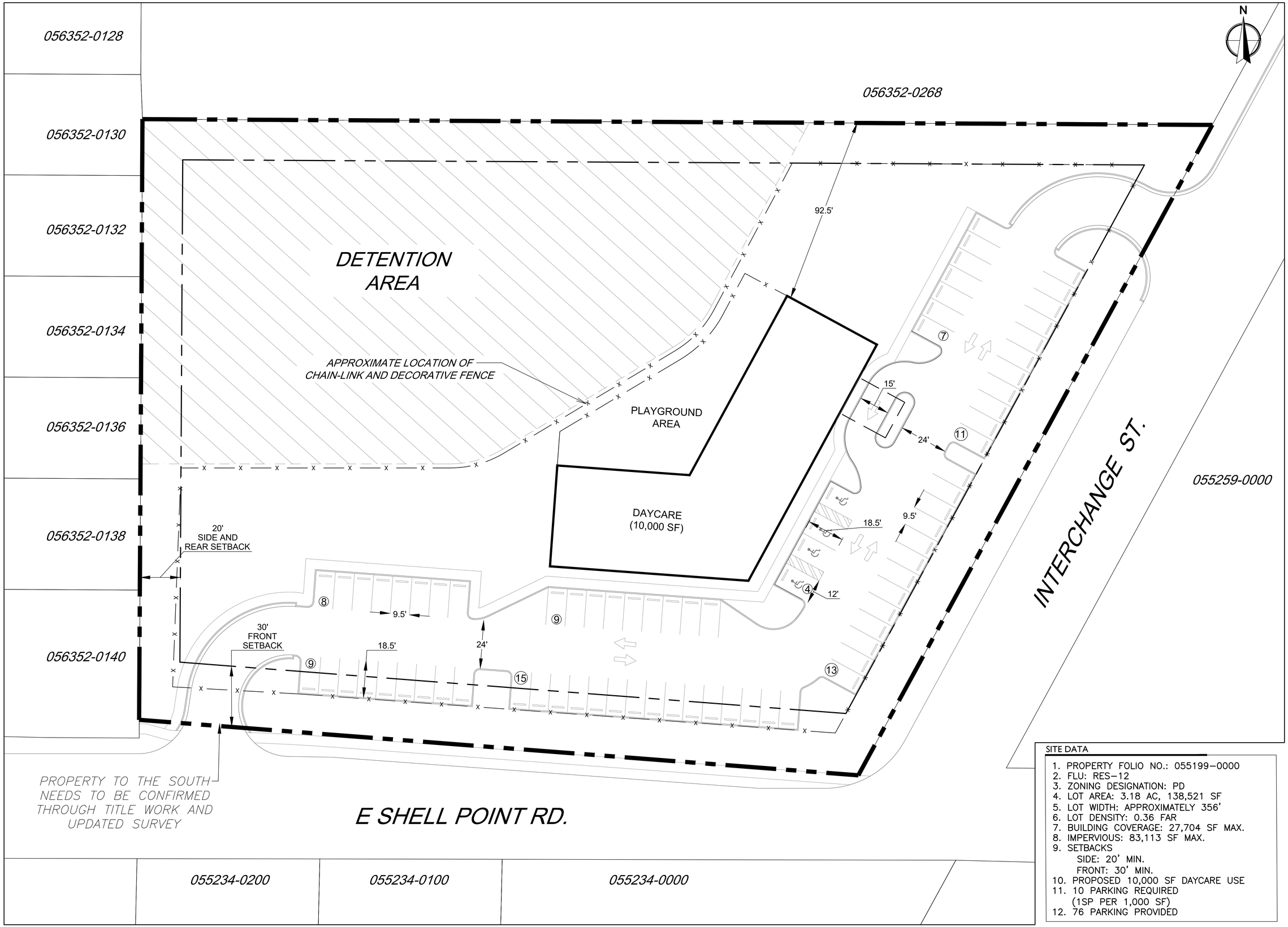

SITE DATA

1. PROPERTY FOLIO NO.: 055199–0000
2. FLU: RES–12
3. ZONING DESIGNATION: PD
4. LOT AREA: 3.18 AC, 138,521 SF
5. LOT WIDTH: APPROXIMATELY 356'
6. LOT DENSITY: 0.36 FAR
7. BUILDING COVERAGE: 27,704 SF MAX.
8. IMPERVIOUS: 83,113 SF MAX.
9. SETBACKS
   SIDE: 20' MIN.
   FRONT: 30' MIN.
10. PROPOSED 10,000 SF DAYCARE USE
11. 10 PARKING REQUIRED
    (1SP PER 1,000 SF)
12. 76 PARKING PROVIDED

WGI®
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6991 - LB No. 7055

NO.	DATE	DESCRIPTION	BY

REVISIONS

CAD:E:\SELLPOINT\R2020\R-3302\DWG
JOB NO. 07205398.00
DRAWN BY LP
CHECK BY RR
DATE 01/28/2020

CONCEPTUAL SITE PLAN 0 E SHELL POINT RD. RUSKIN, FL 33570

SHEET:
CSP-1

Christian Bryant C:\pwworking\grphchristian.bryant\d1924\SE SHELL POINT RD-32002-R-3302\.dwg — Plotted: 3/12/2020 5:04:16 PM Saved: 3/12/2020 5:03:39 PM