PROPOSED SITE DATA

SITE ADDRESS: 6785 46TH AVE NORTH,
ST. PETERSBURG, FL. 33709

SITE AREA:

IMPERVIOUS AREA (ON-SITE)	
- SIDEWALK	1,488 SF (0.03 AC) - 3.6%
- BUILDING	10,822 SF (0.25 AC) - 26.3%
- ASPHALT PAVEMENT	8,130 SF (0.19 AC) - 19.8%
- CONCRETE PAVEMENT	4,022 SF (0.09 AC) - 9.8%
- WALL / CONCRETE	946 SF (0.02 AC) - 2.3%
TOTAL IMPERVIOUS AREA (ON-SITE)	25,408 SF (0.58 AC) - 61.8%
IMPERVIOUS AREA (OFF-SITE)	
- SIDEWALK	1,015 SF (0.02 AC)
- CONCRETE PAVEMENT	3,119 SF (0.07 AC)
TOTAL IMPERVIOUS AREA (OFF-SITE)	4,134 SF (0.09 AC)
TOTAL PERVIOUS AREA (ON-SITE)	15,703 SF (0.36 AC) - 38.2%
TOTAL AREA (ONSITE)	41,111 SF (0.94 AC) - 100.0%

CURRENT ZONING
- SOUTHERN HALF OF PARCEL: C-2 (COMMERCIAL) - 0.48 AC
- NORTHERN HALF OF PARCEL: RM (RESIDENTIAL MULTIFAMILY) - 0.46 AC

LAND USE DESIGNATION
- GC (COMMERCIAL GENERAL)

OPEN SPACE AREA/PERCENTAGE
- 15,703 SF (0.36 AC/0.94 AC) - 38.2%

FLOOR AREA RATIO (FAR)
- 10,822 SF (0.25 AC/0.94 AC) - 26.3%

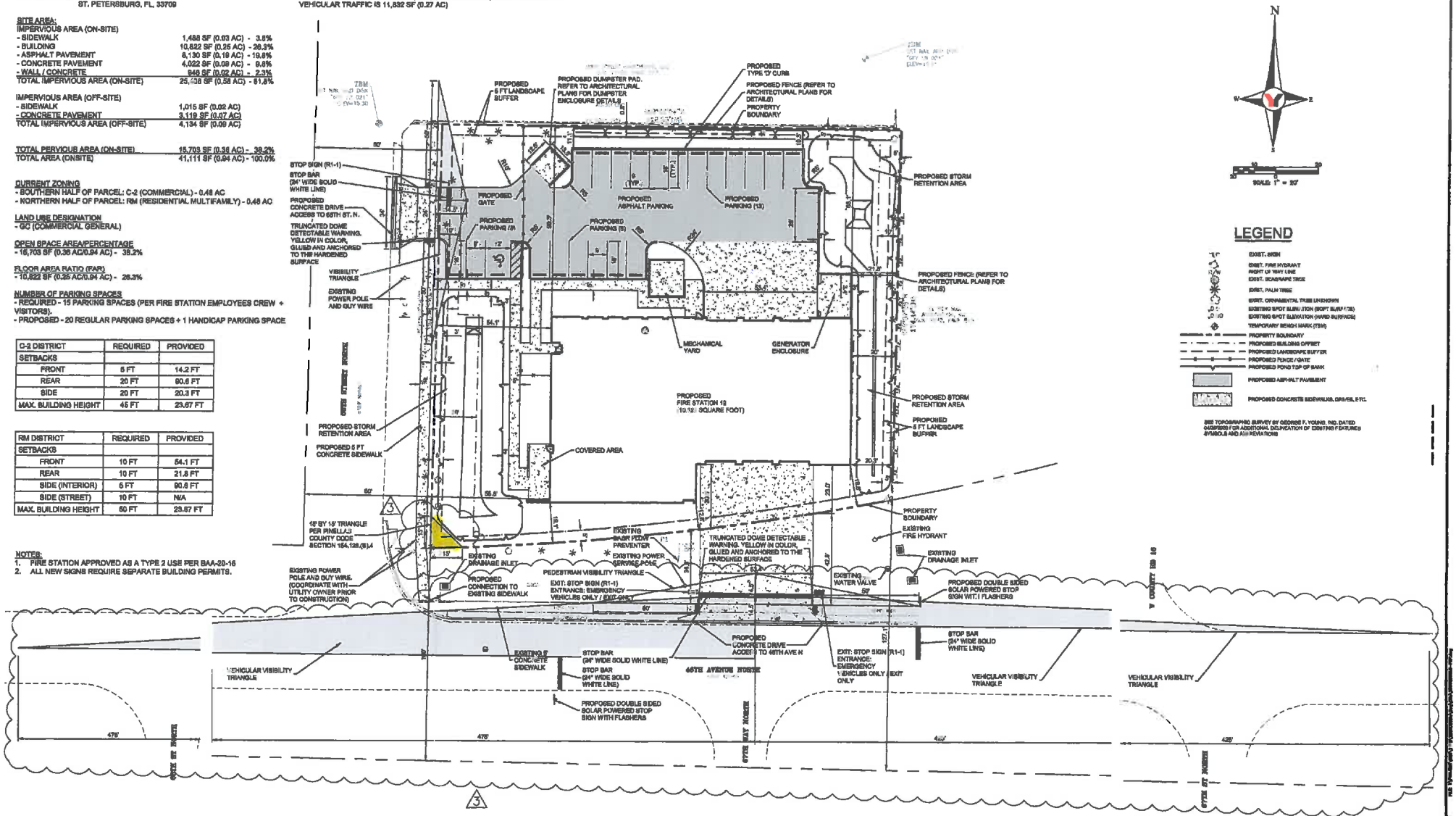
NUMBER OF PARKING SPACES
- REQUIRED - 15 PARKING SPACES (PER FIRE STATION EMPLOYEES CREW + VISITORS).
- PROPOSED - 20 REGULAR PARKING SPACES + 1 HANDICAP PARKING SPACE

C-2 DISTRICT	REQUIRED	PROVIDED
SETBACKS		
FRONT	5 FT	14.2 FT
REAR	20 FT	90.6 FT
SIDE	20 FT	20.3 FT
MAX. BUILDING HEIGHT	45 FT	23.67 FT

RM DISTRICT	REQUIRED	PROVIDED
SETBACKS		
FRONT	10 FT	54.1 FT
REAR	10 FT	21.8 FT
SIDE (INTERIOR)	6 FT	90.8 FT
SIDE (STREET)	10 FT	N/A
MAX. BUILDING HEIGHT	50 FT	23.67 FT

NOTES:
1. FIRE STATION APPROVED AS A TYPE 2 USE PER BAA-20-16
2. ALL NEW SIGNS REQUIRE SEPARATE BUILDING PERMITS.

NOTE:
PROPOSED ON-SITE PAVEMENT (ASPHALT/CONCRETE) AREA EXPOSED TO VEHICULAR TRAFFIC IS 11,832 SF (0.27 AC)



LEGEND

EXIST. SIGN
EXIST. FIRE HYDRANT
RIGHT OF WAY LINE
EXIST. SCRAPE TREE
EXIST. PALM TREE
EXIST. ORNAMENTAL TREE UNKNOWN
EXISTING SPOT ELEVATION (SOFT SURFACE)
EXISTING SPOT ELEVATION (HARD SURFACE)
TEMPORARY BENCH MARK (TBM)
PROPERTY BOUNDARY
PROPOSED BUILDING OFFSET
PROPOSED LANDSCAPE BUFFER
PROPOSED FENCE/GATE
PROPOSED POND TOP OF BANK
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE SIDEWALKS, DRIVES, ETC.

SEE TOPOGRAPHIC SURVEY BY GEORGE F. YOUNG, INC. DATED 04/28/2020 FOR ADDITIONAL DELINEATION OF EXISTING FEATURES SYMBOLS AND ABBREVIATIONS

NO.	BY	DATE	DESCRIPTION
1	MDC	10/30/20	CITY TRIANGLES; NOTES; DRWY, RAMP DIMES, SITE DATA; SIDEWALK
2	MDC	02/01/21	CITY TRIANGLES
3	MDC	05/03/21	CITY TRIANGLES ON 46TH AVE N; POND TOE CUT OF CORNER CLIP

NO.	BY	DATE	DESCRIPTION

	INITIALS	DATE
DESIGN	MER	
DRAWN	JDC	
CHECKED		
QUALITY CHK		
SCALE		

PREPARED FOR:
SWEET SPARKMAN ARCHITECTS, INC.
2198 MAIN STREET
SARASOTA, FL 34237
(941) 952-0084

George F. Young, Inc.
Since 1919
10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913
PHONE (941) 347-3555 FAX (941) 747-7233 WWW.GEORGEFYOUNG.COM
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 31
CIVIL & TRANSPORTATION ENGINEERING | GEOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

STATE OF FLORIDA — MICHAEL E. RISMAN JR. — LICENSE No. 49518 — PROFESSIONAL ENGINEER — DATE

This item has been digitally signed and sealed by Michael E. Risman Jr. PE on May 4, 2021. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

LEALMAN FIRE STATION # 19
FINAL SITE PLAN
SECTION 6, TOWNSHIP 31S., RANGE 16E.

JOB NO. 20000900LC
SHEET NO. C4