

PINELLAS GROVES PLAT BOOK 1, PAGE 55
 175' FLORIDA POWER CORPORATION EASEMENT ORDER OF TAKING O.R. BOOK 1366, PAGES 16 THROUGH 20

FOUND NUMBER 4 REBAR & CAP LB 021

FLORIDA POWER CORPORATION O.R. BOOK 905, PAGE 0431

LOT 5

INDUSTRIAL OFFICE COMPLEX- INDUSTRIAL LIMITED (IL)

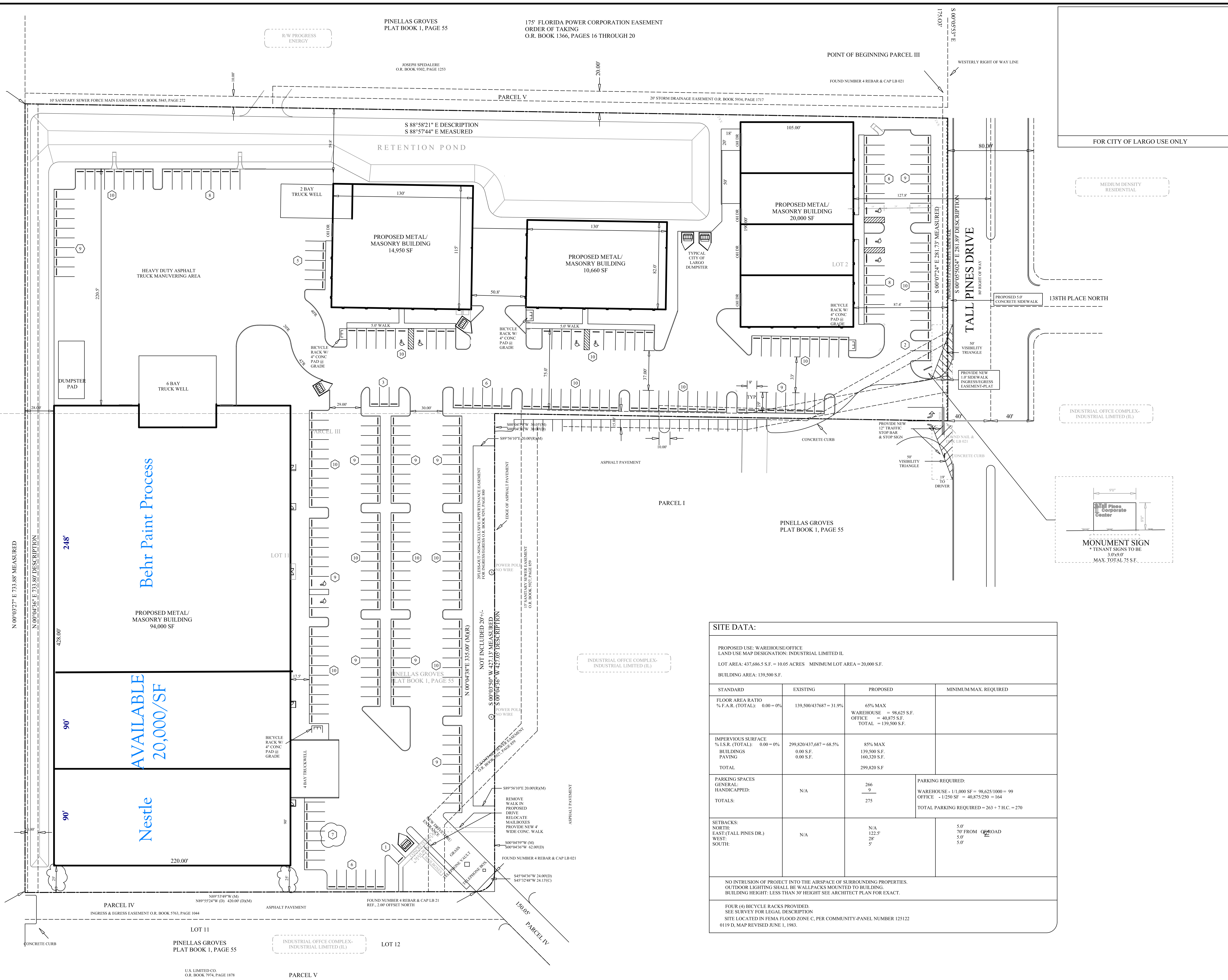
FLORIDA POWER CORPORATION O.R. BOOK 905, PAGE 0431

LOT 10

PINELLAS GROVES PLAT BOOK 1, PAGE 55

ARCHITECTURAL DESIGN CENTER, INC. O.R. BOOK 580, PAGE 0663

FOUND NUMBER 4 REBAR & CAP LB 21



Behr Paint Process

AVAILABLE
20,000/SF
Nestle

SITE DATA:

PROPOSED USE: WAREHOUSE/OFFICE
 LAND USE MAP DESIGNATION: INDUSTRIAL LIMITED IL
 LOT AREA: 437,686.5 S.F. = 10.05 ACRES MINIMUM LOT AREA = 20,000 S.F.
 BUILDING AREA: 139,500 S.F.

STANDARD	EXISTING	PROPOSED	MINIMUM/MAX. REQUIRED
FLOOR AREA RATIO % F.A.R. (TOTAL):	0.00 - 0%	139,500/437,687 = 31.9%	65% MAX WAREHOUSE = 98,625 S.F. OFFICE = 40,875 S.F. TOTAL = 139,500 S.F.
IMPERVIOUS SURFACE % I.S.R. (TOTAL):	0.00 - 0%	299,820/437,687 = 68.5%	85% MAX 139,500 S.F. 160,320 S.F. TOTAL = 299,820 S.F.
BUILDINGS PAVING	0.00 S.F. 0.00 S.F.	139,500 S.F. 160,320 S.F.	
TOTAL		299,820 S.F.	
PARKING SPACES GENERAL: HANDICAPPED:	N/A	266 9	PARKING REQUIRED: WAREHOUSE - 1/1,000 SF = 98,625/1000 = 99 OFFICE - 1/250 SF = 40,875/250 = 164 TOTAL PARKING REQUIRED = 263 + 7 H.C. = 270
TOTALS:		275	
SETBACKS: NORTH: EAST (TALL PINES DR.) WEST: SOUTH:	N/A	N/A 122.5' 28' 5'	5.0' 7.0' FROM OVERROAD 5.0' 5.0'

NO INTRUSION OF PROJECT INTO THE AIRSPACE OF SURROUNDING PROPERTIES.
 OUTDOOR LIGHTING SHALL BE WALLPACKS MOUNTED TO BUILDING.
 BUILDING HEIGHT: LESS THAN 30' HEIGHT SEE ARCHITECT PLAN FOR EXACT.

FOUR (4) BICYCLE RACKS PROVIDED.
 SEE SURVEY FOR LEGAL DESCRIPTION
 SITE LOCATED IN FEMA FLOOD ZONE C. PER COMMUNITY-PANEL NUMBER 125122
 0119 D, MAP REVISED JUNE 1, 1983.

H O Design
 727-910-0911
 727-910-0911

TALL PINES CORPORATE CENTER

REVISIONS
 REV PER CITY LARGO 1/24/04
 REV PER CITY LARGO 3/16/04
 REV PER EDPF 5/24/04
 REV PER OWNER 8/2/05

NORTH

SITE PLAN
 1"=40'

DATE:
11/14/03
 SHEET No.
C-1