

### SITE DATA

|                          |                     |
|--------------------------|---------------------|
| PARCEL / SITE AREA       | 1.14 AC (49,632 SF) |
| EXISTING IMPERVIOUS AREA | 4,703 SF (9.48%)    |
| EXISTING PERVIOUS AREA   | 44,929 SF (90.52%)  |
| PROPOSED IMPERVIOUS AREA | 32,044 SF (64.56%)  |
| PROPOSED PERVIOUS AREA   | 17,588 SF (35.44%)  |

|                                 |                            |
|---------------------------------|----------------------------|
| ZONING DESIGNATION              | C-1 (COMMERCIAL HIGHWAY)   |
| FUTURE LAND USE DESIGNATION     | COMM (OFFICE / COMMERCIAL) |
| PARCEL IDENTIFICATION NUMBER(S) | 20-22-25-1001000004C0      |
| FEMA FLOOD ZONE DESIGNATION     | ZONE "X"*                  |

|                       |               |
|-----------------------|---------------|
| LANDSCAPE BUFFERS:    |               |
| NORTH (C-1 ZONING)    | 15 FT, TYPE A |
| SOUTH (C-1 ZONING)    | 15 FT, TYPE A |
| EAST (CR 565A R.O.W.) | 15 FT, TYPE A |
| WEST (C-1 ZONING)     | 20 FT, TYPE A |

|                    |       |
|--------------------|-------|
| BUILDING SETBACKS: |       |
| NORTH (SIDE)       | 10 FT |
| SOUTH (SIDE)       | 10 FT |
| EAST (FRONT)       | 35 FT |
| WEST (REAR)        | 25 FT |

|                                         |                                   |
|-----------------------------------------|-----------------------------------|
| PROPOSED USE                            | DIALYSIS CLINIC                   |
| BUILDING AREA (1-STORY)                 | 7,104 SF                          |
| FLOOR AREA RATIO (ALLOWABLE / PROPOSED) | 0.80 / 0.14                       |
| BUILDING HEIGHT                         | REFER TO ARCHITECTURAL ELEVATIONS |

|                                               |               |
|-----------------------------------------------|---------------|
| VEHICULAR PARKING:                            |               |
| TOTAL REQUIRED SPACES**                       | 28            |
| TOTAL PROPOSED SPACES                         | 28            |
| 90° STD. PARKING STALL DIMENSIONS (WxL)       | 10 FT x 20 FT |
| 90° ACCESSIBLE PARKING STALL DIMENSIONS (WxL) | 12 FT x 20 FT |

\* PER FEMA FLOOD INSURANCE RATE MAP #12069C0565E (DATED DECEMBER 18, 2012), THE SITE RESIDES IN FLOOD ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN.  
 \*\* BASED ON 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA.

### NOTES:

- REFER TO SURVEY FOR ADDITIONAL INFORMATION AND SYMBOL LEGEND.
- IN GENERAL, ITEMS SHOWN AS BOLD LINEWORK REPRESENT PROPOSED FEATURES TO BE CONSTRUCTED AS PART OF THIS PROJECT, UNLESS NOTED OTHERWISE. SIMILARLY, SHADED LINEWORK REPRESENTS EXISTING FEATURES OR ITEMS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- UNLESS NOTED OTHERWISE, ON-SITE PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. PROPOSED DIMENSIONS USED TO SHOW THE LOCATION OF THE PROPOSED BUILDING ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ON-SITE CURB RADII ARE GIVEN AT THE FACE OF CURB. DIMENSIONS FOR ITEMS WITHIN THE RIGHT-OF-WAY ARE GIVEN AT THE EDGE OF PAVEMENT.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE LATEST MUTCD MANUAL AND FDOT DESIGN STANDARDS.
- ALL TRAFFIC CONTROL SIGNS SHALL BE REFLECTIVE PER THE LATEST MUTCD MANUAL.
- CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING IMPROVEMENTS.
- ON-SITE CURB SHALL BE TYPE D CURB UNLESS SPECIFIED OTHERWISE. REFER TO GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFORMATION PERTAINING TO CURB TYPE AND CURB RAMPS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL FROM THE SITE IN THE EVENT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO PROJECT COMPLETION.
- CONTRACTOR SHALL REFER TO THE LATEST FDOT DESIGN STANDARDS OR OTHER APPLICABLE MANUALS FOR CONSTRUCTION DETAILS REFERENCED WITHIN THE PLANS.
- SAFE VEHICULAR AND PEDESTRIAN TRAFFIC SHALL BE MAINTAINED AT ALL TIMES.
- ALL BUILDING PERMITS WILL BE ISSUED PRIOR TO THE EXPIRATION DATE OF THE CERTIFICATE LEVEL OF SERVICE.

### LEGEND

|  |                                     |  |                                         |
|--|-------------------------------------|--|-----------------------------------------|
|  | PROPERTY LINE                       |  | CONCRETE                                |
|  | NUMBER OF CONTIGUOUS PARKING SPACES |  | EXISTING CONCRETE                       |
|  | ACCESSIBLE PARKING SPACES (ADA)     |  | DETECTABLE WARNING SURFACE              |
|  | PAINTED PAVEMENT ARROW              |  | CURB RAMP DESIGN PER FDOT INDEX NO. 304 |
|  | STREET SIGN                         |  | VEHICLE STACKING                        |
|  | POLE-MOUNTED SIGN AND ORIENTATION   |  |                                         |
|  | PAD-MOUNTED TRANSFORMER             |  |                                         |

### SITE KEY

- 24" PAINTED WHITE STOP BAR PER FDOT INDEX 17346
- 6" DOUBLE YELLOW STRIPE PER FDOT INDEX 17346
- 4" PAINTED WHITE PARKING STALL LINE (2 COATS)
- 5"-WIDE 12" PAINTED WHITE STRIPES AT 3' O.C. PER FDOT INDEX 17346
- RAMP WITH MAX 8% LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE
- WATER AND IRRIGATION SERVICE BACKFLOW PREVENTERS AND DOUBLE DETECTOR CHECK VALVE ON CONCRETE PAD (REFER TO UTILITY PLAN)
- FIRE DEPARTMENT CONNECTION
- INSTALL CONCRETE WHEELSTOP 3' FROM TIRE SIDE OF WHEELSTOP TO FACE OF SIDEWALK (REFER TO FDOT INDEX NO. 300)
- 6" PAINTED WHITE STRIPE AND CHEVRONS AT 5' O.C.
- TRANSITION FROM MODIFIED 18" TYPE F CURB AND GUTTER TO TYPE D CURB
- PROPOSED DRAINAGE STRUCTURE
- TRANSITION FROM TYPE D CURB TO INTEGRAL SIDEWALK CURB

EXISTING STORMWATER MANAGEMENT AREA  
 TRACT A  
 P.B. 63, PG. 99-100  
 GROVELAND SHOPPES  
 GROVELAND SHOPPES PROPERTY OWNERS ASSN INC  
 20-22-25-100000A00000

10' DISTRIBUTION EASEMENT  
 ORB 3669, PG. 2496

LOT 2  
 P.B. 63, PG. 99-100  
 GROVELAND SHOPPES  
 GROVELAND SHOPPES LLC  
 20-22-25-100000000200



DOLLAR GENERAL  
 LOT 4B  
 P.B. 64, PG. 21-22  
 GROVELAND SHOPPES NORTH  
 REALTY INCOME PROPERTIES 13 LLC  
 20-22-25-1001000004B0

DISTRIBUTION EASEMENT  
 ORB 3669, PG. 2496

CONTRACTOR SHALL PROVIDE SMOOTH/FLUSH TRANSITION FROM NEW ASPHALT TO EXISTING (TYP.)

EXISTING FIRE HYDRANT (110 LF HOSE LAY TO BUILDING ENTRANCE)

PERPETUAL ACCESS INGRESS-EGRESS EASEMENT ORB 3700, PG. 586

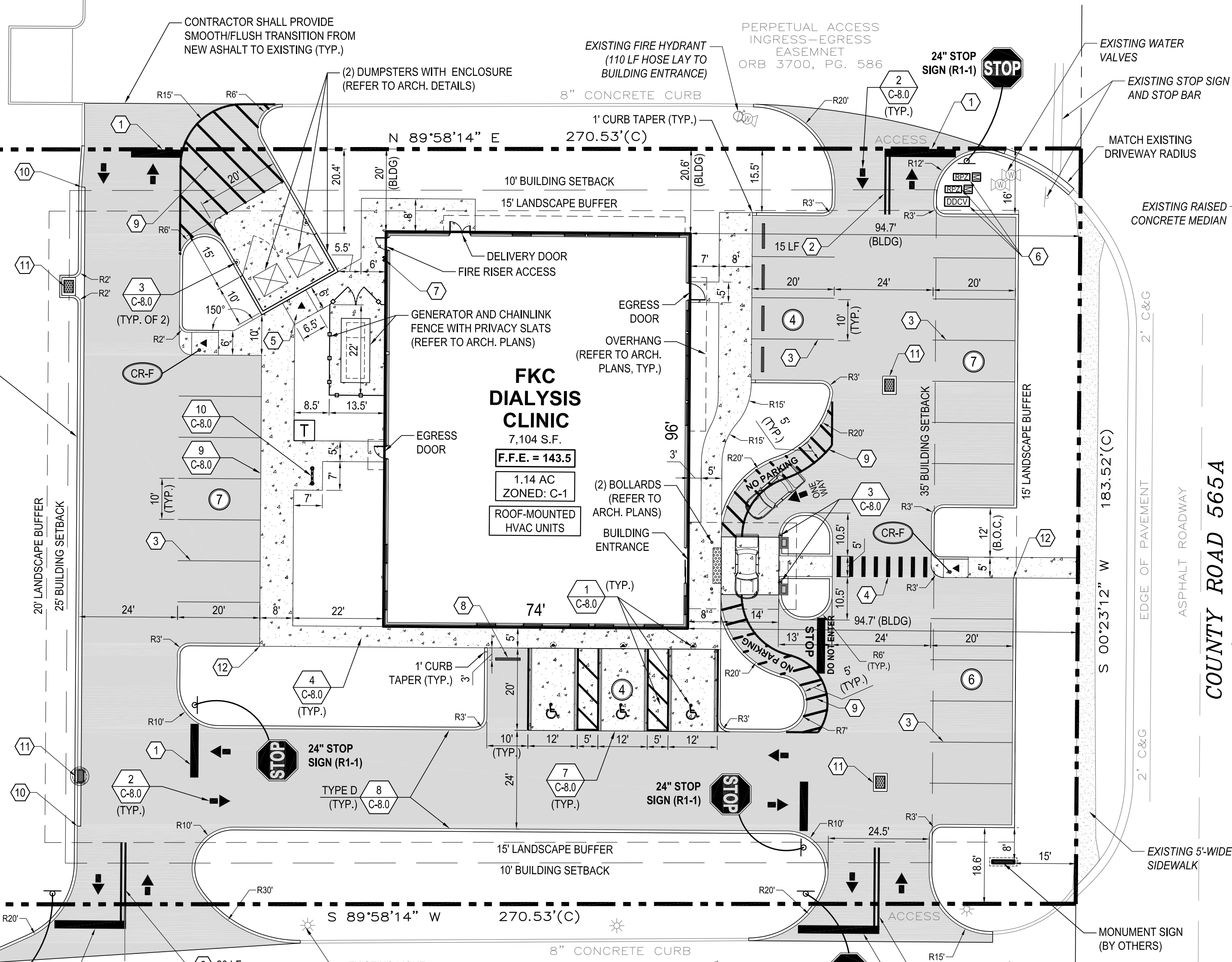
MODIFIED 18" TYPE F C-8.0

N 00°23'07" E 183.52'(C)

24" STOP SIGN (R1-1)

24" STOP SIGN (R1-1)

24" STOP SIGN (R1-1)



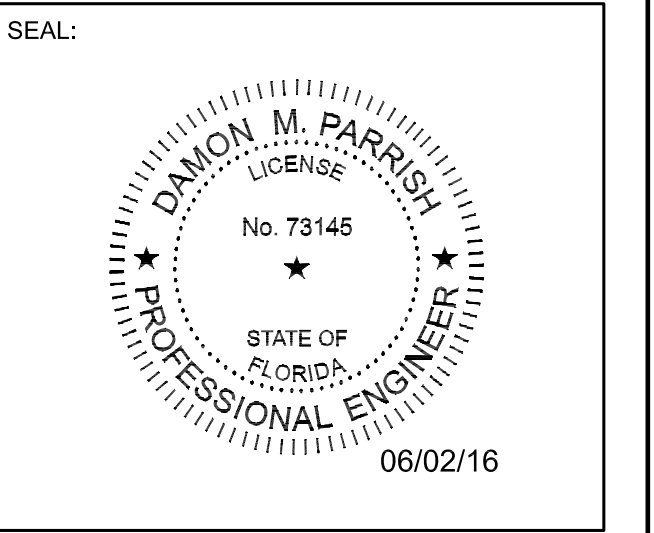
UNDEVELOPED  
 LOT 3  
 P.B. 63, PG. 99-100  
 GROVELAND SHOPPES  
 GROVELAND SHOPPES LLC  
 20-22-25-100000000300

PROJECT:  
  
**FRESENIUS KIDNEY CARE**  
**DIALYSIS CLINIC**  
 CLERMONT WEST

LOCATION:  
 (ADDRESS TO BE ASSIGNED)  
 N.W.Q. OF C.R. 565A & S.R. 50  
 GROVELAND  
 LAKE COUNTY, FL 34736

DEVELOPER:  
**DOUGLAS C. McNAB,**  
 ARCHITECT  
 8148 OLD FEDERAL ROAD  
 MONTGOMERY, AL 36117  
 TEL (334) 271-3015

ENGINEER:  
  
**FORESITE group**  
 FL CA 26115  
 Foresite Group, Inc.  
 10150 Highland Manor Dr. Suite 210  
 Tampa, FL 33610  
 813.549.3250  
 813.621.3580  
 www.fg-inc.net



|                  |                       |
|------------------|-----------------------|
| REVISIONS        | DATE                  |
|                  |                       |
|                  |                       |
|                  |                       |
|                  |                       |
| PROJECT MANAGER: | BK                    |
| DRAWING BY:      | JEC                   |
| JURISDICTION:    | CITY OF GROVELAND, FL |
| DATE:            | 19 MAY 2016           |
| TITLE:           |                       |

**SITE PLAN**

SHEET NUMBER: **C-5.0**

SCALE: 1" = 20'

SCALE IN FEET

JOB/FILE NUMBER: **865.001**

DOCUMENT USER IS RESPONSIBLE FOR VERIFICATION OF ALTERED SCALE FROM REPRODUCTION PROCESSES.