PROPERTY INFO:
PARCEL ID 23174000006
OWNER: THOMAS MATTHEWS
449 11TH AVENUE NORTH
ST PETERSBURG, FL 33701

SITE ADDRESS: 4355 US 19 PALMETTO, FL 34221
UNINCORPORATED MANATEE COUNTY
STR: 02-34S 17E

TOTAL PROJECT AREA = 104, 000 SF 2.3875 ACRES

ZONING:
NC-M
FLU RES-9
OVERLAY CEA, CCH CPA

FLOOD ZONE:
X 12081C0162F
BASE FLOOD ELEVATION 0.00

FIRE HYDRANT:
XXX (DISTANCE FROM SITE AND ADDRESS)

EXISTING USE:
VACANT
PROPOSED USE:
MIXED USE RESIDENTIAL AND COMMERCIAL

BUILDING HEIGHT:
EXISTING (NOT TO CHANGE = 0 FT)
MAX BUILDING HEIGHT = 0 FT

ALLOWED BUILDING SETBACKS:
SOUTH 0 FT
NORTH 0 FT
WEST 0 FT
EAST 0 FT

PROPOSED BUILDING SETBACKS:
SOUTH 0 FT
NORTH 0 FT
WEST 0 FT
EAST 0 FT

PROPOSED LANDSCAPE BUFFERS:
XXX

PARKING FOR COMMERCIAL
RESTAURANT (4,000 SF) = $\frac{1}{80}$ GFA =4,000 SF = 50 PARKING SPACES
COFFEE SHOP (1,000 SF) = $\frac{1}{80}$ GFA X 1000 SF = 13 SPACES
FURNITURE STORE (5,000 SF) = $\frac{1}{500}$ GFA X 5,000 SF = 10 PARKING SPACES
TOTAL REQUIRED COMMERCIAL PARKING = 73 SPACES
TOTAL PROVIDED = 78 SPACES

PARKING FOR RESIDENTIAL
MULTIFAMILY 1.8 PER DWELLING UNIT X 24 UNITS = 44 SPACES
TOTAL REQUIRED MULTIFAMILY PARKING SPACES = 44 SPACES
TOTAL PROVIDED = 44 SPACES

PROJECT AREA BREAKDOWN:

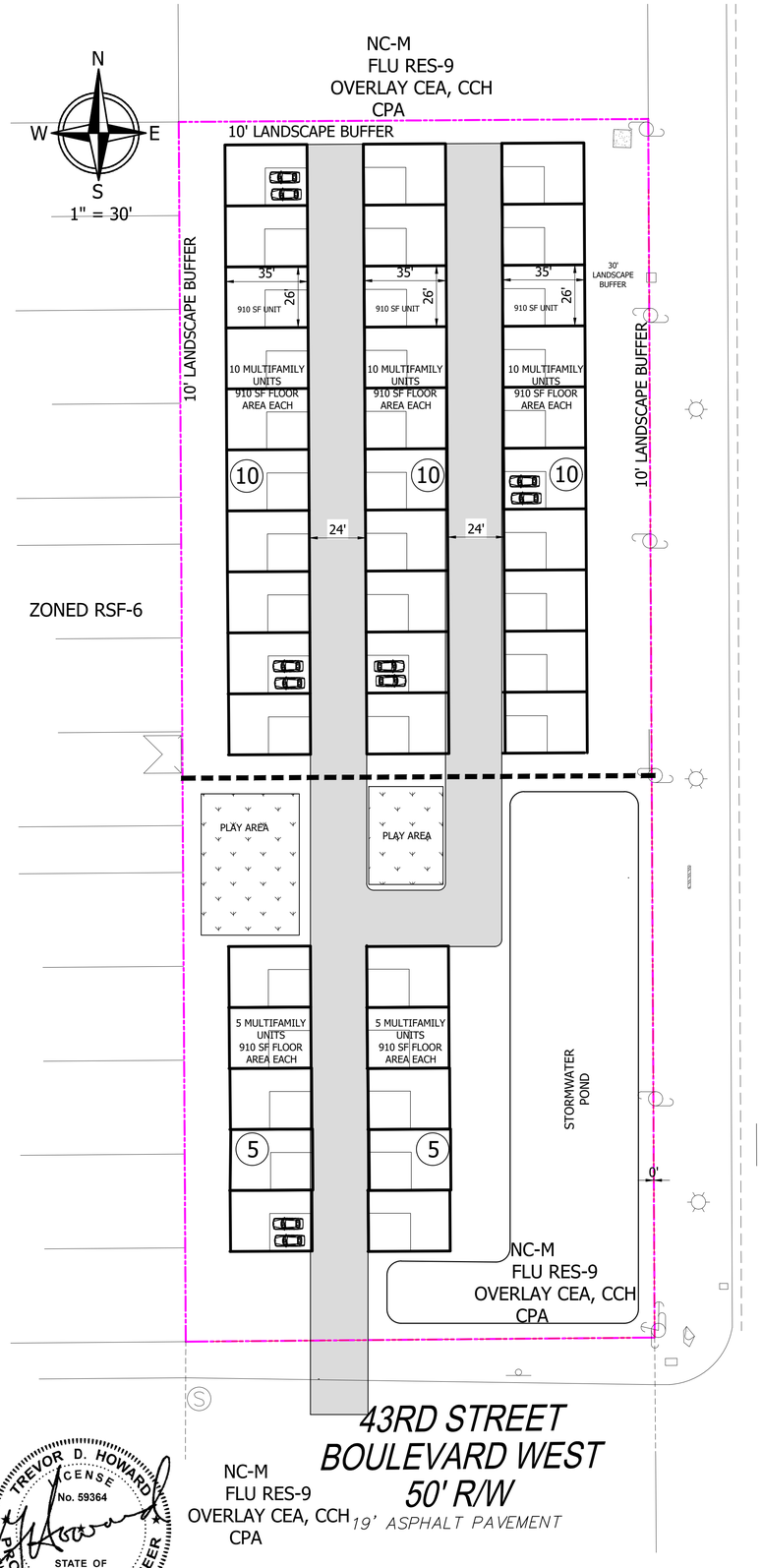
	AREA (S.F.)	% OF SITE (00,000.00)
VEHICLE USE AREA	0,0 (0.00 AC)	0%
BUILDING	0,0 (0.00 AC)	0%
TOTAL IMPERVIOUS COVERAGE	0,00 (0.00 AC)	0% (TOTAL)
OPEN GREEN SPACE	0,00 (0.00 AC)	0%

ISR RATIO = 0.00 (IMPERVIOUS / TOTAL SIZE)

FLOOR AREA RADIO (FAR)
EXISTING - 0.00
PROPOSED - 0.00
MAX FAR = 0.00

FIRE DEPARTMENT ACCESS ROAD:

MULTINODEL:



(STATE ROAD #55)
U.S. HIGHWAY 19
R/W VARIES
ASPHALT PAVEMENT

LEGEND

- STAKED SILT FENCE
- EXISTING ELEVATION (146 × 47.14 C-L)
- PROPOSED ELEVATION (48.33)
- PROPERTY LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- (7) PARKING COUNT
- C COMPACT PARKING SPACE
- NEW CONCRETE 3,000 PSI WWF
- NEW CONCRETE DRIVEWAY AND PARKING (SPECS BY OTHERS)
- ST. AUGUSTINE SOD/GRASS
- NEW ASPHALT PARKING

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Trevor D. Howard, P.E. FL. #59364
Not valid unless signed & embossed by a registered Engineer.
Howard Civil Engineering Certificate of Authorization No. 9671

This document has been electronically signed and sealed by Trevor D Howard, P.E using a certified digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

HOWARD CIVIL ENGINEERING, LLC
Land Development Civil Engineers
111 2nd Ave NE, #360, St. Petersburg, FL 33701
Phone: 813.962.6565

Know what's **below.** **Call** before you dig. FOR THE LOCATION OF UNDERGROUND FACILITIES
811
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES

REVISIONS

CONCEPTUAL SITE PLAN

THOMAS MATTHEWS
4355 US HWY 19, PALMETTO 34221

SCALE 0 10

DRAWN BY:
CHECKED BY:
PROJ. MAN.:
JOB NO.
DATE:
CAD FILE

SHEET NO.
C3 - SITE PLAN

FILENAME: C:\Users\trevo\OneDrive\Cloud Drive\THOMAS MATTHEWS\TH SITE PLAN7.dwg PLOT DATE: 2024-12-13