

SITE PLAN  
IMPROVEMENTS  
FOR

# Hancock Square



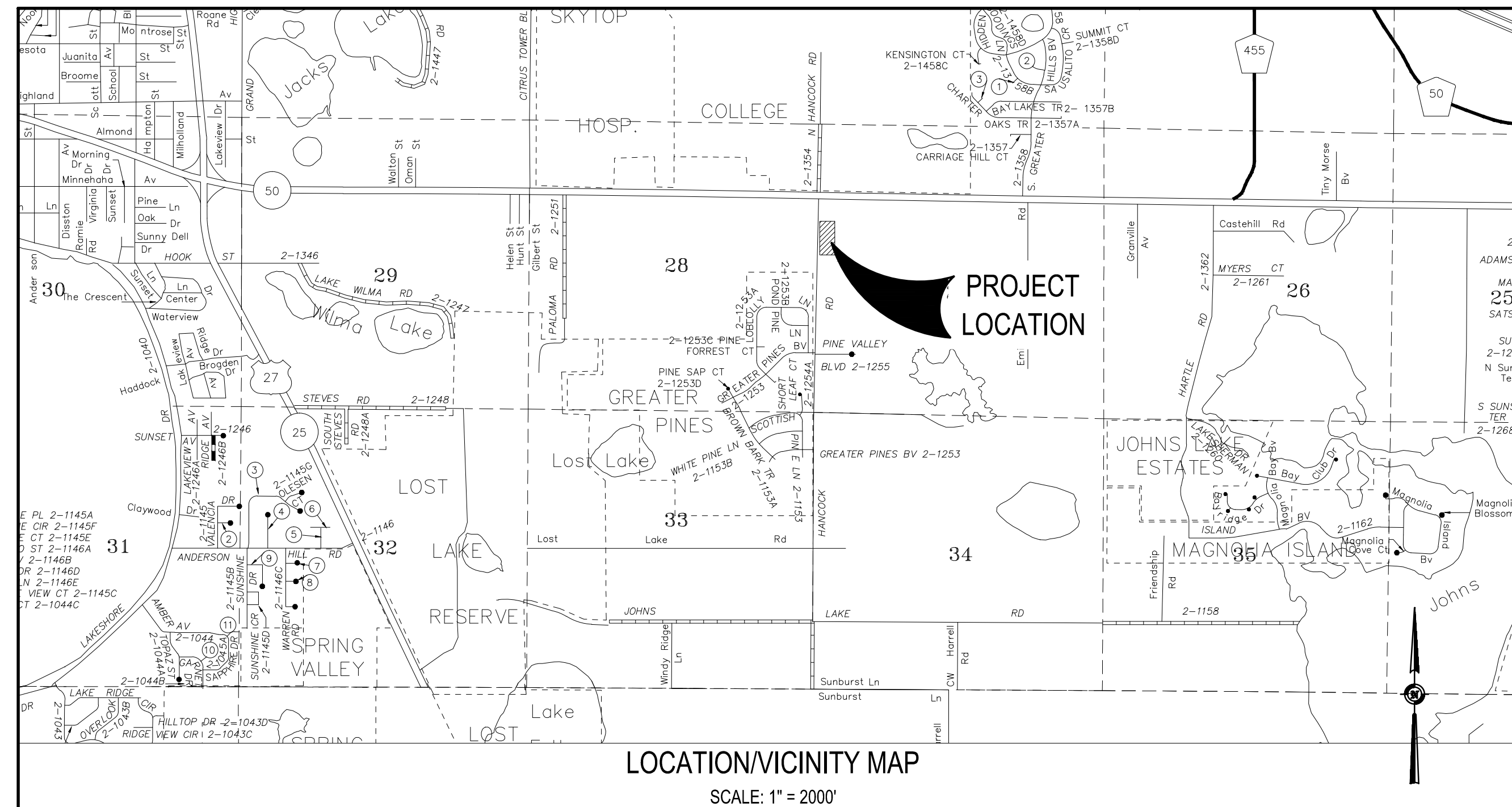
SECTION 27; TOWNSHIP 22 S; RANGE 26 E; LAKE COUNTY  
CLERMONT, FLORIDA

FEBRUARY 2016  
(REVISED MARCH 2016)

**OWNER/APPLICANT:**  
Lost Lake Medical Building, LLC  
Dr. Bao Huynh, M.D.  
3175 Citrus Tower Boulevard  
Clermont, FL 34711  
PHONE NUMBER

**PLANNERS/ENGINEERS:**  
McCOY & ASSOCIATES  
732 4TH STREET  
CLERMONT, FLORIDA 34711  
(352) 394-5756

**LAND SURVEYOR:**  
RHODEN LAND SURVEYING  
420 EAST MINNEHAHA STREET  
CLERMONT, FLORIDA 34711  
(352) 394-6255



**SHEET INDEX**

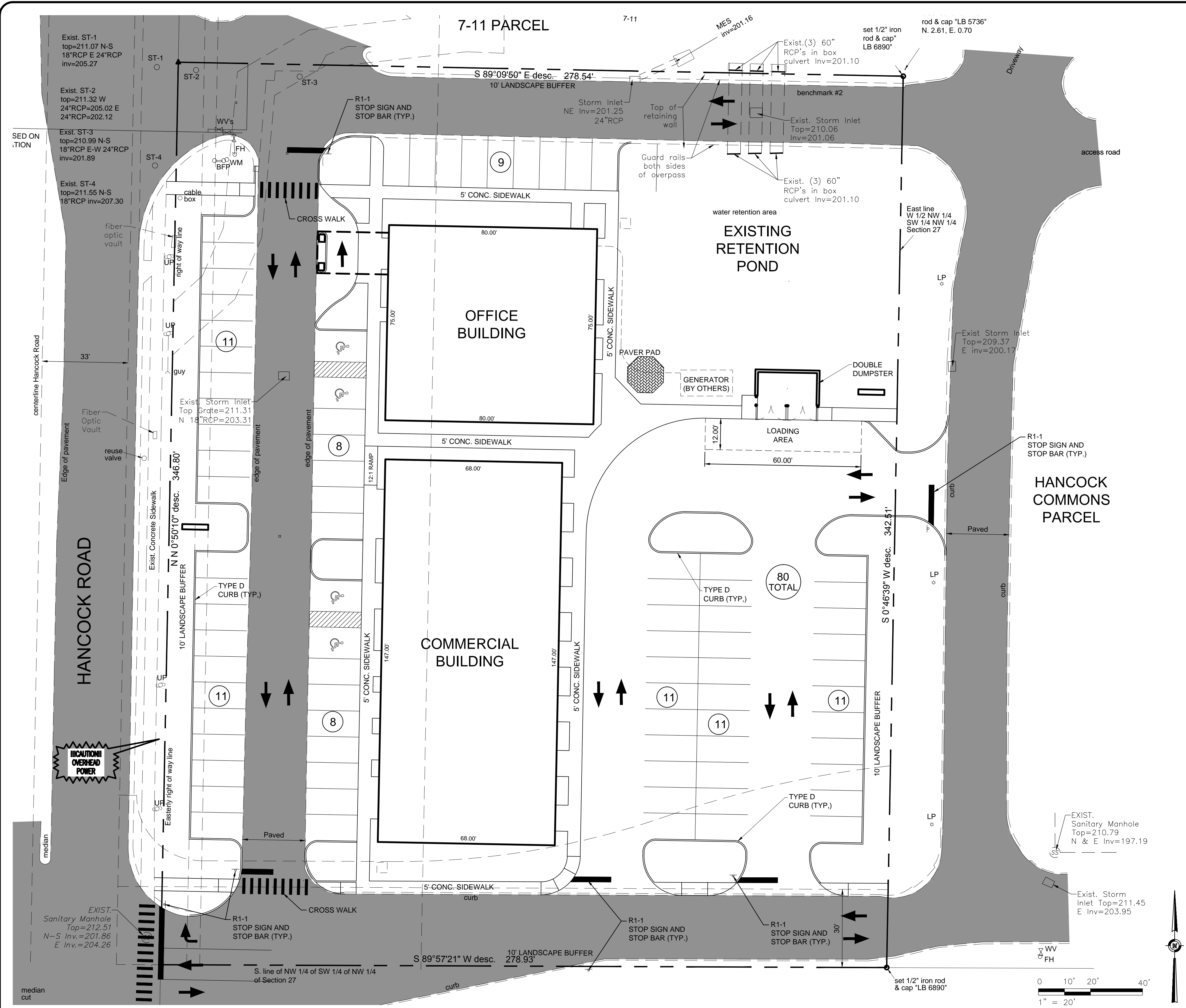
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- NOTES:**
- ALL PROJECT CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF CLERMONT STANDARDS AND SPECIFICATIONS.
  - SITE SHALL COMPLY WITH FBC 5TH EDITION (2014); ACCESSIBILITY CODE.
  - SEPARATE PERMITS ARE REQUIRED FOR THE FOLLOWING, IF APPLICABLE:
 

-DUMPSTER ENCLOSURES	-LIFT STATIONS	-SWIMMING POOLS
-SIGNS	-SITE LIGHTING	-PLAYGROUND EQUIPMENT
-RETAINING WALLS	-FENCES	-STRUCTURES ERECTED AT THIS SITE
-FIRE MAINS/SPRINKLERS	-PRIVATE FIRE HYDRANTS	-ENTRY WALL FEATURES
-GENERATORS		
  - FIRE PROTECTION WATER SUPPLY MUST BE AVAILABLE PRIOR TO BRINGING COMBUSTIBLES ON SITE.

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RICK MCCOY  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
NO. 38725  
  
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**PROJECT CHARACTERISTICS**

EXISTING ZONING.....C-2  
 EXISTING FUTURE LAND USE DESIGNATION.....COMMERCIAL  
 LAKE COUNTY PROPERTY APPRAISER PARCEL.....00-00-00-00000000000  
 ALT. KEY No.....3784777

TOTAL PROJECT AREA.....22.21 Ac.

**PROPOSED SERVICES:**  
 DRINKING WATER.....City of Clermont  
 SEWAGE DISPOSAL.....City of Clermont  
 ELECTRIC.....Duke Energy  
 NATURAL GAS.....Lake Apopka Natural Gas District  
 TELEPHONE.....CenturyLink  
 GARBAGE DISPOSAL.....Local service contract  
 FIRE PROTECTION.....Clermont Fire Dept.  
 POLICE PROTECTION.....Clermont Police Dept.

**MINIMUM BUILDING SETBACK REQUIREMENTS:**  
 FROM HANCOCK ROAD RIGHT-OF-WAYS.....25'  
 FROM REAR PROPERTY.....25'  
 FROM SIDE PROPERTY LINES.....12'

**PARKING SPACES REQUIRED:**  
 - ONE STORY COMMERCIAL BUILDING (15,996 sf)  
 (1) Parking Space per 200 sf:[15,996/200]=80) Spaces Req'd

**PARKING SPACES PROVIDED:**  
 (74) 10' x 20' REGULAR SPACES  
 (6) 12' x 20' HANDICAPPED SPACES  
 (80) PARKING SPACES PROVIDED

**BICYCLE PARKING REQUIRED:**  
 [NOTE: ALL BIKE PARKING SHALL COMPLY WITH Sec. 98-16]

**VARIANCES:**  
 APPROVALS GRATED AT JANUARY 26, 2016 CITY COUNCIL MEETING.

**PROPOSED LAND USE SUMMARY**

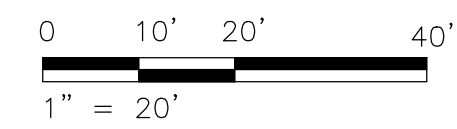
DESCRIPTION	AREA S.F.	AREA AC.	PERCENT
BUILDING AREA	15,996.00 S.F.	0.4 AC.	17%
SIDEWALK AREA	7,519.56 S.F.	0.2 AC.	8%
PARKING AREA	49,014.19 S.F.	1.1 AC.	51%
TOTAL IMPERVIOUS AREA	72,529.75 S.F.	1.7 AC.	75%
GREEN SPACE	23,702.91 S.F.	0.5 AC.	25%
TOTAL LOT AREA	96,232.66 S.F.	2.2 AC.	100%

**LEGEND**

- — — — — PROPERTY BOUNDARY LINE
- — — — — ROADWAY CENTERLINE
- — — — — RIGHT-OF-WAY LINE
- — — — — PROPOSED PAVEMENT
- — — — — BUILDING SETBACK LINE
- — — — — DRAINAGE/UTILITY EASEMENTS
- — — — — EXISTING CONTOUR LINE
- — — — — FINAL GRADE CONTOURS
- EXISTING ASPHALT

**VARIANCE 1:**  
 SECTION 118-37 (e.1.) TO ALLOW 10' WIDE LANDSCAPE BUFFER ALONG HANCOCK ROAD.

**VARIANCE 2:**  
 SECTION 118-38 (b.2.) TO ALLOW 11 PARKING SPACES BETWEEN LANDSCAPE ISLANDS.



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No.	DESCRIPTION:	DATE:

DESIGNED BY: RMc  
 DRAWN BY: WBG  
 REVIEWED BY: RMc  
 CHECKED BY: RMc  
 LAKE COUNTY  
 SEC.: 27 TWP.: 22S RNG.: 26E

**Rhoden Land Surveying, Inc.**  
 420 East Minnehaha Ave.  
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 ENGINEERS & LAND PLANNERS  
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 (352) 394-5756 RMcCoyPE@afl.net  
 CA#: 8374

SHEET DESC.:  
**MASTER SITE PLAN**

PROJECT DESC.:  
**Hancock Square**

RICK McCOY  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 NO. 38725

JOB NO.: 15-039  
 DATE: FEBRUARY, 2016  
 SHEET: C-02 of 17

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# EROSION CONTROL PLAN

AN EROSION CONTROL PLAN SHALL BE CONDUCTED BY THE CONTRACTOR AND CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT AS THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF STORMWATER INLETS, SEDIMENT BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL PROVIDE HAY BALS, SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION. UPON COMPLETION OF CONSTRUCTION AND COMPLETED STABILIZATION OF POTENTIAL EROSION AREAS, THE CONTRACTOR SHALL REMOVE SEDIMENTATION CONTROL MEASURES AND CLEAN AND REPAIR ANY AREAS AFFECTED BY THE CONSTRUCTION ACTIVITIES.

## STOCKPILING MATERIAL:

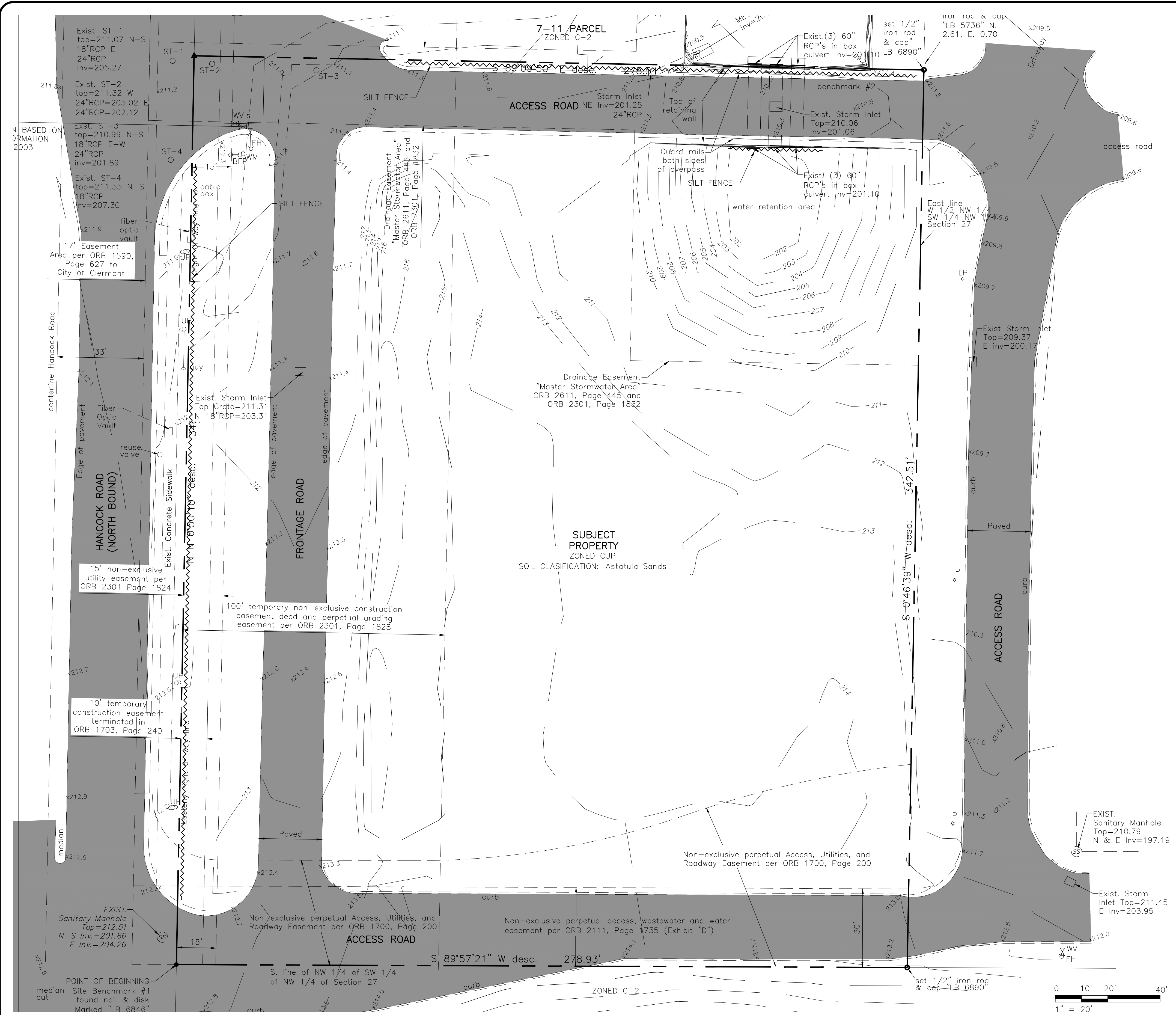
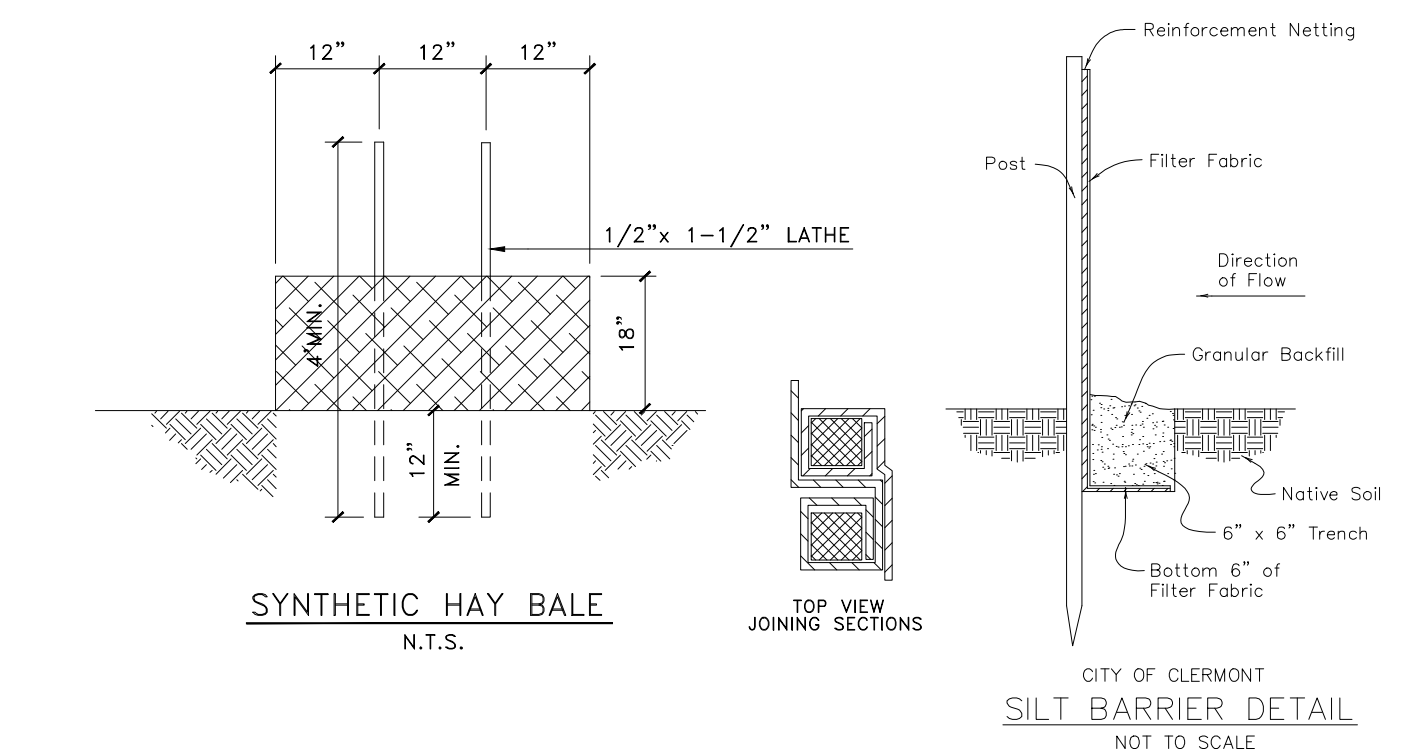
NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT STORMWATER OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION SYSTEM.

## TEMPORARY SEEDING:

AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE MINIMUM RATE OF SEEDING SHALL BE 30 LB. PER ACRE.

## MAINTENANCE:

ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT. ANY SEDIMENT ACCUMULATIONS IN THE DRAINAGE SYSTEM SHALL BE REMOVED AND THE SYSTEM RESTORED TO ORIGINAL SPECIFICATIONS PRIOR TO THE COMPLETION AND FINAL APPROVAL OF THE PROJECT.



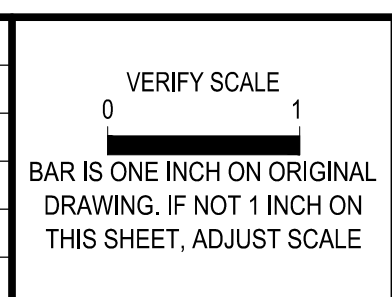
## LEGEND

- PROPERTY BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY LINE
- PROPOSED PAVEMENT
- BUILDING SETBACK LINE

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PATH: C:\Users\jgodele\Documents\My Dropbox\Clermont FL\15-039\CD\DWG\PRE-DEVELOPMENT PLAN.dwg

No.	DESCRIPTION:	DATE:



DESIGNED BY:	RMc
DRAWN BY:	WBG
REVIEWED BY:	RMc
CHECKED BY:	RMc
LAKE COUNTY	
SEC: 27	TWP: 22S RNG: 26E

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 (352) 394-5756 RMcCoyPE@aif.net  
 CA#: 8374

SHEET DESC.:  
**PRE-DEVELOPMENT PLAN**

PROJECT DESC.:  
**Hancock Square**

RICK McCOY  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 NO. 38725

JOB NO.: 15-039  
 DATE: FEBRUARY, 2016  
 SHEET: C-03 of 17



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VERIFY SCALE  
 0 1  
 BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT 1 INCH ON THIS SHEET, ADJUST SCALE

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 REVIEWED BY: RMc  
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 CA#: 8374

SHEET DESC.:  
**2015 AERIAL OVERLAY PLAN**

PROJECT DESC.:  
**Hancock Square**

RICK McCOY  
 STATE OF FLORIDA  
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 NO. 38725

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**C-04 of 17**

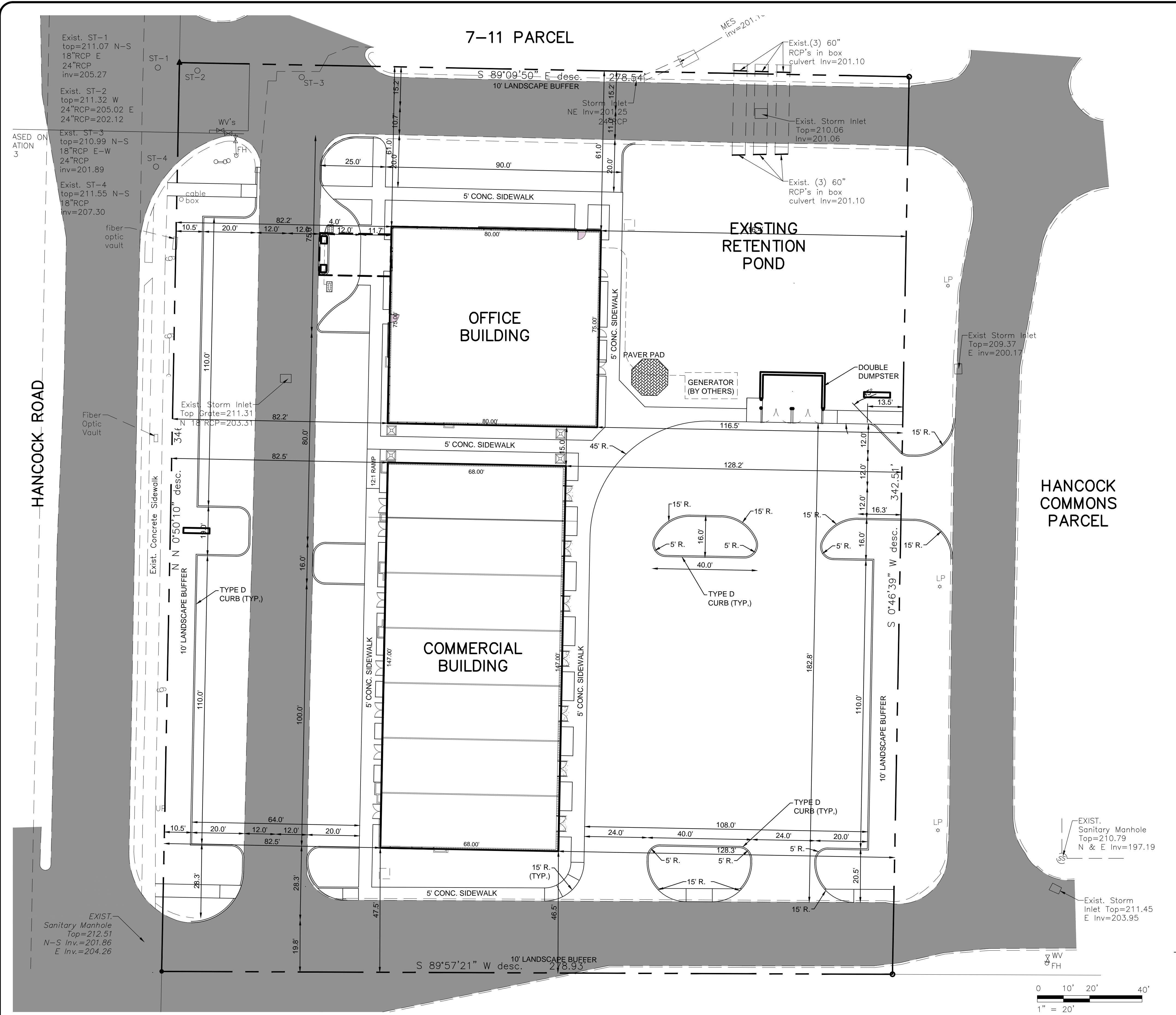
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7-11 PARCEL

LEGAL DESCRIPTION

Description of subject property:  
A parcel of land located in the Northwest 1/4 of Section 27, Township 22 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 27; thence North 00 degrees 50' 10" East along the West line of the Northwest 1/4 of said Section 27, a distance of 664.25 feet to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27; thence leaving the West line of the Northwest 1/4 of said Section 27, North 89 degrees 57' 21" East, along the South line of the Northwest 1/4 of said section 27, a distance of 50.00 feet to a point on the Easterly right of way line of Hancock Road (50.00 feet right of way from Centerline) and the Point of Beginning.  
Thence leaving the South line of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27, North 0 degrees 50' 10" East, along the Easterly right of way line of said Hancock Road, a distance of 348.80 feet to a point; thence leaving the Easterly right of way line of said Hancock Road, South 89 degrees 09' 50" East, a distance of 278.54 feet to a point on the East line of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27; thence South 0 degrees 46' 39" West, along the East line of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27, a distance of 342.51 feet to its intersection with the South line of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27; thence leaving the East line of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27, South 89 degrees 57' 21" West, along the South line of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27, a distance of 278.93 feet to the Point of Beginning.



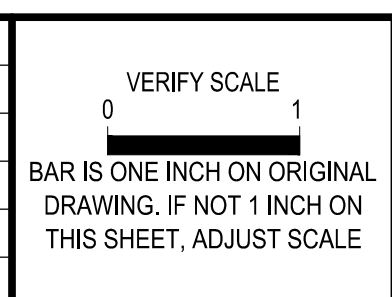
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- ..... BUILDING SETBACK LINE

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No.	DESCRIPTION:	DATE:



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LAKE COUNTY	
SEC.: 27	TWP.: 22S RING.: 26E

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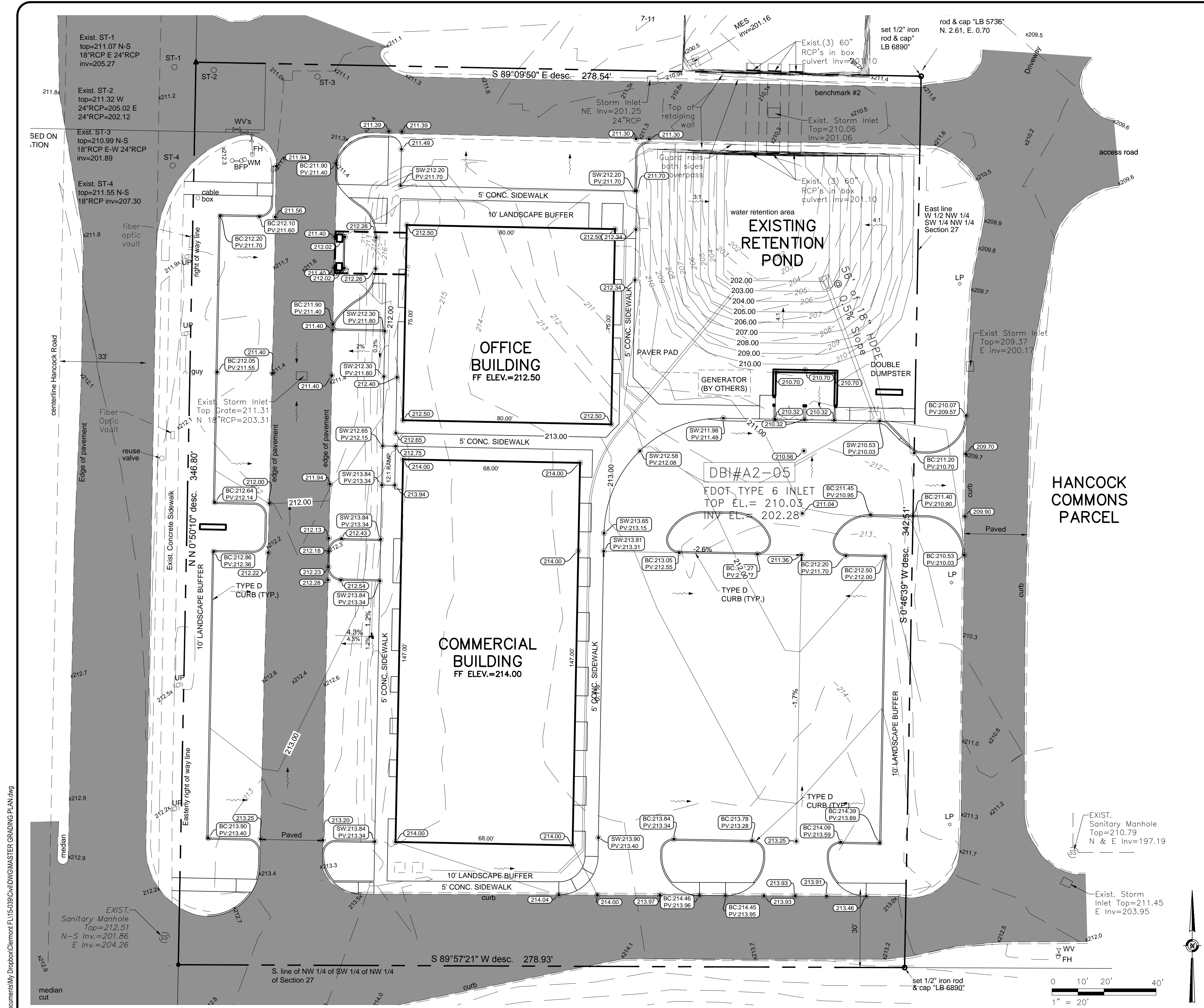
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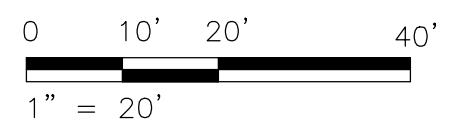
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**LEGEND**

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	ROADWAY CENTERLINE
	RIGHT-OF-WAY LINE
	PROPOSED PAVEMENT
	BUILDING SETBACK LINE
	DRAINAGE/UTILITY EASEMENTS
	EXISTING CONTOUR LINE
	FINAL GRADE CONTOURS
	POST-DEV. DRAINAGE FLOW



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LAKE COUNTY	
SEC: 27	TWP: 22S RNG: 26E

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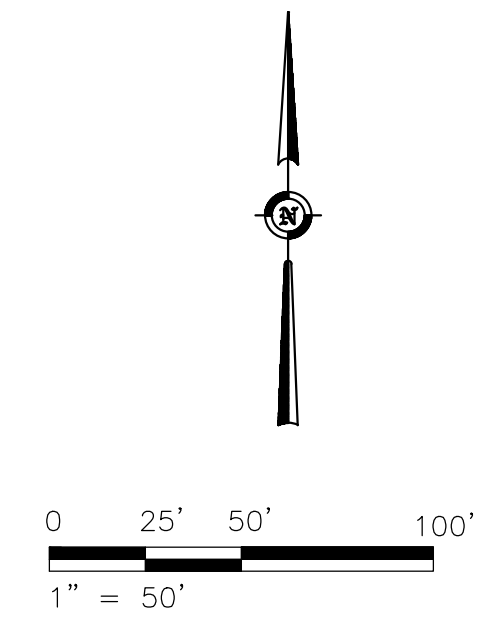
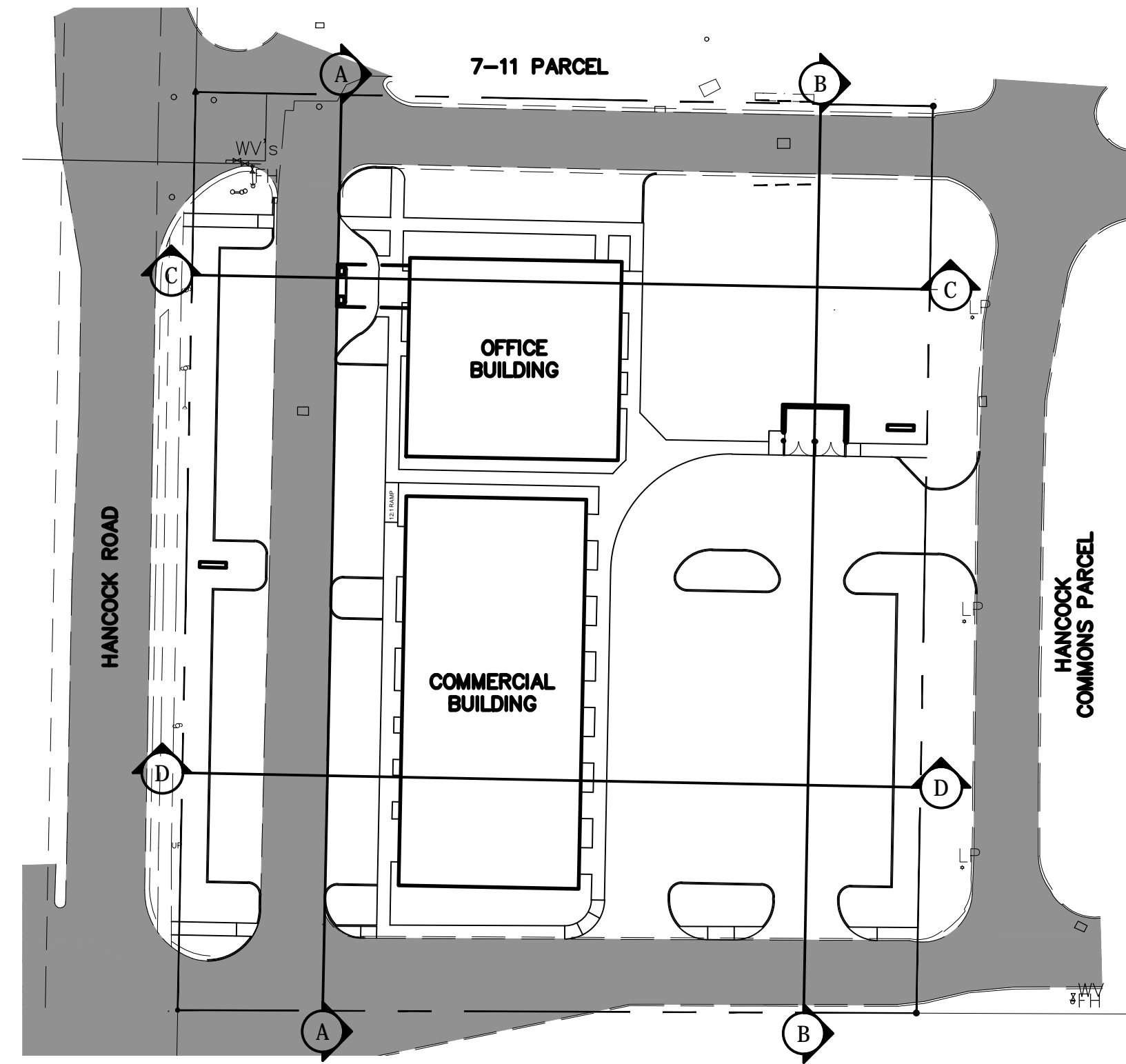
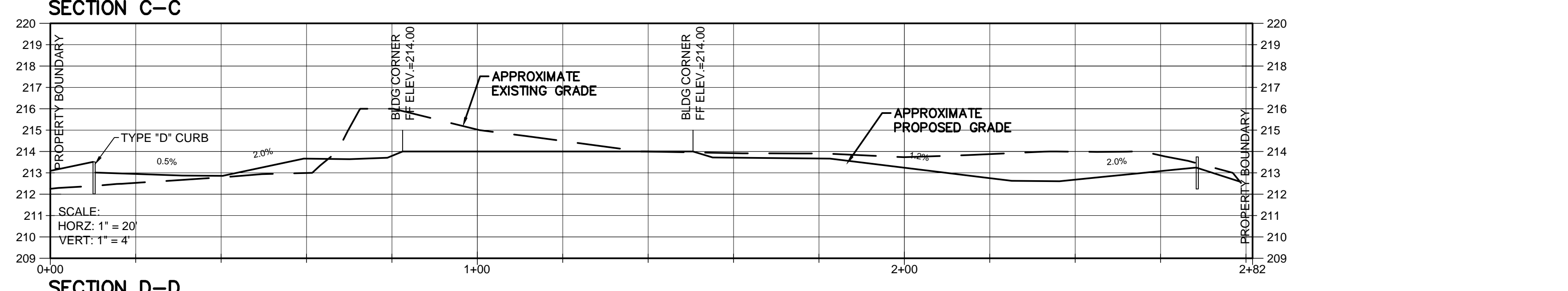
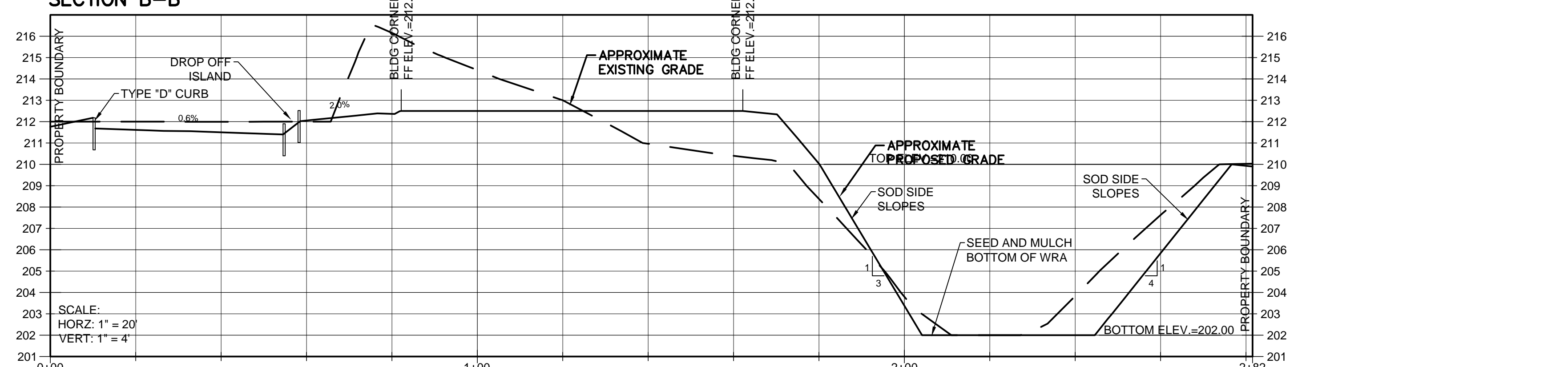
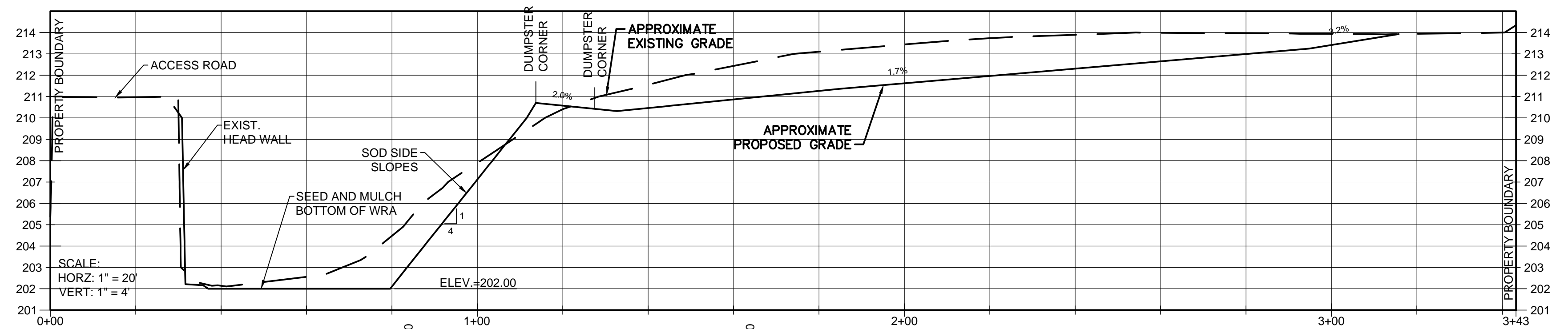
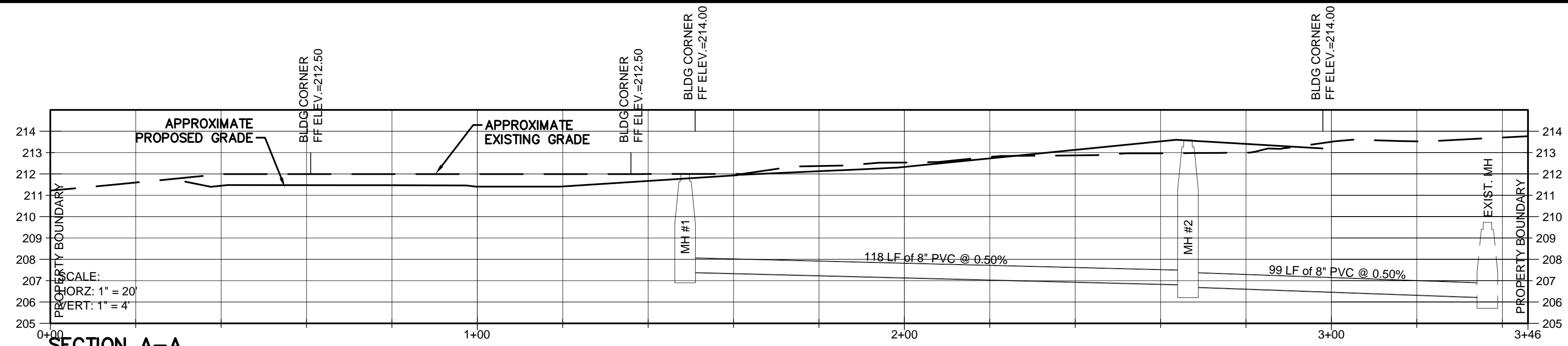
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No.	DESCRIPTION:	DATE:

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