGY ALLOWED UNDER NO. 15 OF TABLE A OF THE 2005 ALTA/ACSM SURVEYING REQUIREMENTS WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
- UNLESS OTHERWISE SHOWN ON SURVEY:
 - THERE IS OR THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.
 - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, SANITARY LANDFILL OR CEMETERY.

FLOOD ZONE:
 AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 12100C 0088 C, DATED SEPTEMBER 1, 2003, THE SUBJECT PROPERTY LIES IN ZONE "X", BY SCALE LOCATION ONLY.
LAND AREA:
 THE LAND AREA IS 140,633 SQUARE FEET OR 3.229 ACRES.

SOURCE OF ZONING DATA:
 THE PINELLAS COUNTY, FLORIDA ZONING DEPARTMENT
 PHONE: 727-464-3080

ZONING:
 THE CURRENT ZONING IS CP.
 THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.

BUILDING SETBACK REQUIREMENTS:
 FRONT 50 FEET
 SIDE 25 FEET
 REAR 25 FEET

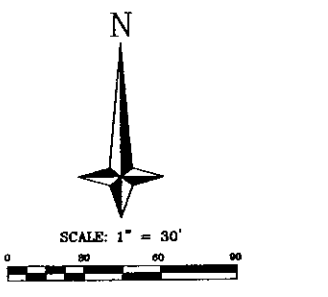
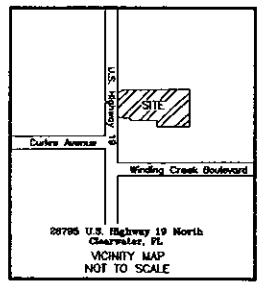
BUILDING HEIGHT RESTRICTION:
 35 FEET

PARKING SPACE TABLE:
 REGULAR PARKING SPACES: 159
 HANDICAP PARKING SPACES: 5
 TOTAL: 164

PARKING SPACE REQUIREMENTS:
 1 PARKING SPACE FOR EACH 60 SQ. FT. OF PATRON AREA, PLUS 1 PARKING SPACE FOR EACH 400 SQ. FT. OF OTHER AREA.

BUILDING AREA:
 EXTERIOR FOOT PRINT AT GROUND FLOOR IS 7,362 SQUARE FEET.

ACCESS NOTE:
 ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHT OF WAY OF U.S. HIGHWAY 19.
ENCROACHMENTS:
 ⊗ DITCH ENCROACHES 35.6' ONTO NORTH LINE OF SUBJECT PROPERTY.



- LEGEND:**
- P.O.C. = Point of Commencement
 - P.O.B. = Point of Beginning
 - PI = Found
 - CM = concrete monument
 - A = found rebar or iron pipe as indicated
 - Δ = found rebar or iron pipe as indicated
 - = found concrete monument as indicated
 - 7 = fence
 - 7- = right-of-way
 - 7+ = deed bearing and/or distance
 - 7- = measured bearing and/or distance
 - 7- = concrete sidewalk
 - o = canopy or covered area
 - P = power pole
 - g = guy anchor
 - l = light pole
 - D = fire hydrant
 - w = water meter
 - w = water valve
 - m = sanitary sewer manhole
 - c = sanitary sewer cleanout
 - e = electric meter
 - g = gas meter
 - h = click beam or curb inlet
 - u = auto applicator
 - w = well
 - o = overhead powerline
 - = centerline

LU-30-12-19

FL-08R25313 ND9 J.N.: 34498



PERSPECTIVE

LU-30-12-19



PROJECT LOCATION:
28795 US HIGHWAY 19 NORTH
CLEARWATER, FLORIDA 33761
OCTOBER 01, 2019

SGW ARCHITECTS, P.C.
79 MADISON AVENUE, 8TH FLOOR
NEW YORK, NEW YORK 10016
P: (312) 988-7412

