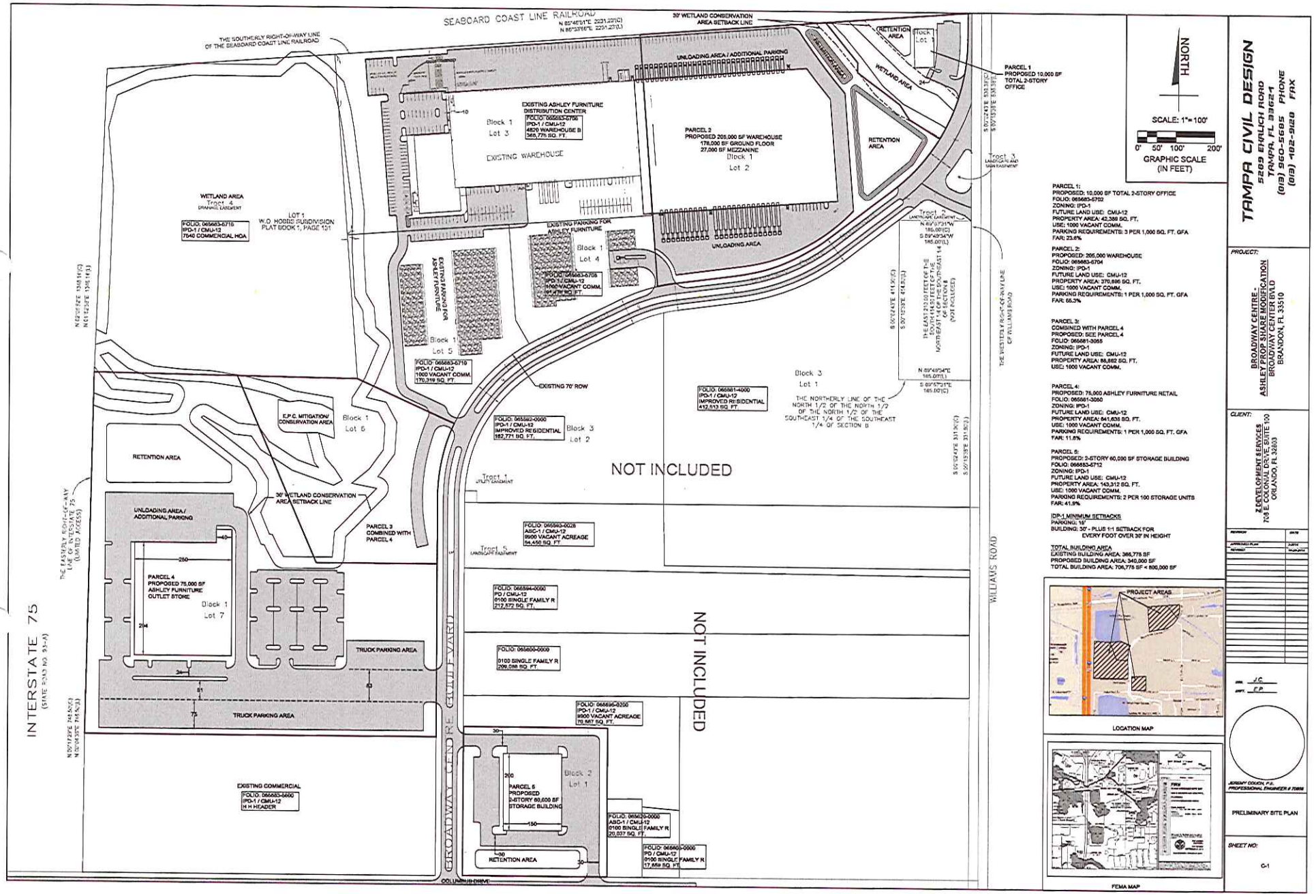

PARCEL 1:
PROPOSED: 10,000 SF TOTAL 2-STORY OFFICE
FOLIO: 065683-5702
ZONING: IPD-1
FUTURE LAND USE: CMU-12
PROPERTY AREA: 42,388 SQ. FT.
USE: 1000 VACANT COMM.
PARKING REQUIREMENTS: 3 PER 1,000 SQ. FT. GFA
FAR: 23.6%

PARCEL 2:
PROPOSED: 205,000 WAREHOUSE
FOLIO: 065683-5704
ZONING: IPD-1
FUTURE LAND USE: CMU-12
PROPERTY AREA: 370,696 SQ. FT.
USE: 1000 VACANT COMM.
PARKING REQUIREMENTS: 1 PER 1,000 SQ. FT. GFA
FAR: 55.3%

PARCEL 3:
COMBINED WITH PARCEL 4
PROPOSED: SEE PARCEL 4
FOLIO: 065681-3055
ZONING: IPD-1
FUTURE LAND USE: CMU-12
PROPERTY AREA: 88,882 SQ. FT.
USE: 1000 VACANT COMM.

PARCEL 4:
PROPOSED: 75,000 ASHLEY FURNITURE RETAIL
FOLIO: 065681-3050
ZONING: IPD-1
FUTURE LAND USE: CMU-12
PROPERTY AREA: 841,638 SQ. FT.
USE: 1000 VACANT COMM.
PARKING REQUIREMENTS: 1 PER 1,000 SQ. FT. GFA
FAR: 11.8%

PARCEL 5:
PROPOSED: 2-STORY 60,000 SF STORAGE BUILDING
FOLIO: 065683-5712
ZONING: IPD-1
FUTURE LAND USE: CMU-12
PROPERTY AREA: 143,312 SQ. FT.
USE: 1000 VACANT COMM.
PARKING REQUIREMENTS: 2 PER 100 STORAGE UNITS
FAR: 41.9%

IDP-1 MINIMUM SETBACKS
PARKING: 10'
BUILDING: 30' - PLUS 1:1 SETBACK FOR EVERY FOOT OVER 30' IN HEIGHT

TOTAL BUILDING AREA
EXISTING BUILDING AREA: 366,775 SF
PROPOSED BUILDING AREA: 340,000 SF
TOTAL BUILDING AREA: 706,775 SF < 800,000 SF

LOCATION MAP

FEMA MAP

TAMPA CIVIL DESIGN
5269 EHRLICH ROAD
TAMPA, FL 33624
(813) 960-5685 PHONE
(813) 492-9128 FAX

PROJECT:
BROADWAY CENTRE -
ASHLEY PROP SHARE MODIFICATION
BROADWAY CENTER BLVD
BRANDON, FL 33510

CLIENT:
ZEVELOPMENT SERVICES
7691 E. COLONIAL DR. SUITE 100
ORLANDO, FL 32807

REVISION	DATE
APPROVED PLAN	
REVISED	

JC
CP

JEREMY COUCH, P.E.
PROFESSIONAL ENGINEER # 70868

PRELIMINARY SITE PLAN

SHEET NO:
C-1