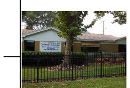
TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT
233	MAPLE	20"
238	MAPLE	5"
243	MAPLE	18"
250	OAK	20"
314	OAK	8"
315	OAK	12"
317	OAK	7"
318	OAK	4"
319	OAK	6"
320	OAK	6"
360	OAK	28"
400	CITRUS (DEAD)	N/A
411	PINE	20"
412	PINE	20"
416	PINE	16"
420	PINE	18"
422	PINE	16"
438	OAK	32"
495	PALM	12"
496	PINE	17"
498	PALM	8"
505	PALM	12"
535	PALM	14"

GENERAL NOTES:
1- ALL DEVELOPMENT TO COMPLY WITH CITY OF TAMPA CODE OF ORDINANCES CHAPTER 5.13, 17.5, 20.5, 22, 25, 26 AND 27 INCLUDING ALL SUPPLEMENTAL REGULATION AND TECHNICAL STANDARDS UNLESS OTHERWISE WAIVED HEREIN.
2- SITE WILL COMPLY WITH SECTION 22-103 SIDEWALKS ALONG KENSINGTON AVE AND COOLIDGE AVE.
3- EXISTING PARKING SPACES OF 4360 KENSINGTON AVE WILL BE REMOVED AND NEW SURFACE APPLIED.
4- EXISTING BUILDING ON LOTS 271, 272 AND 273 WILL BE RAZED.
5- EXISTING MEDICAL/DENTAL BUILDING ON LOTS 148, 149, 150 AND 151 WILL BE MODIFIED WITH AN INTERIOR ALTERATION AND EXTERIOR ADDITION.
6- ALL VEHICULAR ACCESS TO THE PROPERTY WILL BE THROUGH ACCESS ON COOLIDGE AVE.
7- ALL ABANDONED DRIVEWAYS SHALL BE REMOVED AND PUBLIC RIGHT-OF-WAY RESTORED TO CITY OF TAMPA STANDARDS AND SPECS.
8- DEVELOPMENT WILL COMPLY WITH THE CITY OF TAMPA STORM WATER TECHNICAL STANDARDS.

PARKING SPACE CALCULATION / NOTES:
BUSINESS AREA = 2,600 SQUARE FEET
PARKING REQUIRED: 2600 SF X $\frac{6}{1000}$ = 16 SPACES
15 SPACES PROVIDED, ONE OF WHICH IS ADA ACCESSIBLE
PROVIDED:
PARKING PROVIDED 15
PARKING REQUIRED 16
*WAIVE ONE SPACE
9 - FULL SIZE PARKING SPOTS (PER SEC. 27-183.12 PKG TABLE 2)
5 - COMPACT PARKING SPOTS (PER SEC. 27-183.12 PKG TABLE 3)
1 - HANDICAP SPOT



VIEW 1 NOT TO SCALE

PARKING LOT NOTES:
1 - HYDRO W.A.Y.N.E. FEEDERS TO BE PROVIDED FOR CENTER OAK BASED ON FINAL PAVING
2 - DRIVE AISLES PERVIOUS PAVEMENT OR ASPHALT (ASPHALT PREFERRED)
3 - THE DRIVE AISLES WILL BE PAVED WITH ASPHALT, CONCRETE OR PERVIOUS CONCRETE. THE BALANCE OF THE PARKING SPACES WILL BE A HARD ROCK SURFACE, PERVIOUS CONCRETE OR OTHER PERVIOUS PAVEMENT (TURF BLOCK, CRUSHED GRANITE OR RIVER ROCK)

VIEW 2 NOT TO SCALE

AREA TO BE RAZED:
BUILDING BEING REMOVED = 1,530 SQUARE FEET
EXISTING FENCING AND BUFFERING TO REMAIN
LOT 271, LOT 272 AND LOT 273

VIEW 3 NOT TO SCALE

FLOOD ZONE:
THE PROPERTY DISPLAYED HERE LIES WITHIN FLOOD ZONE AE, ELEVATION 9.0' (NAVD 88) AS SHOWN
IN FLOOD INSURANCE RATE MAP 120114, CITY OF TAMPA, HILLSBOROUGH COUNTY FLORIDA, MAP EFFECTIVE DATE AUGUST 28, 2008.

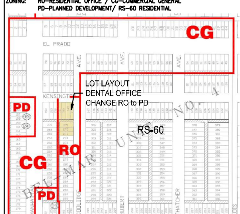
VIEW 4 NOT TO SCALE

SOLID WASTE NOTES:
1- SOLID WASTE COLLECTION SERVICE SHALL BE CURBSIDE. ON-SITE PERSONNEL SHALL BE RESPONSIBLE FOR THE PLACEMENT OF THE REUSE CANS AT THE CURB ON COLLECTION DAYS AS WELL AS SECURING THE REFUSE CANS AFTER THE COLLECTION PROCESS.
2- ALL REFUSE CANS SHALL NOT BE VISIBLE FROM THE RIGHT OF WAY OR ADJACENT PROPERTIES ON NON-COLLECTION DAYS.

VIEW 5 NOT TO SCALE

SITE DATA:
FOLIOS: 042013-6520 & 124712-0000 & 124674.0000
ADDRESS: 4306 KENSINGTON AVE. & 3607 COOLIDGE AVE. TAMPA, FL 33629
SITE AREA: 16,998 SQFT (0.390 ACRES)
EXISTING ZONING: RO - RESIDENTIAL OFFICE
PROPOSED ZONING: PD - PLANNED DEVELOPMENT
EXISTING USE: MEDICAL/DENTAL OFFICE
PROPOSED USE: MEDICAL AND BUSINESS/PROFESSIONAL OFFICE
BUILDING FOOTPRINT: 2,600 SQFT
WATER SERVICE: CITY OF TAMPA
SEWER SERVICE: CITY OF TAMPA
FIRE PROTECTION:

ZONING: RO-RESIDENTIAL OFFICE / CG-COMMERCIAL GENERAL PD-PLANNED DEVELOPMENT/ RS-60 RESIDENTIAL



LEGAL DESCRIPTION: (FOLIOS 042013-6520 & 124712-0000 & 124674.0000)
(PER O.R.B. 11854, PG. 910, HILLSBOROUGH COUNTY RECORDS).

PARCEL 1:
LOTS 148, 149, 150 AND THE EAST 15 FEET OF LOT 151, OF BEL-MAR UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN THE PLAT BOOK 16, PAGE(S) 55, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE NORTH 1/2 OF VACATED ALLEY ABUTTING ON THE SOUTH.

PARCEL 2:
LOTS 271, 272 AND 273 OF THE EAST 1/2 OF ALLEY ABUTTING ON THE WEST AND SOUTH 1/2 OF CLOSED ALLEY ABUTTING ON THE NORTH AS CONTAINED IN THAT CERTAIN ORDINANCE NO. 7842-A, RECORDED OFFICIAL RECORDS BOOK 3905, PAGE 1340, OF BEL-MAR UNIT NO. 4 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 55, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT ON, OVER AND ACROSS THE SOUTHERLY 10 FEET FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY AS RESERVED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 11230, PAGE 1369 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

THE WEST 10 FEET OF THE NORTH 77.62 FEET OF LOT 151 AND THE NORTH 77.62 FEET OF LOTS 152, 153 AND 154, BEL-MAR UNIT NO. 4, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 55, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Trees Retained					
Diameter (inches)	# of Trees	Multiplier for	Total Credits	Type of Tree	Tree No.
5" to 7"	4	0	0	(1) Maple (3) Oak	238/317/319/320
8" to 12"	2	1	2	(2) Oak	314/315
13" to 19"	4	2	8	(1) Maple (3) Pine	243/416/420/422
20" to 29"	3	4	12	(1) Maple (2) Oak	233/250/360
30" or more	1	10	10	(1) Oak	438
All Palms	3	1	3	(3) Palms	498/505/535
Total	17				

Trees Removed					Tree No.
Diameter (inches)	# of Trees	Multiplier for	Total Credits	Type of Tree	
5" to 7"	1	0	0	(1) Pine	496
8" to 12"	2	1	2	(2) Pine	411/412
13" to 19"	0	2	0	N/A	
20" to 29"	0	4	0	N/A	
30" or more	0	10	0	N/A	
All Palms	1	1	1		495
Total	4				
% Removed	19%				

Separate Req. Don't Subtract Above Credits				
Credit trees can only be used to offset planting req's if they meet planting stancards				
VUA Tree Requirements	LF/SF	Trees Req'd	VUA Trees	
Linear Feet VUA adjacant street frontage	84ft	1 per 40 LF	2.1	
Total Square Footage of VUA	6,400sqft	1 per 1500 SF	4.3	
Vechicle Usa Area Greenspace	1280	20% of VUA	1966	Green Provided in excess of reqd.
Use Tree Requirements				
Insert proposed use here...if applicable	0	1 per 1500 SF	0	
must place "0" if no trees required				
Total 2" Trees Required			6.4	

EASEMENTS LOCATED ON PROPERTY PER OFFICAL RECORD BOOK 5032 PAGE 16 AND ORDINANCE 7842-A.

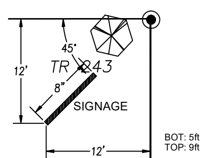
EXCERPT FROM RECORD BOOK 5032, PAGE 16

DRAINAGE FACILITIES
THE SOUTH 2.50 FEET OF LOTS 148, 149, 150 AND THE SOUTH 2.50 FEET OF THE EAST 15 FEET OF LOT 151; TOGETHER WITH THE NORTH 2.5 FEET OF LOT 271, ALL WITHIN BEL-MART UNIT #4, AS RECORDED IN PLAT BOOK 16, PAGE 55 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

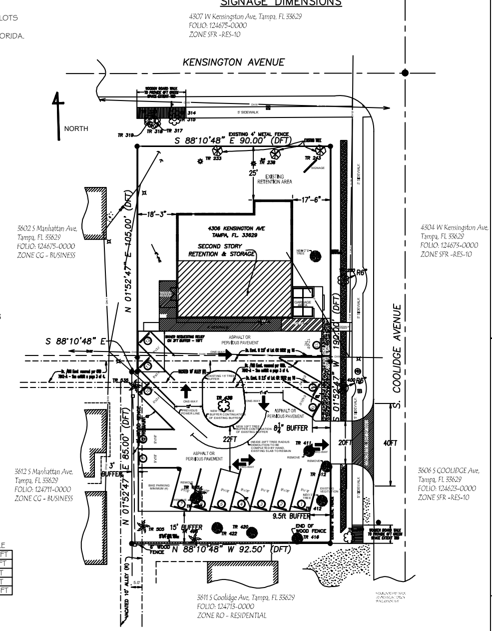
EXCERPT FROM ORDINANCE 7842-A
THOSE ALLEY RIGHTS OF WAY IN REVISED MAP OF BAY CITY, A SUBDIVISION OF RECORD IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, TO BE VACATED, CLOSED, DISCONTINUED AND ABANDONED, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

WITH A DRAINAGE AND UTILITY EASEMENT RESERVED OVER THE ENTIRE LENGTH AND WIDTH THEREOF:
THOSE ALLEY RIGHTS OF WAY LYING NORTH OF AND ABUTTING LOTS 1 THROUGH 9 INCLUSIVE IN BLOCK A AND NORTH OF AND ABUTTING LOTS 1 THROUGH 10 INCLUSIVE IN BLOCK B, LYING NORTH OF THAT VACATED RIGHT OF WAY OF BAY STREET, AND LYING NORTH OF AND ABUTTING LOT 1 IN BLOCK C, ALL IN SAID SUBDIVISION.

WITH A UTILIY EASMENT RESERVED OVER THE ENTIRE LENGTH AND WIDTH THEREOF:
THOSE ALLEY RIGHTS OF WAY IN BLOCKS E, F, G, H, I AND J, TOGETHER WITH THOSE ALLEY RIGHTS OF WAY ABUTTING THE VACATED PORTIONS OF BAY STREET LYING BETWEEN BLOCKS E AND F AND BETWEEN BLOCKS H AND I, TOGETHER WITH THAT ALLEY RIGHT OF WAY LYING SOUTH OF AND ABUTTUING LOTS 1 THROUGH 7 INCLUSIVE IN BLOCK N; ALL IN SAID SUBDIVISION.



SIGNAGE DIMENSIONS



SETBACK TABLE	
NORTH	20FT
SOUTH	15FT
EAST	7FT
WEST	7FT
MAX. BUILDING HEIGHT	38FT

SITE PLAN AND ARRANGEMENT TO COMPLY WITH:
- CHAPTER 26 - UTILITIES - ARTICLE IV - SOLID WASTE
- SECTION 27-139. GENERAL REQUIREMENTS. (1) DEVELOPMENT STANDARDS.
  d. REFUSE STATIONS, STORAGE AREAS AND OFF STREET LOADING AREAS.
    1. LOCATION.
    2. SCREENING.
- SECTION 27-284. BUFFERS AND SCREENING.
  1. BUFFERS REQUIRED (a)(b)
- SECTION 27-288. SOLID WASTE. (a)(b)(c) 1.2.3.4. (d)(e)(f)(g)(h)

TREE NOTES
THE SYCAMORES ON THE NORTH MUST KEEP THE EXISTING TOP OF BANK ON THE TREE SIDE

NOTE: NO DRAINAGE EASEMENTS ARE PUBLISHED PER OFFICIAL RECORD BOOK 5032 PAGE 16

WAIVERS
1. SECTION 27-283.7: TO REDUCE THE REQUIRED PARKING FROM 16 TO 15 SPACE
2. SECTION 27-283.10(b): TO REDUCE THE REQUIRED PARKING FOR MEDICAL OFFICE FROM 16 TO 15 SPACE
3. SECTION 27-283.12: TO ALLOW REDUCTION IN AISLE WIDTHS FROM 22 FEET TO 19 FEET, AND 18 FEET TO 14 FEET
4. SECTION 12-284(b): TO ALLOW ALTERNATIVE BUFFERING ALONG THE SOUTH PROPERTY LINE FROM A 6 FEET HIGH WALL TO A 6 FEET VINYL FENCE.
5. SECTION 27-284(2)(b): TO REDUCE THE REQUIRED USE TO USE BUFFER FROM A 6 FEET HIGH MASONRY WALL OR A FIVE-FOOT WIDE LANDSCAPING BUFFER ALONG EAST THE PROPERTY LINE TO 0 FEET WITHOUT A 6' MASONRY WALL.
6. SECTION 27-285: TO REDUCE THE REQUIRED VEHICLE USE AREA BUFFER FOR A DISTANCE OF 19 FEET ALONG THE NORTHWEST CORNER OF THE PARKING LOT FROM A 3 FEET BUFFER TO 0 FEET, AND ALONG THE EASTERN RIGHT OF WAY FROM 8 FEET BUFFER TO 0 FEET. THE REQUIRED LANDSCAPING IN-LIEU PAYMENT IS TO BE PAID AT THE TIME OF PERMITTING.
7. SECTION 27-285 TO REDUCE THE 3FT WIDE VUA BUFFER TO AN ABUTTING PROPERTY FROM 3FT TO 8FT SUBJECT TO AN IN-LIEU PAYMENT AT TIME OF PERMITTING.

NOTE: WAIVERS ABOVE ARE TO ACCOMMODATE THE EXISTING OAK AT THE CENTER OF PARKING

PROPOSED SITE PLAN

CASE NO.: ________	DATE: ________
DATE CITY: ________	COUNCIL CHAIRMAN ________
DATE CITY: ________	CLERK ________
CERTIFIED DATE: ________	ZONING ADMINISTRATOR ________

SCALE 1INCH = 20FT

RO-RESIDENTAL OFFICE to PD-PLANNED DEVELOPMENT
PROPOSED USE: MEDICAL AND BUSINESS / PROFESSIONAL OFFICE
REZ-14-32

DR. BAUER
4306 KENSINGTON AVE
TAMPA, FL. 33629

GREEN DOOR CONSTRUCTION

Robert J. Norton PE
Design / Construction
Residential & Commercial
821 S. Newport Ave.
Tampa, FL. 33606
813.245.9997

THIS DRAWING MEETS THE MINIMUM STANDARDS OF THE 2010 FLORIDA BUILDING CODE, ASCE 07-09

SEAL

ROBERT J. NORTON PE
FL.Reg. No. 54750
9/19/14 DATE

GENERAL NOTES

JOB NO.: | SIZE: D | DWG NO.: SITE
DATE: 7/29/13 | REV. 17