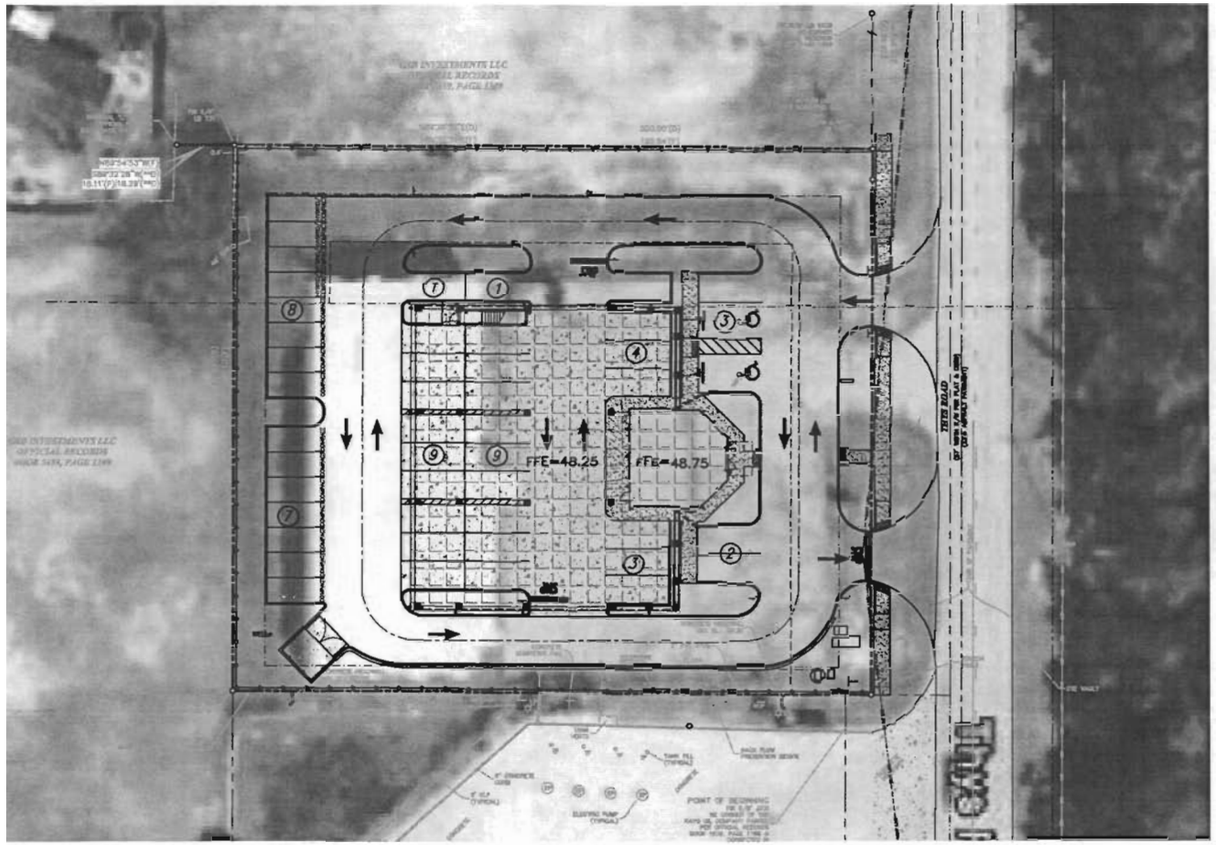
Site Plan

NORTH



0 20 40 60
Scale 1" = 20 ft

LEGEND

- BUILDING
- PROPOSED ASPHALT
- EXISTING ASPHALT
- PROPERTY LINE
- SILT FENCE
- 6" THK. CONCRETE
- 4" THK. CONCRETE

SITE DATA TABLE

PROPERTY PIN:	16-26-16-0010-06000-0010
LOCATION:	Section 16, Township 26, Range 16
EXISTING ZONING:	C1 & R1MH
ADDRESS:	4035 THYS RD, NEW PORT RICHEY, FL 34653
EXISTING LAND USE:	OFFICE
LAND USE:	ROR & RES6
MAX. BUILDING HEIGHT:	35' (PROP. 3-STORY BLDG W/ 1 PARKING), 34'-11" ACTUAL HEIGHT
MIN. CANOPY HEIGHT:	13'-6"
GARAGE HEIGHT:	9'-2"

TOTAL BUILDING SQUARE FOOTAGE: 14,038 SF (*ACTUAL ALLOWED BY PARKING 14,100 SF)

REQUIRED SETBACKS:
FRONT (EAST): 25'
SIDE (NORTH): 30'
SIDE (SOUTH): 0'
REAR (WEST): 30' & 0'

LANDSCAPE BUFFERS; SEC. 603 & 603A

REQUIRED:	PROPOSED:
FRONT: TYPE: "A" 10' WIDE	FRONT: TYPE: "A" 10' WIDE
REAR: TYPE: "A" & "B" 10' & 15' WIDE	REAR: TYPE: "A" & "B" 10' WIDE
SIDE (N): TYPE: "B" 15' WIDE	SIDE (N): TYPE: "B" 15' WIDE
SIDE (S): TYPE: "A" 10' WIDE	SIDE (S): TYPE: "A" 8' WIDE
SEE LANDSCAPE DETAILS	SEE LANDSCAPE DETAILS

PARKING REQUIRED: PER SECTION 615

MEDICAL OFFICE: 1 SPACE PER 300 SF

MEDICAL OFFICE: 14,038 SF * 1/300 SF = 47 (*ACTUAL ALLOWED BY PARKING 14,100 SF)
TOTAL REQUIRED: 47 SPACES

PARKING PROVIDED: PER SECTION 615

HANDICAPPED SPACES: 2
COMPACT SPACES: 15 (32% PROP.; 25% ALLOWED)
REGULAR SPACES: 30
TOTAL PROVIDED: 47 SPACES

PROJECT AREAS:

PROPOSED BUILDINGS: (1st FLOOR BLDG FOOTPRINT ONLY)	8,470 S.F. ~ 24.48% ~ 0.19 AC.
PROPOSED CONCRETE: (OUTSIDE OF BLDG FOOTPRINT)	1,269 S.F. ~ 3.67% ~ 0.03 AC.
PROPOSED VEHICLE USE: (OUTSIDE OF BLDG FOOTPRINT)	14,844 S.F. ~ 42.91% ~ 0.34 AC.
PROPOSED OPEN SPACE:	10,012 S.F. ~ 28.94% ~ 0.23 AC.
TOTAL SITE AREA:	34,595 S.F. ~ 100.00% ~ 0.79 AC.

IMPERVIOUS AREA:

PROVIDED: 0.71 24,583 SF

FLOOR AREA RATIO:

ALLOWED (MAX): 0.59 FAR 14,375 SF
PROVIDED: 0.57 FAR 14,038 SF
(BASED ON 0.57 AC OF ROR LAND USE AREA

LANDSCAPE:

BUILDING PERIMETER: REQUIRED = 10% * 8,470 SF = 847 SF
PROVIDED = ROOFTOP GARDEN = 570 SF
PLANTED VERTICAL WALLS & BEDS = 876 SF
TOTAL PROVIDED = 1,446 SF

VEHICULAR USE: REQUIRED = 10% * 14,887 SF = 1,489 SF
PROVIDED = 1,717 SF

FEMA FLOOD ZONE: SITE IS LOCATED IN ZONE X PER FEMA PANEL 12027C0354D DATED 09/30/1992
NO ELEVATION ESTABLISHED.

PREVIOUS REZONING:
RZ 947 - DATED 9/1979 FROM R1MH TO C1
SE 4604, APPROVED 1/13/83 FOR PARKING IN THE R-1MH ZONING

CAMPO ENGINEERING, INC.
FBPR CERTIFICATE OF AUTHORIZATION NO. 26728

1725 EAST 5TH AVENUE
TAMPA, FL. 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE

INFINITY DOCTOR OFFICE

PASCO COUNTY

CLIENT

INFINITY GREEN
MEDICAL PARK, LLC
4001 W. HENRY AVENUE
TAMPA, FL 33614

REVISIONS

NO.	DESCRIPTION	DATE

DATE: 11/2008
REVIEWED BY: MDC
DRAWN BY: BLM
DESIGNED BY: BLM

PROJECT NUMBER

08-019

Matthew D. Campo 53988 4/5/2010
NAME SEAL NO. DATE

SHEET TITLE

AERIAL EXHIBIT

SHEET NUMBER

EX-1