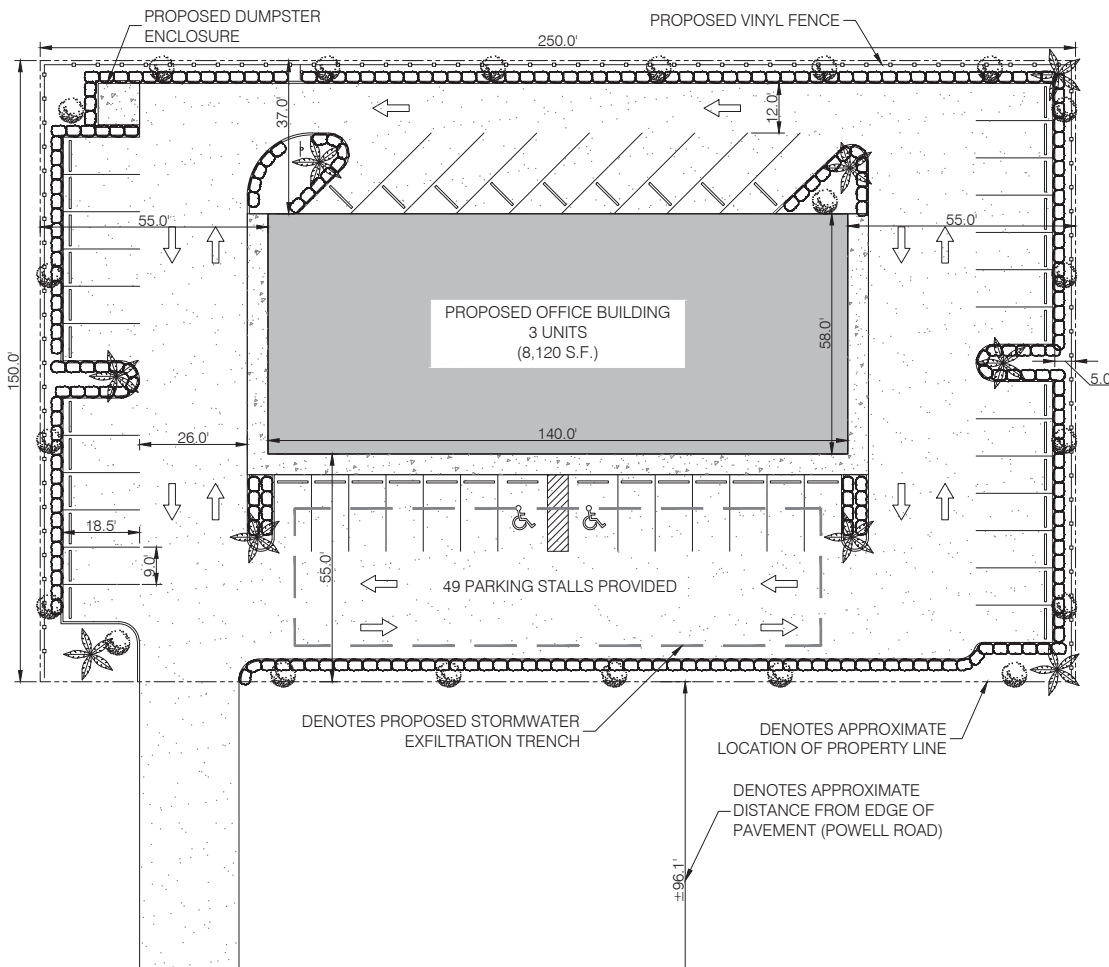


SITE DATA

PARCEL ID:
R11 423 18 0000 0030 0050

ZONING:
RESIDENTIAL

PARCEL KEY:
01280615

PROPOSED ZONING
PDP (OP)

SITE INFORMATION:

SITE AREA = 37,595.00 S.F. (0.86 ACRES)
TOTAL IMPERVIOUS = 31,750 S.F. (0.72 ACRES)
ISR = 84.45%

FLOOD ZONE:
AE

PARKING CALCULATIONS:

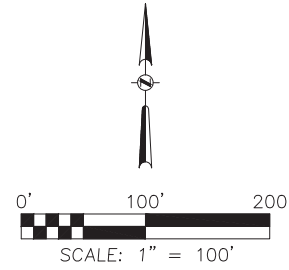
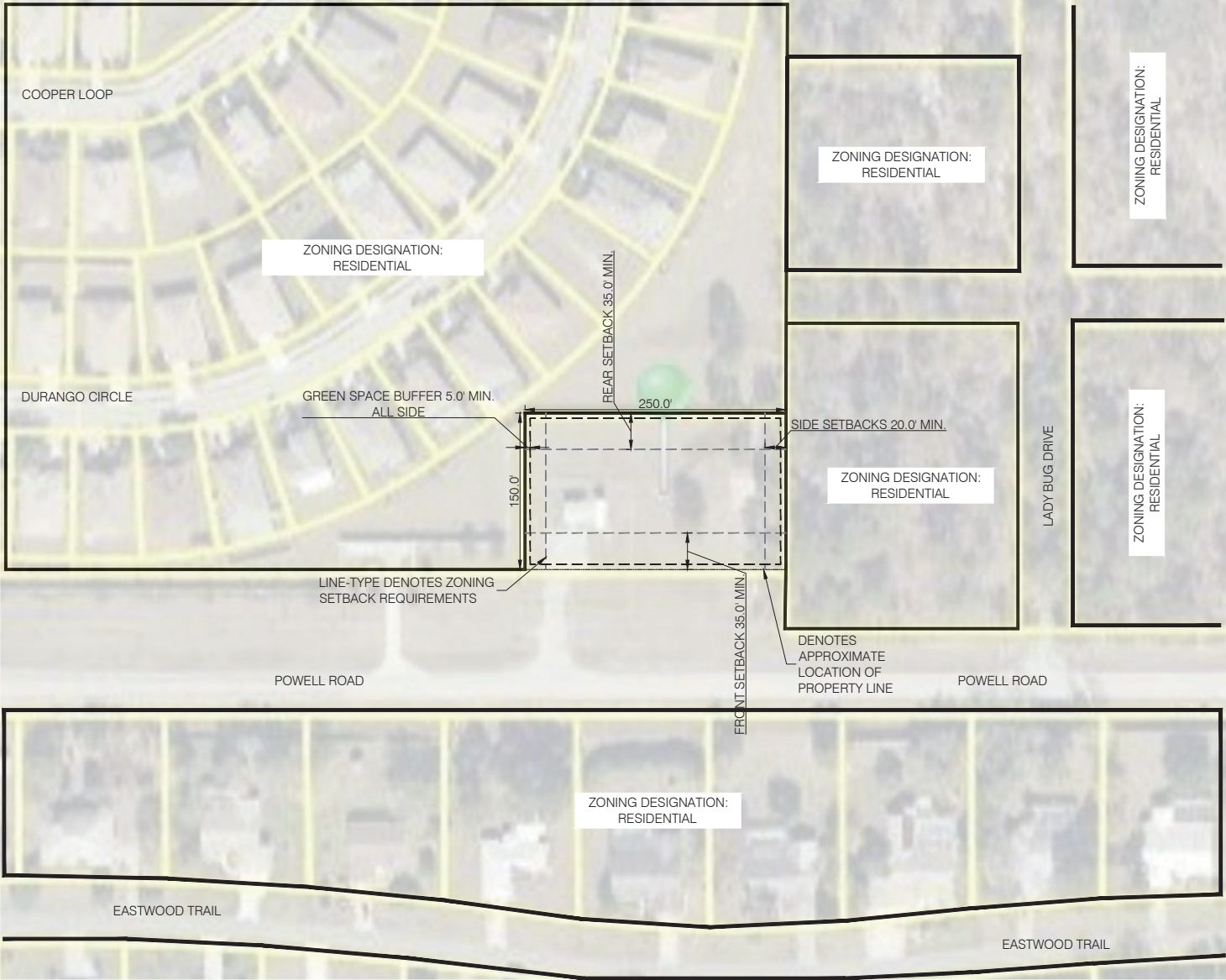
MEDICAL OFFICE AND CLINIC
4 SPACES / 1000 GFA
TOTAL S.F. 8120 / 1000 x 4 = 32.48 STALLS REQUIRED
47 STANDARD STALLS + 2 ADA STALL = 49 TOTAL
PROPOSED PARKING STALLS

ADJACENT ZONING:

NORTH - RESIDENTIAL / EAST - RESIDENTIAL
WEST - RESIDENTIAL

MINIMUM SET BACKS		
SIDES	FRONT	REAR
20 FT	35 FT	

PROJECT INTENSITY		
BUILDING	ASPHALT PAVEMENT	CONCRETE
8,120 S.F. (0.18 ACRES)	22,300 S.F. (0.51 ACRES)	1,330 S.F. (0.03 ACRES)



0 POWELL ROAD	
PARCEL ID	PARCEL KEY
R11 423 18 0000 0030 0050	01280615
CURRENT ZONING	PROPOSED ZONING
RESIDENTIAL	PDP (OP) WITH C-1/C-2 USE DESIGNATIONS

ZONING DESTINATIONS			
NORTH	SOUTH	EAST	WEST
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL

MINIMUM SET BACKS		
SIDES	FRONT	REAR
20 FT	35 FT	35 FT

REVISIONS:

DATE:	11/03/2023
DRAWN BY:	TL
CHECKED BY:	DE
JOB NO.:	006-2018114C

POWELL ROAD OFFICE

0 POWELL ROAD

ENGINEERING
CIVIL - STRUCTURAL - COASTAL
1500 W. BAYVIEW BLVD., SUITE 100
ST. PETERSBURG, FL 33702
PHONE 727.527.5800

EX-1

MASTER PLAN

11/03/2023
DANIEL J. EPPERLY, PE
PE NO. 94679