

TRANSPORTATION NOTES

ALL WORK PERFORMED WITHIN THE CITY ROW SHALL BE PERMITTED THROUGH THE PLANNING DIVISION, PLEASE SUBMIT AN APPLICATION, PLANS, CERTIFICATE OF INSURANCE AND MOT PLAN ONLINE VIA
<http://oca.tampagov.net/citizenaccess/default.aspx>
 THE SITE WILL COMPLY WITH ALL REQUIREMENTS OF SECTION 27-283.12(h)(2)(a). THE ENTIRE ALLEY FROM MAPLE AVE AND OAKWOOD AND 20TH STREET IF NEEDED WILL BE REPAIRED AND/OR IMPROVED TO CITY OF TAMPA STANDARDS.
 ANY LANDSCAPING AND STRUCTURES WILL COMPLY WITH SIGHT VISIBILITY STANDARDS IN CHAPTER 27-283.5.

REQUESTED WAIVERS

SECTION 27-283.12(J): TO ALLOW COMMERCIAL TRAFFIC ACCESS TO A LOCAL STREET (MAPLE AVE & OAKWOOD AVE)
 SECTION 27-283.7: TO REDUCE THE REQUIRED PARKING FROM 82 TO 62 SPACES (24% REDUCTION).
 SECTION 27-284: TO REDUCE THE REQUIRED BUFFER:
 ALONG THE WEST PROPERTY LINE FROM 15' WITH A 6' HIGH WALL TO 10' WITH A 6' OPAQUE PVC FENCE.
 SECTION 27-285: TO REDUCE THE REQUIRED VUA BUFFER:
 ALONG THE NORTH PROPERTY LINE FROM 8' TO 6'
 SECTION 27-285: TO REDUCE THE REQUIRED MULTI-FAMILY GREEN SPACE FROM 350 SF PER UNIT TO 229 SF PER UNIT FOR A TOTAL WAIVER OF 3758 SF AND TO PAY THE CURRENT RATE OF DISTRICT IN LIEU OF PROVIDING GREENSPACE AT THE TIME OF PERMIT SUBMITTAL
 SECTION 13-165: TO PAY IN LIEU OF PLANTING SOME OF THE TREES INTO THE TRUST FUND.

SOLID WASTE NOTES

- THE SITE SHALL COMPLY WITH CHAPTER 26 - SOLID WASTE.
- THE SCREENING ENCLOSURE SHALL BE A MINIMUM OF 6' IN HEIGHT AND MADE COMPATIBLE WITH THE MATERIALS ON THE FRONT BUILDING WALL OF THE MAIN BUILDING. THE MINIMUM INTERIOR DIMENSIONS FOR EACH DUMPSTER ENCLOSURE SHALL BE 10' WIDE X 10' DEEP WITH A MINIMUM 10' WIDE DOOR OPENING WHICH IS FREE AND CLEAR FROM ANY OBSTRUCTIONS.
- THE OPENING DOORS SHALL BE CONSTRUCTED OF SOLID/OPAQUE MATERIAL AND WILL HAVE LOCKING PINS TO HOLD THEM OPEN DURING SERVICE. THE DOORS SHALL HAVE THE SAME MINIMUM FREE AND CLEAR OPENING WIDTH AS THE ENCLOSURE (MIN. 10' WIDE OPENING). IN ORDER NOT TO REDUCE THE OPENING WIDTH, ALL HARDWARE FOR THE DOORS SHALL BE ATTACHED TO THE OUTSIDE/FACE OF THE ENCLOSURE OR THE ENCLOSURE SHALL BE WIDENED TO ALLOW FOR THE MINIMUM DOOR OPENING.
- A MINIMUM OF (2) SAFETY BOLLARDS SHALL BE INSTALLED WITHIN 2' OF THE REAR INTERIOR WALL OF ALL DUMPSTER, COMPACTOR AND ROLL-OFF ENCLOSURES. (TWO BOLLARDS FOR EACH DUMPSTER)
- A GRADE LEVEL CONCRETE SLAB AT A MINIMUM 6" THICK/4,000 POUNDS PER SQUARE INCH SHALL BE PLACED FOR THE DUMPSTER/COMPACTOR TO BE SET ON.
- A MINIMUM 26" VERTICAL CLEARANCE SHALL BE PROVIDED OVER THE DUMPSTER AND OVER THE SERVICE VEHICLE AT THE POINT OF COLLECTION.
- ALL SOLID WASTE VEHICLE DRIVE AISLES AND SOLID WASTE VEHICLE MANEUVERING AREAS (OUTSIDE OF THE COLLECTION AREAS) SHALL PROVIDE A MINIMUM 16" CLEARANCE FROM FINISHED GRADE LEVEL TO LOWEST PART OF OVERHEAD STRUCTURE/TREE CANOPY.
- ALL SOLID WASTE VEHICLE DRIVE AISLES AND SOLID WASTE VEHICLE MANEUVERING AREAS SHALL BE CONSTRUCTED TO CURRENT STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

TREE RETAINED	# OF TREES	MULTIPLIER FOR	TOTAL CREDIT
DIAMETER (INCHES)			
5" TO 7"	0	0	0
8" TO 12"	0	1	0
13" TO 19"	0	2	0
20" TO 29"	0	4	0
30" OR MORE	0	10	0
ALL PALMS (*)	1	1	1
TOTAL	1	1	1

TREE REMOVED	# OF TREES	MULTIPLIER FOR	TOTAL DEBIT
DIAMETER (INCHES)			
5" TO 7"	0	0	0
8" TO 12"	0	1	0
13" TO 19"	0	2	0
20" TO 29"	0	4	0
30" OR MORE (ENTER TOTAL # OF INCHES) (2)	36", 32" & 30"	INCH FOR INCH	26
ALL PALMS	2	1	2
TOTAL	2		28
% REMOVED			

SEPARATE REQ. DON'T SUBTRACT ABOVE REDITS
 CREDIT TREES CAN ONLY BE USED TO OFFSET PLANTING REQ'S IF THEY MEET PLANTING STANDARDS

VUA TREE REQUIREMENTS	LF/SF	TREES REQ'D	VUA TREES
LF VUA ADJACENT STREET FRONTAGE	330	1 PER 40 LF	8
TOTAL SF OF VUA	5483	1 PER 1500 SF	4

TOTAL GREEN AREA: 8,189

VEHICLE USE AREA GREENSPACE (REQUIRED)	20% OF VUA	1096.60
VEHICLE USE AREA GREENSPACE (PROVIDED)		1096.60

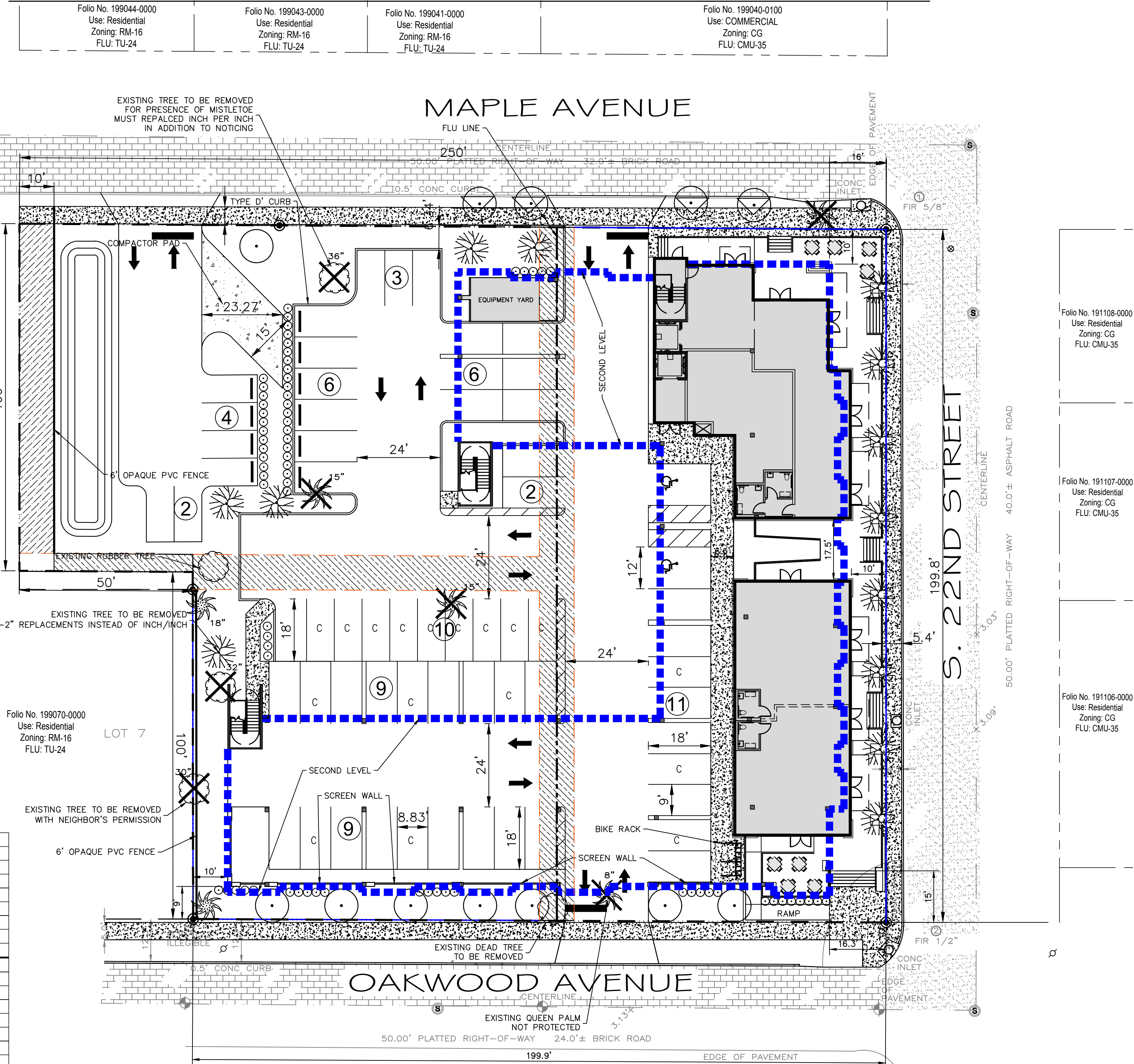
MULTI FAMILY GREENSPACE (REQUIRED)	31	350 SF/UNIT	10850.00
MULTI FAMILY GREENSPACE (PROVIDED)			7092.40
MULTI FAMILY GREENSPACE PROVIDED (%)			65%

USE TREE REQUIREMENTS
 INSERT PROPOSED USE HERE...IF APPLICABLE
 MUST PLACE "0" IF NO USE TREES REQUIRED

TOTAL 2" TREES REQUIRED	12
TOTAL 4" TREES PROVIDED	0
Credits	-27
Trees Required	39
Trees PROVIDED (GEIGER, HOLLY OR TABEBUIA)	**

** AT THE TIME OF PERMITTING IT WILL BE DECIDED HOW MANY TREES GET PLANTED AND HOW MANY GET PAID IN LIEU OF FEE (13-165 TRUST FUND)

REQUEST TO REZONE: CG & RM-16 TO PD
 MULTI-FAMILY RESIDENTIAL, RESTAURANT AND STRIP SHOPPING CENTER WITH ALL CG USES



GENERAL NOTES

- THE DEVELOPMENT SHALL COMPLY WITH THE CITY OF TAMPA'S ADOPTED TRANSPORTATION TECHNICAL STANDARDS.
 - DEVELOPMENT SHALL COMPLY WITH CITY OF TAMPA STORMWATER TECHNICAL STANDARDS.
 - ANY PROJECTION INTO A SETBACK SHALL BE DONE IN ACCORDANCE WITH SECTION 27-159.
 - ALL DEVELOPMENT ON SITE TO COMPLY WITH CITY OF TAMPA, CODE OF ORDINANCES, CHAPTERS 5, 13, 17.5, 21, 22, 23, 26, 27, INCLUDING ALL TECHNICAL STANDARDS AND SUPPLEMENTAL REGULATIONS UNLESS OTHERWISE WAIVED HEREIN.
- CHAPTER 13 CRITERIA**
- ANY CONSTRUCTION STAGING WHICH TAKES PLACE ON SITE WILL OCCUR OUTSIDE OF THE PROTECTIVE RADIUS OF ANY EXISTING TREES. (SEC. 13-164 (3) (C), TECH. MANUAL SEC. G (7)).
 - NO UTILITIES WILL BE INSTALLED WITHIN THE 20' PROTECTIVE RADIUS OF ANY GRAND TREE AND 10' OF AN PROTECTED TREE (SEC. 13-164 (2)).
 - POWER LINE TREE SPECIES WILL BE REQUIRED WHEREVER THERE ARE TREES PLANTED WITHIN THE 10' OF THE VERTICAL PLANE OF EXISTING POWER LINES (SEC. 27-285 (1) (2) (G) SCHEDULE D)
 - INVASIVE SPECIES OF PLANT MATERIAL SHALL BE REMOVED AS PART OF THE SITE CLEARING PERMIT ACTIVITY (SEC. 13-44 (G) (4)).
 - ROOT PRUNING WILL OCCUR AT THE EDGE OF THE PROTECTIVE ROOT ZONE AND SHALL BE SEVERED CLEANLY (SEC. 13-164 (4) & TECH. MANUAL SEC. 11).
 - PER SEC. 13-162(2)(G), ANY TREE PLANTED WITHIN 10' OF EXISTING POWER LINES, SHALL BE THE TYPE TREES ON THE LIST FOR RECOMMENDED POWER LINE TREES
 - AIR SPADING MIGHT BE REQUIRED BY NATURAL RESOURCES DURING PERMITTING.

SITE LEGEND

- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED UTILITY COMPANY EASEMENT
- PROPOSED PUBLIC ALLEY
- TYPICAL
- S/W SIDEWALK

LANDSCAPE MATERIALS LIST

Symbol	No	Scientific Name	Common Name	Size Requirements
IVP	12	Ilex vomitoria 'Pendula'	Weeping Yaupon Holly	B/B, min. 10' oah X 3' spr, 2" caliper
MG	13	Magnolia grandiflora	Bracken's Brown Beauty Magnolia	B/B, min. 10'-12' oah X 4'-5' spr, 2" caliper
VS	65	Viburnum Suspensum	Sandankwa Viburnum	24" HT. 36" O.C.

VICINITY MAP



SITE DATA

PROPERTY OWNER: CTV CAPITAL A-3 HOLDINGS LP
 ADDRESSES & FOLIOS: 2015 MAPLE AVE - 199080-0000
 2017 MAPLE AVE - 199081-0000
 1305 S 22ND ST - 199068-0000
 2020 OAKWOOD AVE - 199069-0000
 OFF SITE PARKING LOT - 191103-0050

ZONING: CG, RM-16
 PROPOSED ZONING: PD
 FUTURE LAND USE: CMU-35 & TU 24
 # OF UNITS: CMU-35 (TOTAL AREA IS 18,985 SF) = 6500 SF COMMERCIAL & 20 UNITS
 TU-45 (TOTAL AREA IS 26,004 SF) = 11 UNITS

SECTION/TOWNSHIP/RANGE: 19/29S/19E
 JURISDICTION: CITY OF TAMPA
 TOTAL SITE AREA: 44,989 SF
 EXISTING IMPERVIOUS AREA: 36,890 SF
 PROPOSED IMPERVIOUS AREA: 33,800 SF
 PROPOSED PERVIOUS AREA: 11,189 SF
 PROPOSED VUA: 5,483 SF
 EXISTING USE = COMMERCIAL AND SINGLE-FAMILY
 PROPOSED USE = MULTI-FAMILY RESIDENTIAL, RESTAURANT AND STRIP SHOPPING WITH ALL CG USES
 PERIMETER SETBACKS:
 NORTH = 5'
 SOUTH = 7'
 EAST = 5'
 WEST = 10'

MAX BLDG. HT. = 55' (4 STORY MAX)
 PARKING REQUIRED = 12 ~ 1 BEDROOM X 1.5 SPACES = 18 SPACES
 14 ~ 2 BEDROOMS X 1.5 SPACES = 21 SPACES
 5 ~ 3 BEDROOMS X 2 SPACES = 10 SPACES
 49 SPACES + 0.25 VISITOR SPACES/UNIT X 31 UNITS = 56.75
 6500 SF COMMERCIAL OF WHICH 3,400 SF RESTAURANT AND 3,100 RETAIL
 50 SEAT RESTAURANT REQUIRES X 0.25 SPACES / SEAT = 12.5 SPACES
 (RESTAURANT PARKING REQUIRED CALCULATIONS ARE AN ESTIMATE AND THE ACTUAL REQUIRED PARKING WILL BE BASED ON THE MAXIMUM OCCUPANCY
 3100 SF RETAIL AT 4 SPACES / 1000 SF = 12.4 SPACES
 TOTAL REQUIRED = 56.75 + 12.5 + 12.4 = 82 SPACES
 PARKING PROVIDED = 62 SPACES

THE ABOVE DESCRIBED PARCEL APPEARS TO BE IN FLOOD ZONE "AE" WITH BFE= 10.0' PER FEMA COMMUNITY NUMBER 12057C PANEL NUMBER 0358 SUFFIX "H" ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP REVISED, 8/28/2008.

LEGAL DESCRIPTION:
 LOTS 1, 2, 3 AND 4, BLOCK 5, EDGEWATER PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 32, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 AND
 LOTS 5 AND 6, BLOCK 5, EDGEWATER PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 32, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 AND
 THE EAST 1/2 OF LOT 23 AND LOT 24, BLOCK 5, EDGEWATER PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 32, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 AND
 THE WEST 1/2 OF LOT 23, BLOCK 5, EDGEWATER PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 32, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ISSUED FOR: PRELIMINARY

NO.	DATE	DESCRIPTION	BY

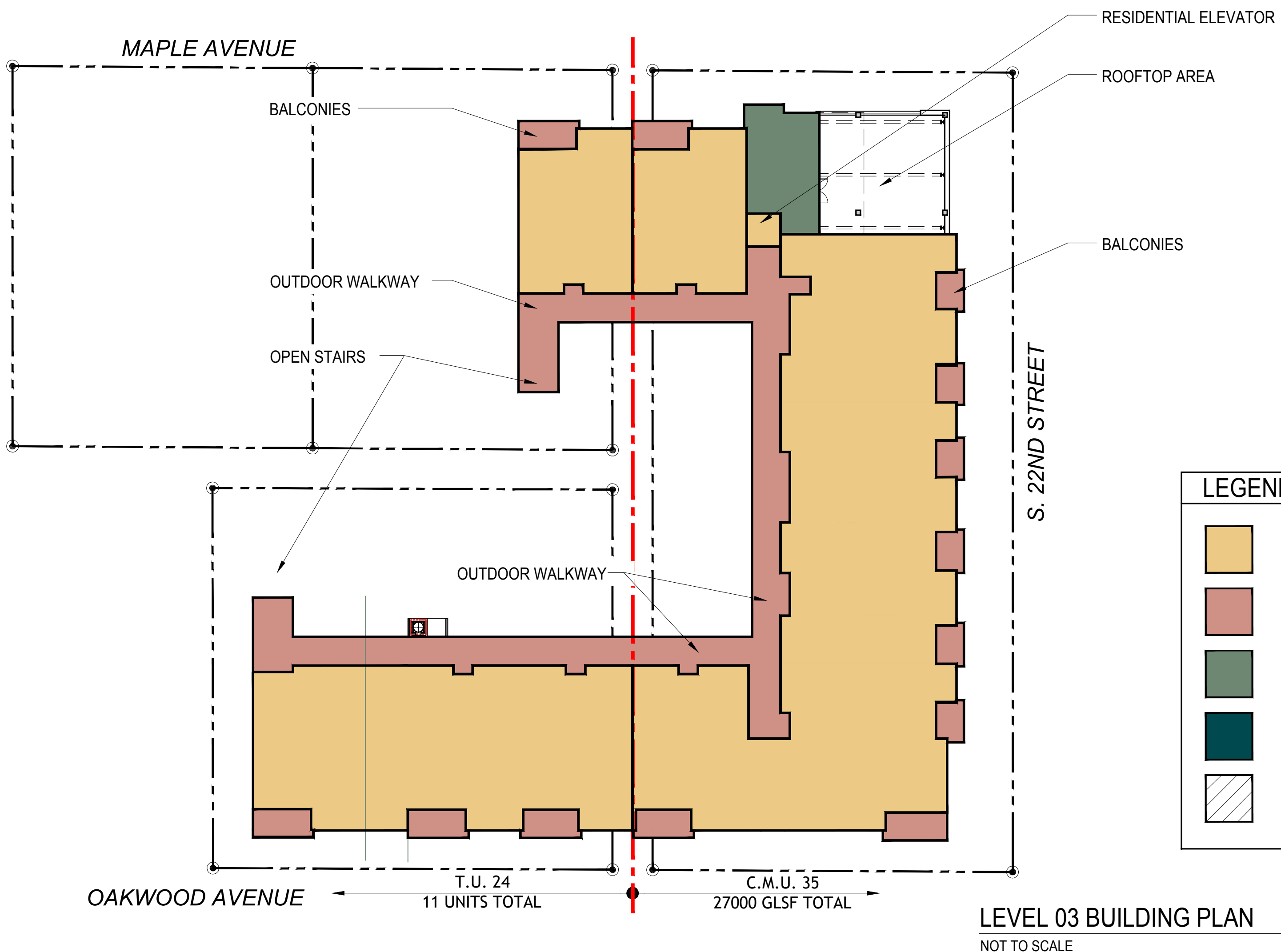
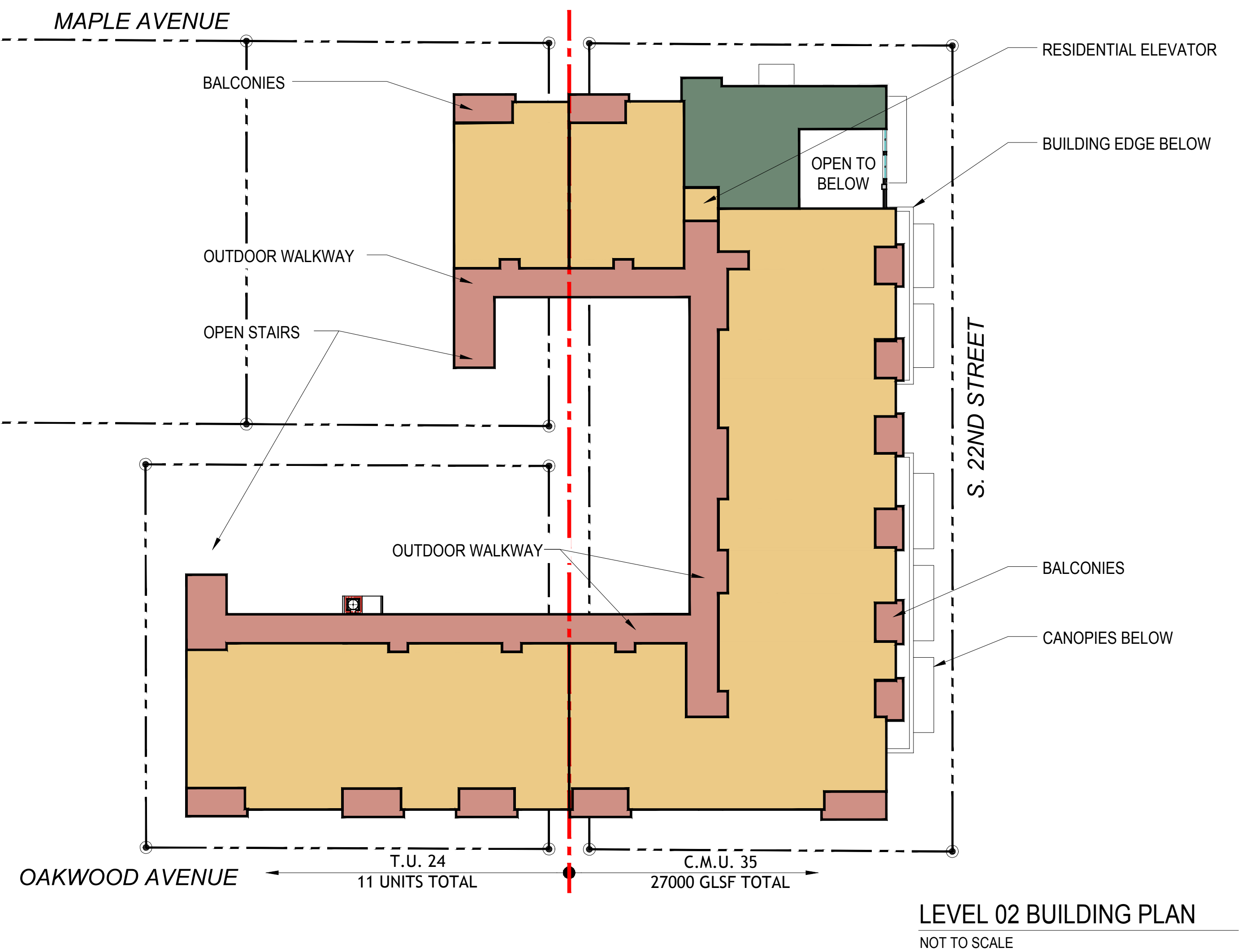
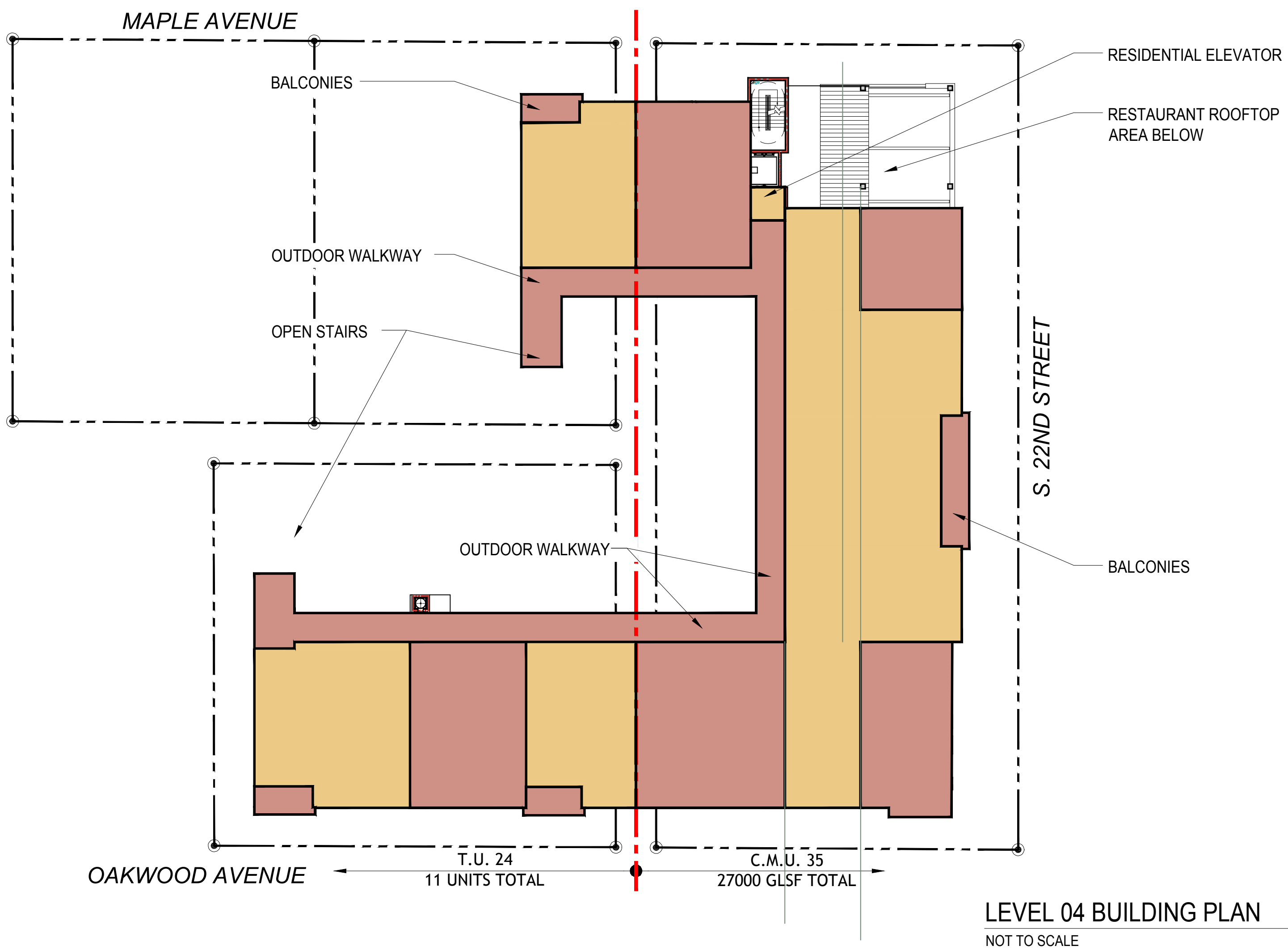
PROJECT NAME: STONEYS MIXED USE
 PROJECT LOCATION: CITY OF TAMPA, FLORIDA
 SHEET NAME: PD REZONING PLAN

2302 N. HIGHLAND AVENUE
 TAMPA, FL 33605
 Tel. 813-210-3333
 Fax. 813-944-4999

CTV CAPITAL
 GEA
 GLOBAL ENGINEERING ASSOCIATES

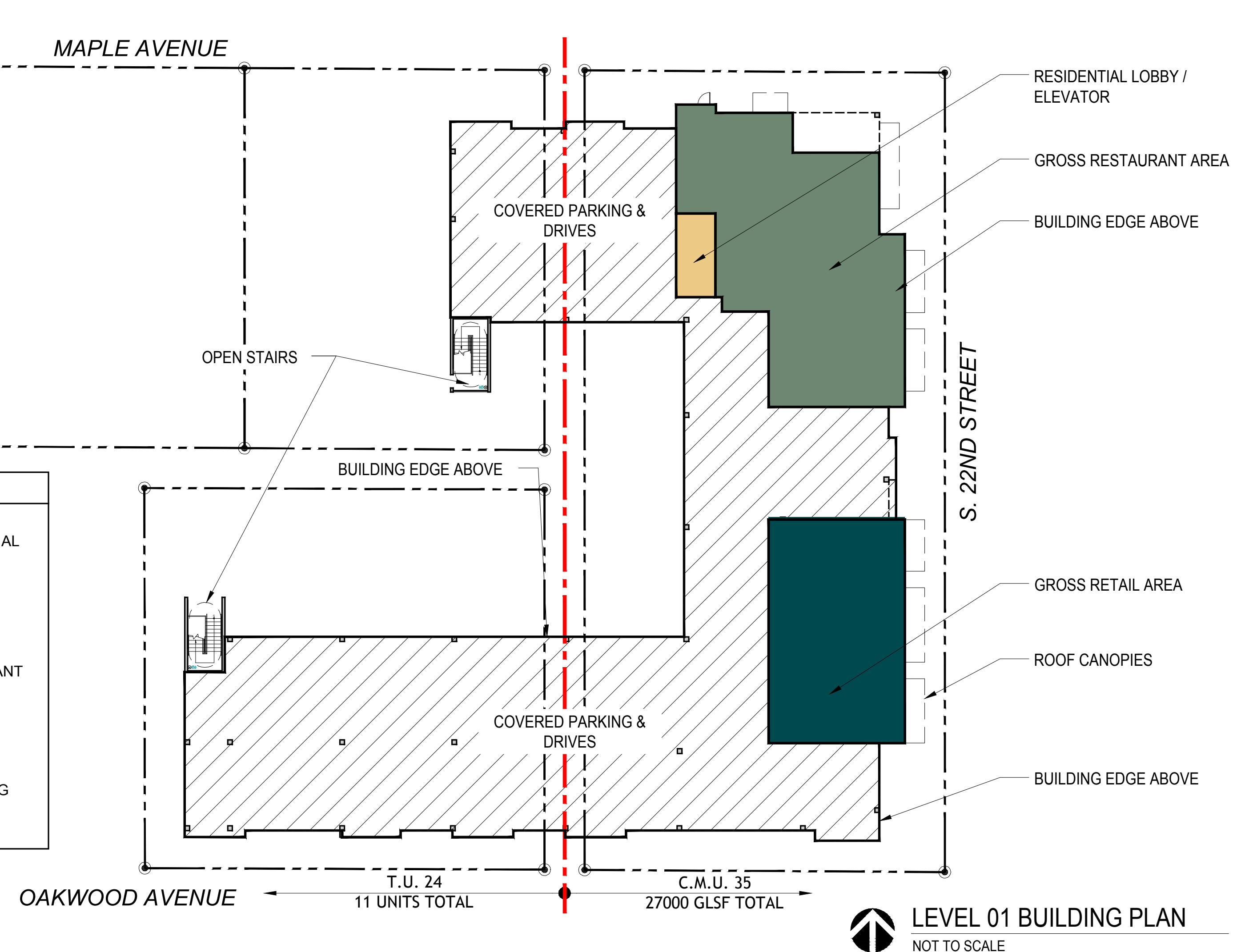
PREPARED FOR: CTV CAPITAL
 PREPARED BY: GEA

CASE NO.: _____ DATE: _____
 DATE: _____ CITY COUNCIL CHAIRMAN: _____
 DATE: _____ CITY CLERK: _____
 DATE: _____ ZONING ADMINISTRATOR: _____



LEGEND

	GROSS RESIDENTIAL SPACE
	OUTDOOR SPACE
	GROSS RESTAURANT
	GROSS RETAIL
	COVERED PARKING & DRIVES



STONEYS MIXED USE

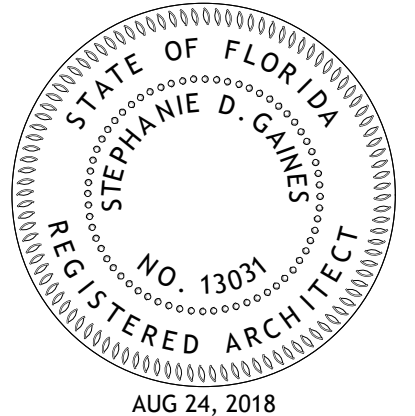
CTV CAPITAL, LLC
A-3 HOLDINGS



CURTS GAINES HALL JONES
ARCHITECTS
1213 EAST 6TH AVENUE
YBOR CITY
TAMPA FLORIDA 33605
PH: 813 228-8000
FX: 813 228-0770
FL LIC. C0001590

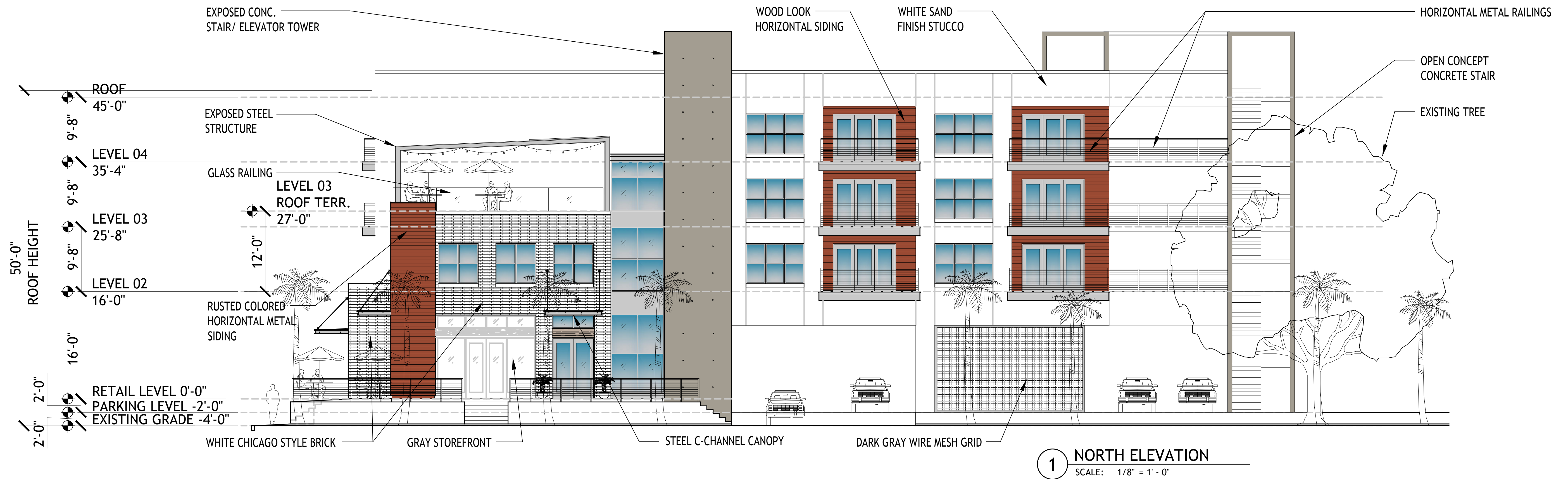
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DATE 08.24.18
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REV. 3 ...
REV. 4 ...
REV. 5 ...
REV. 6 ...
REV. 7 ...
REV. 8 ...
REV. 9 ...
REV. 10 ...
REV. 11 ...
REV. 12 ...

To the best of the architect's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the authority having jurisdiction in accordance with FBC 110.3.7.4.4 and Ch. 6-3.7. F.S. 554.9.4.4. SCHEMATIC DESIGN



AUG 24, 2018
ARCHITECT OF RECORD
STEPHANIE D. GAINES
FL LIC. AR 0013013

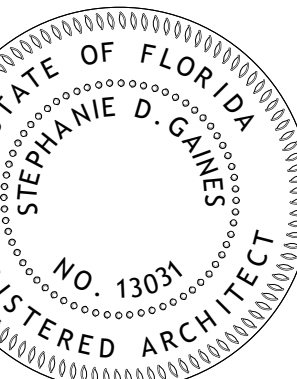
LEVELS 01 - 04
PLAN



CURTS GAINES HALL JONES
 ARCHITECTS
 1213 EAST 6TH AVENUE
 YBOR CITY
 TAMPA FLORIDA 33605
 PH: 813 228-8000
 FX: 813 228-0770
 FL LIC. C0001590

JOB NO.	1804
DATE	08.24.18
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REV. 12	...

To the best of the architect's knowledge, the plans and specifications comply with the applicable municipal, building codes and the applicable fire-safety standards as determined by the local authority having jurisdiction.
 AUG 24, 2018
 SCHEMATIC DESIGN

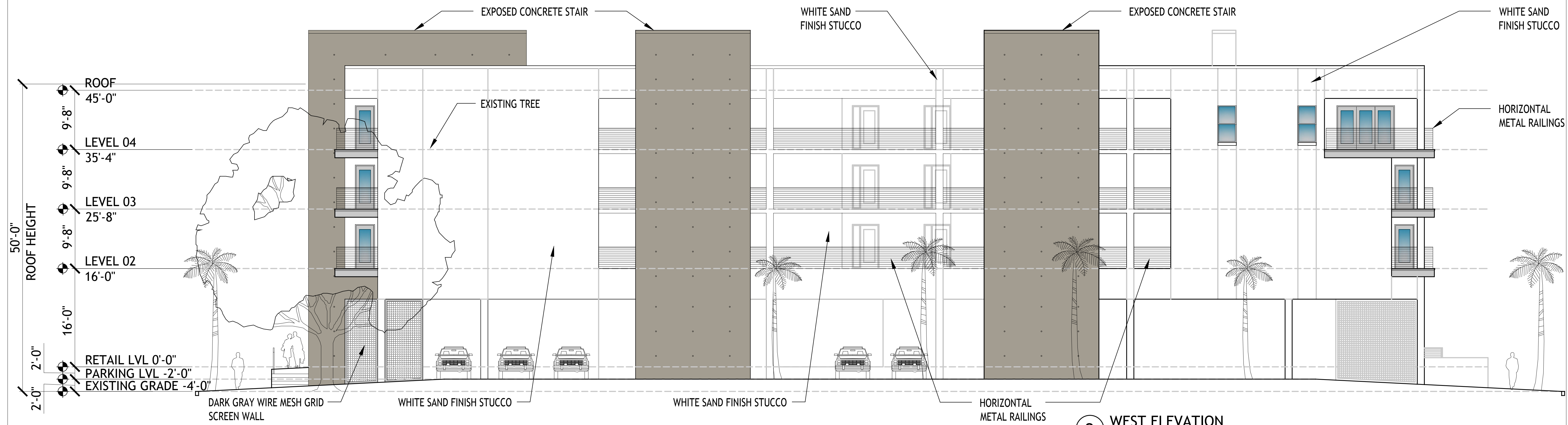


AUG 24, 2018
 ARCHITECT OF RECORD
 STEPHANIE D. GAINES
 FL LIC. AR 0013031

EXTERIOR ELEVATIONS
NORTH & SOUTH



1 EAST ELEVATION
SCALE: 1/8" = 1' - 0"



2 WEST ELEVATION
SCALE: 1/8" = 1' - 0"

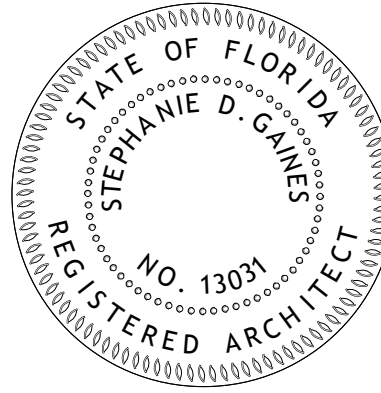
CTV CAPITAL, LLC
A-3 HOLDINGS



CURTS GAINES HALL JONES
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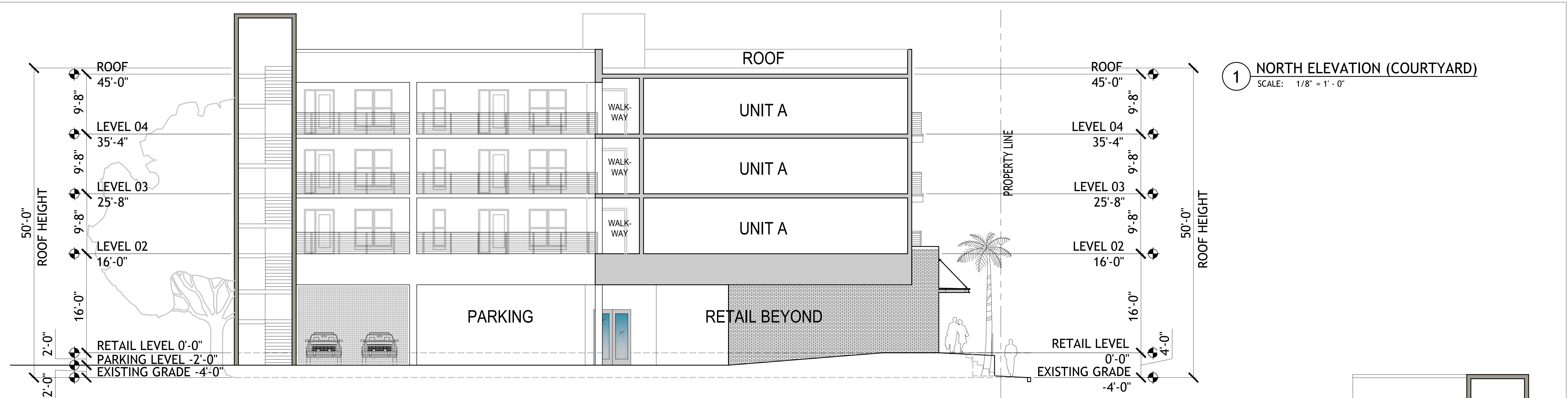
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REV. 12	...

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SCHEMATIC DESIGN

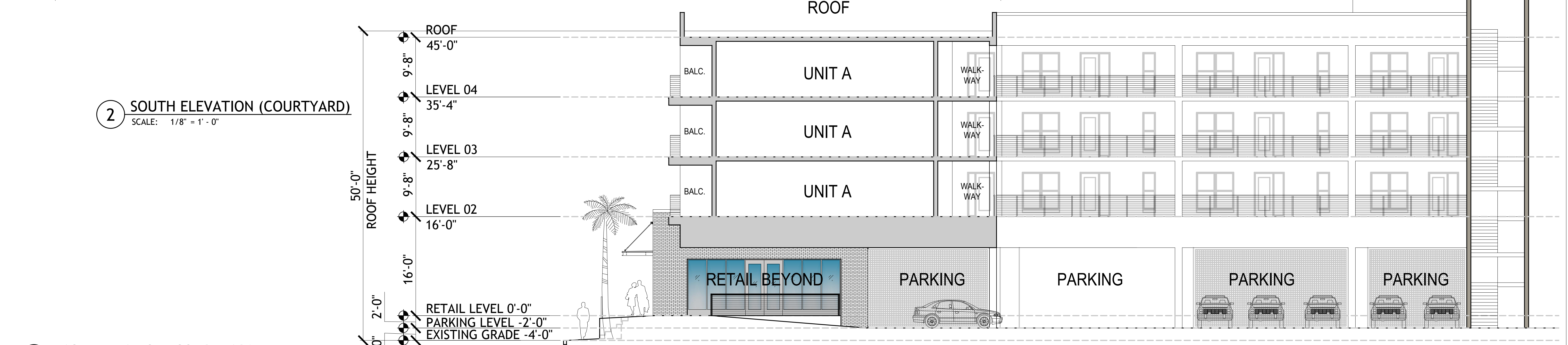


AUG 24, 2018
ARCHITECT OF RECORD
STEPHANIE D. GAINES
FL LIC. AR 0013031

EXTERIOR ELEVATIONS
EAST & WEST



1 NORTH ELEVATION (COURTYARD)
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (COURTYARD)
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION (COURTYARD)
SCALE: 1/8" = 1'-0"

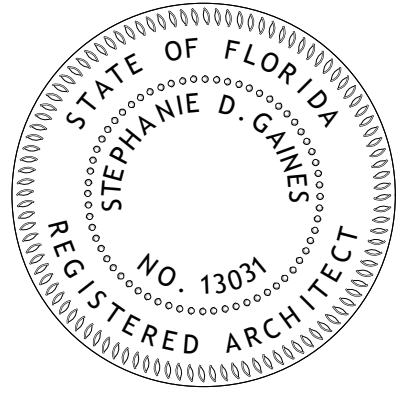
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REV. 12	...

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SCHEMATIC DESIGN



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EXTERIOR ELEVATIONS
NORTH, SOUTH & EAST
(COURTYARD)