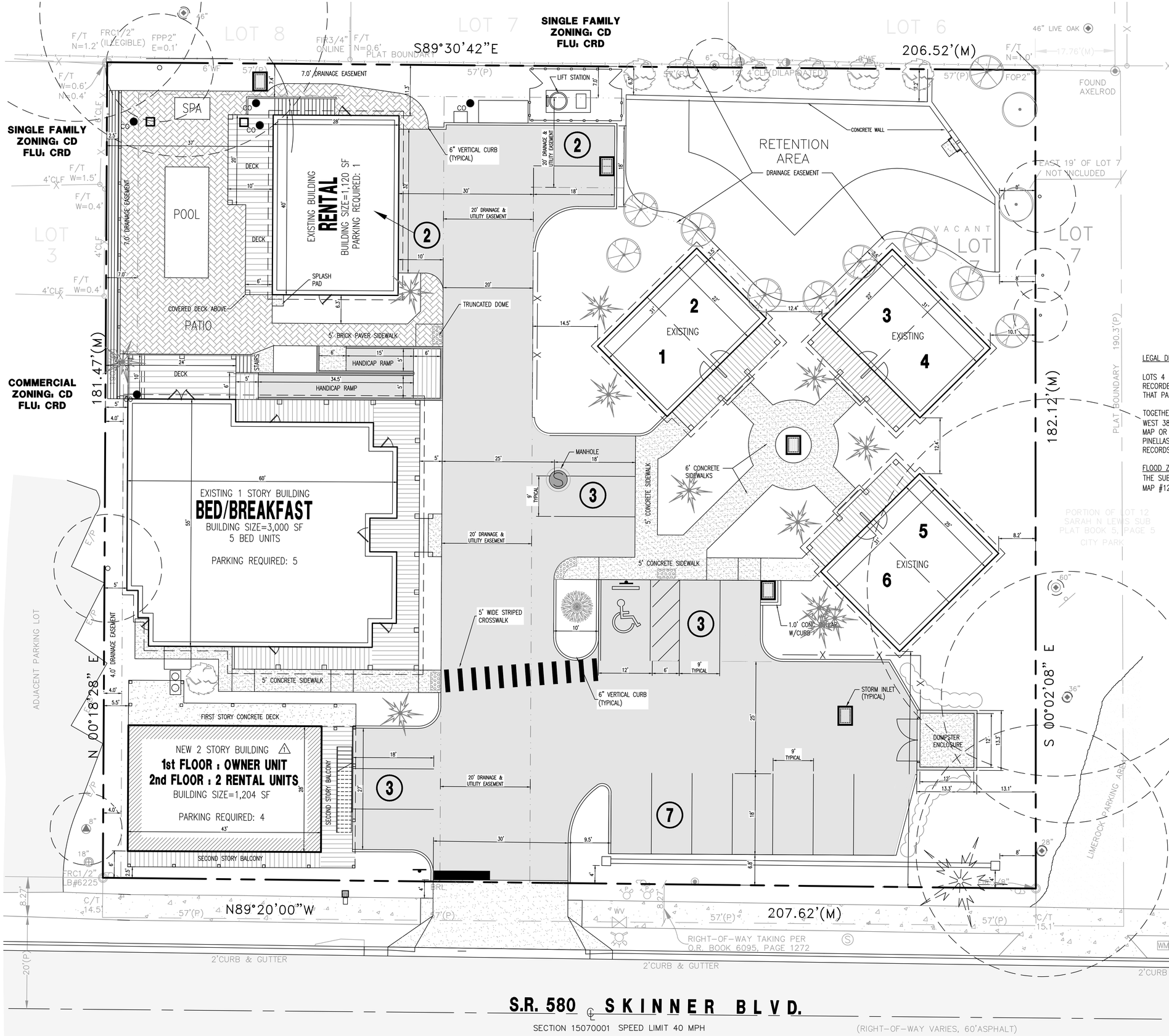
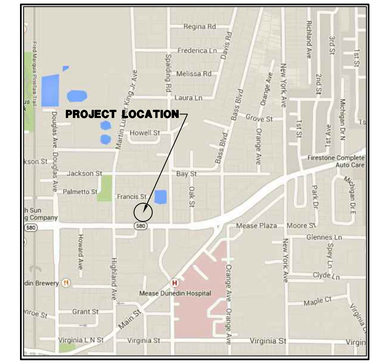
SECTION 27, TOWNSHIP 28 SOUTH, RANGE 15 EAST,
PINELLAS COUNTY, FLORIDA





LOCATION MAP
NTS

LEGAL DESCRIPTION: (PROVIDED – AS RECORDED IN O.R. BOOK 16747, PAGE 2229 – 2232)

LOTS 4 & 5, J.L. HOWELL'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART IN O.R. BOOK 6095, PAGE 1272, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH
WEST 38 FEET OF LOT 7 AND ALL OF LOT 6, J.L. HOWELL'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PART IN O.R. BOOK 6095, PAGE 1272, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE:
THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X", IN ACCORDANCE WITH F.I.R.M. MAP #12103C0068G, PINELLAS COUNTY, FLORIDA, EFFECTIVE DATE 9/3/15.

SITE DATA:

PARCEL SIZE:	37,642 SF (0.86 AC)	100%
BUILDING AREA:	7,463 SF	0.20 FAR
BUILDING CVG. (INCL. DECKS):	9,964 SF	26.5%
VEHICULAR USE AREA:	9,530 SF	
MISC. CONCRETE AREA:	4,452 SF	
TOTAL IMPERVIOUS SURFACE:	23,964 SF	63.6%
TOTAL OPEN SPACE:	13,678 SF	36.4%

PARKING REQUIRED:

RENTAL UNITS (14 TOTAL):	1 PER UNIT	= 14
RESIDENCE:	2	= 2
TOTAL REQUIRED		= 16
TOTAL PROVIDED		= 20

NOTE:
ALL INFRASTRUCTURES AND LANDSCAPING IMPROVEMENTS ARE EXISTING.
ALL BUILDINGS, EXCEPT THE 2-STORY BUILDING IN THE SOUTHWEST CORNER OF THE PROPERTY ARE EXISTING.

CONCEPTUAL PLAN

REVISIONS

3.19.19	CHANGED RETAIL BUILDING	BH

I HEREBY CERTIFY THAT THE PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS SEALED BY MY HAND AND SEAL.
Gary A. Boucher, PE# 22885

STATE CERT. OF AUTH. #0009422

Ozona Engineering, Inc.
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www.ozonawebsite.com

FOR:
BEYOND THE WALL
520 SKINNER BLVD.
DUNEDIN, FL 34698

PROJECT:
BEYOND THE WALL
SKINNER BOULEVARD
CITY OF DUNEDIN, FLORIDA

PROJECT #: –
ORIG. DATE: 01.29.16
DRAWN BY: BH
SCALE: AS SHOWN

SHEET #: 1