

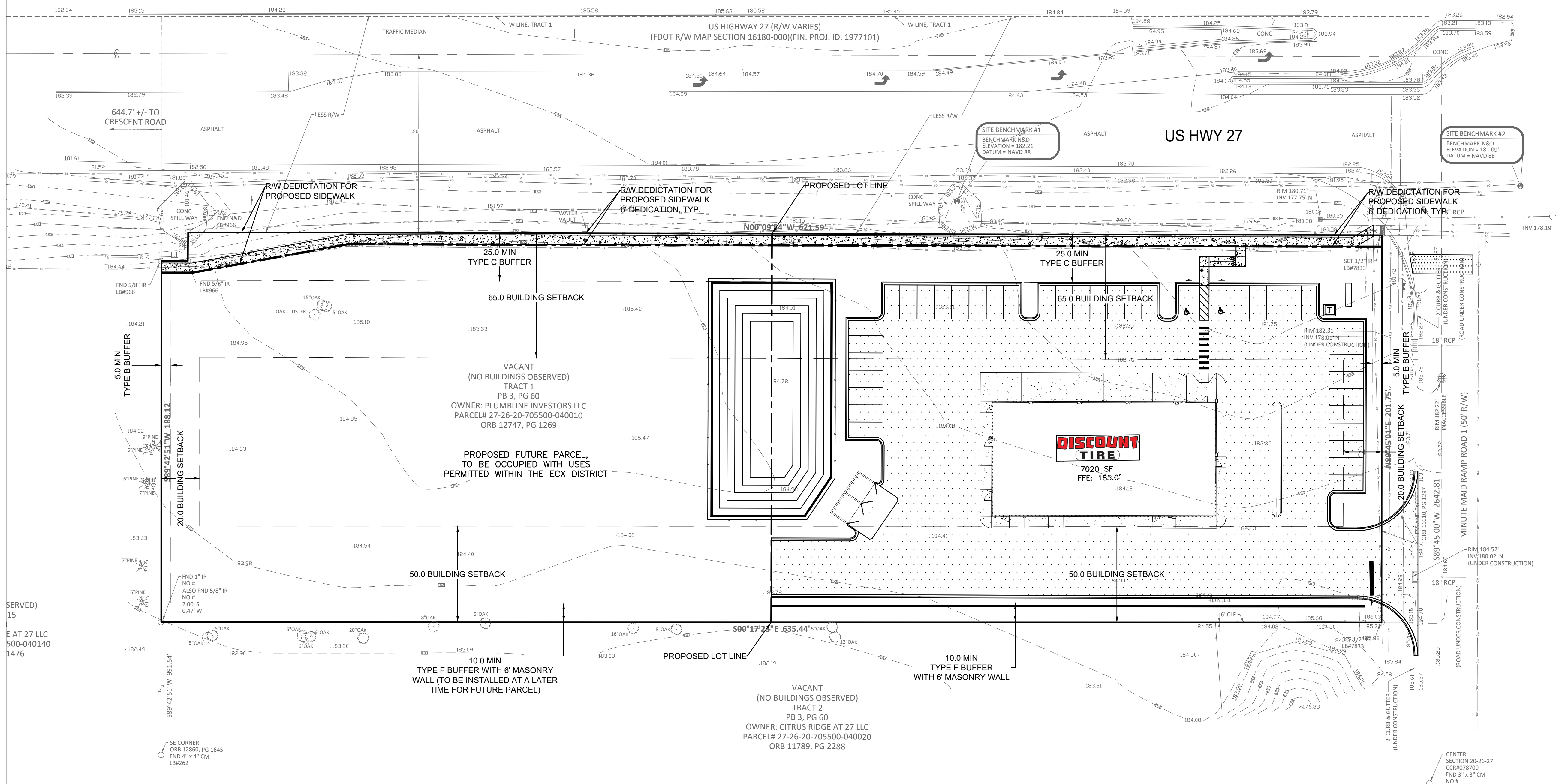
PARKING CALCULATIONS:
 USE: VEHICLE SERVICE, MECHANICAL
 REQUIRED PARKING: 4 SPACES FOR EACH SERVICE BAY.
 6 REPAIR BAYS
 REQUIRED PARKING: 24 SPACES
 PARKING PROVIDED: 39 SPACES

DRAINAGE AREA BREAKDOWN:
 SEE DRAINAGE REPORT FOR STORMWATER BASIN DESIGN PARAMETERS.
 STORMWATER BASIN: POST ONSITE BASIN
 TOTAL SITE AREA: 2.95 AC (INCLUDING DISCOUNT TIRE AND FUTURE PARCEL)
 DISCOUNT TIRE PARCEL: 1.47 AC±
 FUTURE PARCEL: 1.48 AC±
 DESIGN IMPERVIOUS AREA PERCENTAGE: 75%
 MAXIMUM ALLOWABLE IMPERVIOUS AREA: 2.21 AC
 DISCOUNT TIRE PROPOSED IMPERVIOUS AREA: 1.02 AC
 POND BOTTOM AREA (IMPERVIOUS): 0.04 AC
 REMAINING IMPERVIOUS AREA FOR FUTURE: 1.15 AC

SITE DATA TABLE		
PROJECT DATA		
OWNER:	PLUMLINE INVESTORS LLC 2513 TRENTWOOD BLVD BELLE ISLE FL 32812	
AGENT:	H & T CONSULTANTS, INC. 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE: (904) 419-1001	
PROJECT NAME:	DISCOUNT TIRE STORE FLO 12880	
NUMBER OF STORIES:	1 STORY	
BUILDING SQUARE FOOTAGE:	7,020 SF	
SITE AREA:	2.95 AC	
DEVELOPED AREA:	1.47 AC	
PROPERTY ID:	27-26-20-705500-040010	
MAX BLDG HEIGHT:	75'; PROP. BLDG HEIGHT: 28'	
MAX ISR=75%		
PROPOSED ISR=35.9%		
LAND USE:	ECX, TRANSIT SUPPORTIVE DEVELOPMENT AREA PD REQUIRED*	

SETBACK	REQUIRED	PROVIDED
FRONT (W) US HWY 27	65'	87.0'
REAR (E)	50'	55.1'
SIDE (N)	20'	86.1'
SIDE (S)	20'	114.6'

LANDSCAPE BUFFERS	REQUIRED	PROVIDED
FRONT (W) US HWY 27	25'	25'±
REAR (E)	10'	13'±
SIDE (N)	5'	8'±
SIDE (S)	5'	7'±



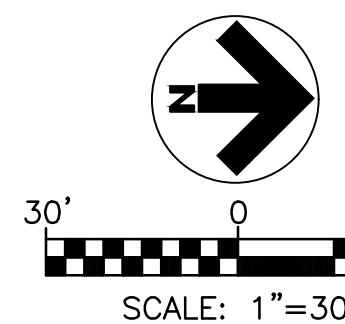
DISCOUNT TIRE - EAST CORNER OF US HWY 27
 AND MINUTE MAID RAMP RD. 1
 DAVENPORT, FL 33837

H & T CONSULTANTS, INC.
 PLANNING - ENGINEERING
 9310 OLD KINGS ROAD SOUTH, SUITE 1001
 JACKSONVILLE, FLORIDA 32257
 PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO:
 DRAWN: EO/DT
 CHECK: DT/ALT
 DATE: 4/3/24

SHEET
EX-1

SHEET OF



SERVED)
 15
 E AT 27 LLC
 500-040140
 1476

REVISIONS

DATE

EXHIBIT 1