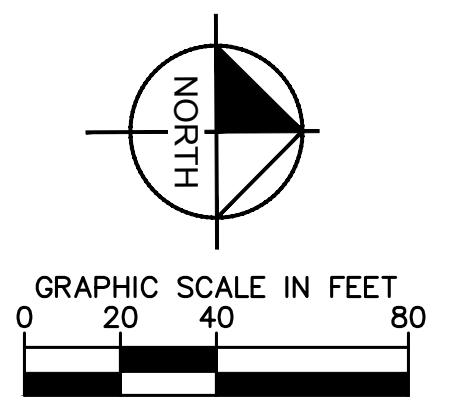
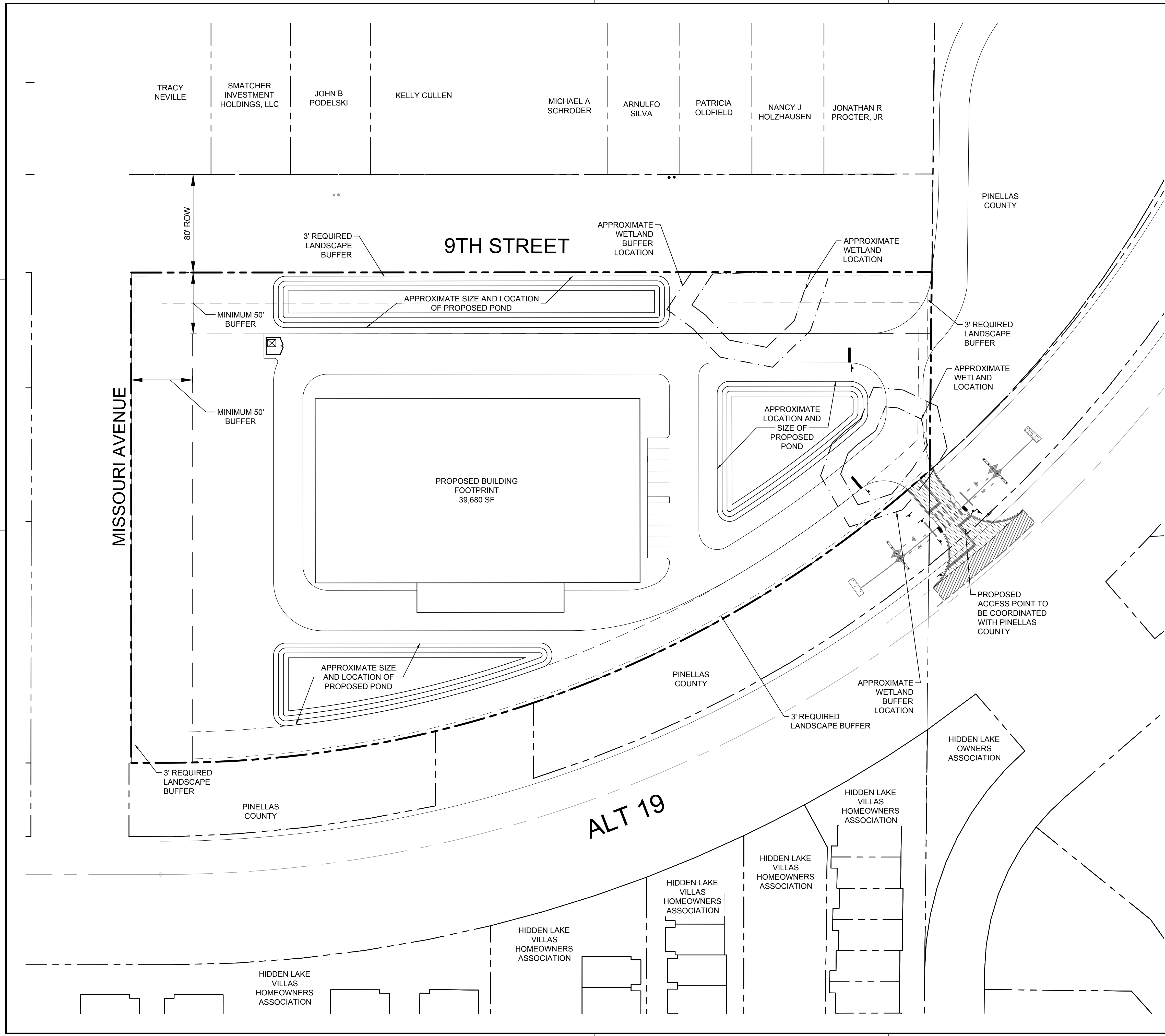


Drawing name: K:\TAM\_Civil\145610 - Northpoint\003 - Palm Harbor\Harbor\CAD\Exhibit\Missouri Ave Access Removal\Palm Harbor Concept Site Plan.dwg Layout1 Jul 19, 2018 9:35am by: alex.scholar  
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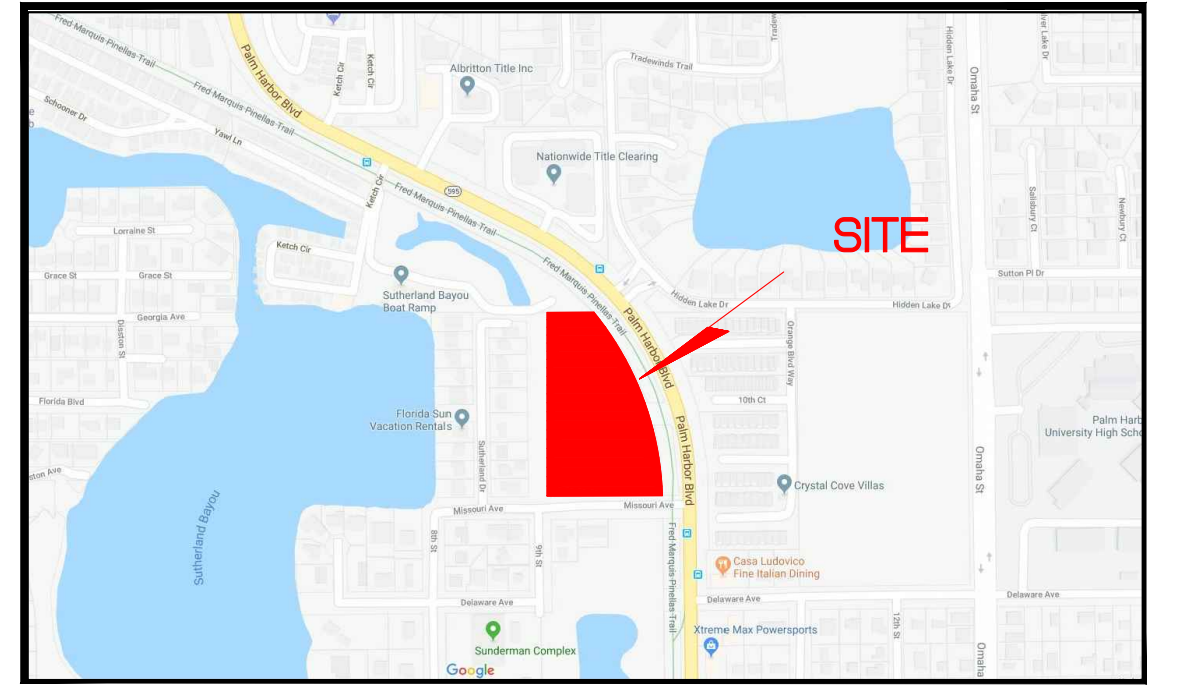
SITE DATA TABLE	
DEVELOPER	NORTHPOINT DEVELOPMENT 12977 N. OUTER FORTY RD. SUITE 208 ST. LOUIS, MO 63141 314-517-9873
ENGINEER	KIMLEY-HORN AND ASSOCIATES, INC. 655 N FRANKLIN STREET SUITE 150 TAMPA, FL 33602 813-620-1460
SURVEYOR	GEOPONT SURVEYING, INC. 213 HOBBS STREET TAMPA, FL 33619 813-248-8888
ARCHITECT	STUDIO NORTH ARCHITECTURE 4625 NW 41ST STREET SUITE 200 RIVERSIDE, MO 64150 816-526-5127
PROPERTY AREA	4.9 ACRES
PARCEL NUMBER	02-28-15-02278-000-0000 & 01-28-15-05552-01-0000
ZONING	9900-S
PROPOSED ZONING	M-1
EXISTING FUTURE LAND USE	RL
PROPOSED LAND USE	RT
EXISTING USE	VACANT
PROPOSED USE	121,920 SF (3) STORY SELF-STORAGE FACILITY
EXISTING % OF TOTAL IMPERVIOUS AREA	2.7%
PROPOSED % OF TOTAL IMPERVIOUS AREA	48.8%
EXISTING % OF TOTAL PERVIOUS AREA	97.3%
PROPOSED % OF TOTAL PERVIOUS AREA	52.2%
FLOOD ZONE	AE
<b>BUILDING DATA</b>	
BUILDING FOOTPRINT	39,680 SF
TOTAL BUILDING AREA	121,920 SF
BUILDING HEIGHT	-35 FEET
FAR	0.60
<b>PARKING IMPROVEMENT DATA</b>	
TOTAL PROPOSED SPACES	10 SPACES
<b>MISCELLANEOUS DATA</b>	
TOTAL NUMBER OF EMPLOYEES	1 EMPLOYEE

LEGEND	
PROPERTY LINE	---
LANDSCAPE BUFFER	----
BUILDING SETACK	----
WETLAND LINE OR BUFFER	----
(SEE LABELS ON PLAN)	

**LEGAL DESCRIPTION**

Parcel 1:  
TRACT "C", together with 112 of vacated Iowa Avenue adjacent on the South lying East of 9th Street and West of Pinellas Trail, SHORNER-GRANDENBURG REPLAT, a subdivision according to the plat thereof recorded at Plat Book 21, Page 47, in the Public Records of Pinellas County, Florida.

Parcel 2:  
Unplatted Block 11, together with the South 112 of vacated Iowa Avenue adjacent on the North lying East of 9th Street and West of Pinellas Trail, TOWN OF SUTHERLAND, said Town of Sutherland being in Section 1, Township 28 South, Range 15 East, Pinellas County, Florida.



**SITE LOCATION MAP**  
N.T.S.

Always call 811 two full business days before you dig to have underground utilities located and marked.

**GROUNDWATER / DEWATERING NOTE:**  
 THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

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FOR EXHIBIT PURPOSES ONLY	SCALE AS NOTED	DESIGNED BY AVS	DRAWN BY AVS
CONCEPT SITE PLAN	CHECKED BY NQL		
BEYOND SELF STORAGE	FLORIDA		
COUNTY OF PINELLAS			
DATE	PROJECT NO.	SHEET NUMBER	EXHIBIT
01/03/2017			