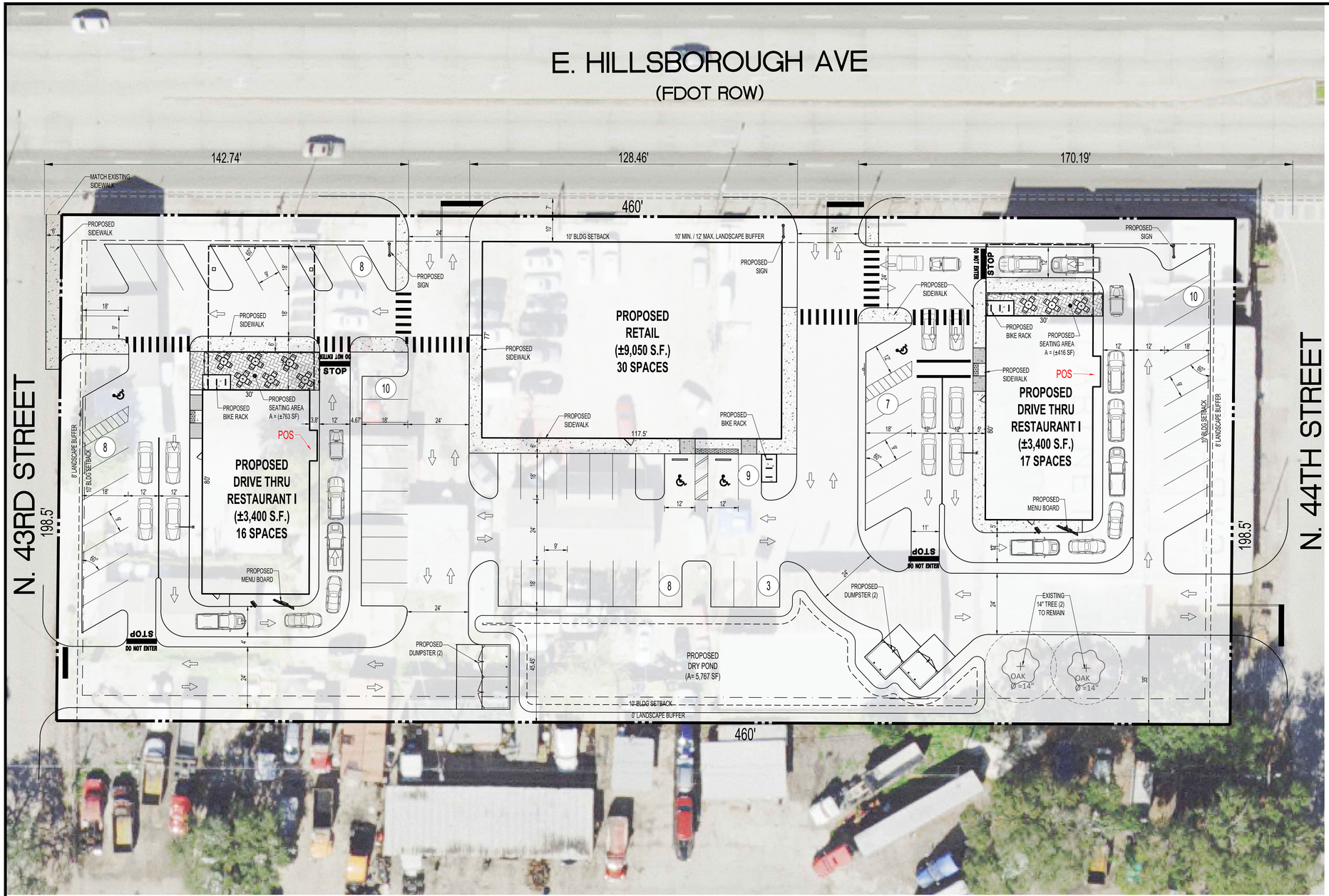

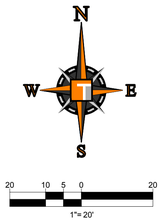

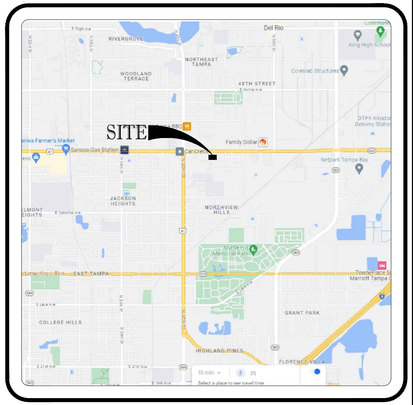

VICINITY MAP
N.T.S.

SITE DATA

PROPERTY SIZE:	±2.1 AC (±91,287 SF)
FOLIO ID:	154178-0000,154179-0000,154180-0000
SITE ADDRESS:	4301, 4315, 4335 E. HILSBOROUGH AVE TAMPA, FL 33610
JURISDICTION:	CITY OF TAMPA
ZONING DISTRICT:	CI

LANDSCAPE BUFFERS:

FRONT (N)	10 FEET
SIDE (W)	8 FEET
SIDE (E)	8 FEET
REAR (S)	0 FEET

REQUIRED SETBACKS:

FRONT (N)	10 FEET MIN. / 12 FEET MAX.
SIDE (W)	10 FEET
SIDE (E)	10 FEET
REAR (S)	10 FEET

REQUIRED PARKING:

RESTAURANT I:		
1 SPACE / 4 SEATS		
ASSUMED 60	=	15 SPACES
RETAIL:		
4/1000 SF (9,050 SF)	=	36 SPACES
RESTAURANT II:		
1 SPACE / 4 SEATS		
ASSUMED 60	=	15 SPACES
TOTAL		66 SPACES

PARKING PROVIDED:

RESTAURANT I:		16 SPACES
RETAIL:		30 SPACES
RESTAURANT II:		17 SPACES
TOTAL		63 SPACES (INCLUDING 4 ADA)

REDUCTION:

10% BIKE	=	3.6 = (4 SPACES)
10% MOTORCYCLE	=	3.6 = (4 SPACES)
20% REDUCTION	OR	13 SPACES
TOTAL REQUIRED		50 SPACES

NOTES:

1. CONCEPT PLAN CREATED WITHOUT SURVEY.
2. NO POND ASSUMED UNDERGROUND CHAMBERS.
3. POSSIBLE DOORS REQUIRED TO OPEN ON HILLSBOROUGH AVE.
4. UP TO 65% CAN BE COMPACT PARKING @ 8'x16'.
5. 6' WIDE SIDEWALK THRU PROPERRTY.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
6300 NW 31st AVE. FT. LAUDERDALE, FL 33309 P: 954-202-7000
1502 W. FLETCHER AVE. UNIT NO.: 101 TAMPA, FL 33612 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7593

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REVISIONS

REV	DATE	COMMENT	BY

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FOR CONCEPTUAL PURPOSES ONLY

PROJECT No.:	FT230048
DRAWN BY:	HR
CHECKED BY:	EMM
DATE:	09/21/2023
SCALE:	AS NOTED
CAD I.D.:	CONCEPT H

PROJECT:

HILLSBOROUGH AVE

TAMPA, FL

FOR

IHF

CITY OF TAMPA

THOMAS ENGINEERING GROUP

1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
Fax: (813) 379-4040
www.ThomasEngineeringGroup.com

SHEET TITLE:

CONCEPT PLAN

SHEET NUMBER:

H

OF