

MINOR SITE PLAN FOR FIRE STATION NO. 109 IMPROVEMENTS

11630 LAKESHORE DRIVE, CLERMONT, FL-32737

SECTION 01, TOWNSHIP 23 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION: ORB 750, PG 1925

BEGIN AT A CONCRETE MONUMENT ON THE SOUTHEASTERLY RIGHT OF WAY LINE (33 FEET FROM CENTERLINE) OF STATE ROAD NO. 561A AND 316.68 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN SOUTH ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SW 1/4 OF THE NE 1/4, A DISTANCE OF 350 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89°59'30" WEST 235.91 FEET TO A CONCRETE MONUMENT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 561A; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 422.05 FEET TO THE POINT OF BEGINNING.

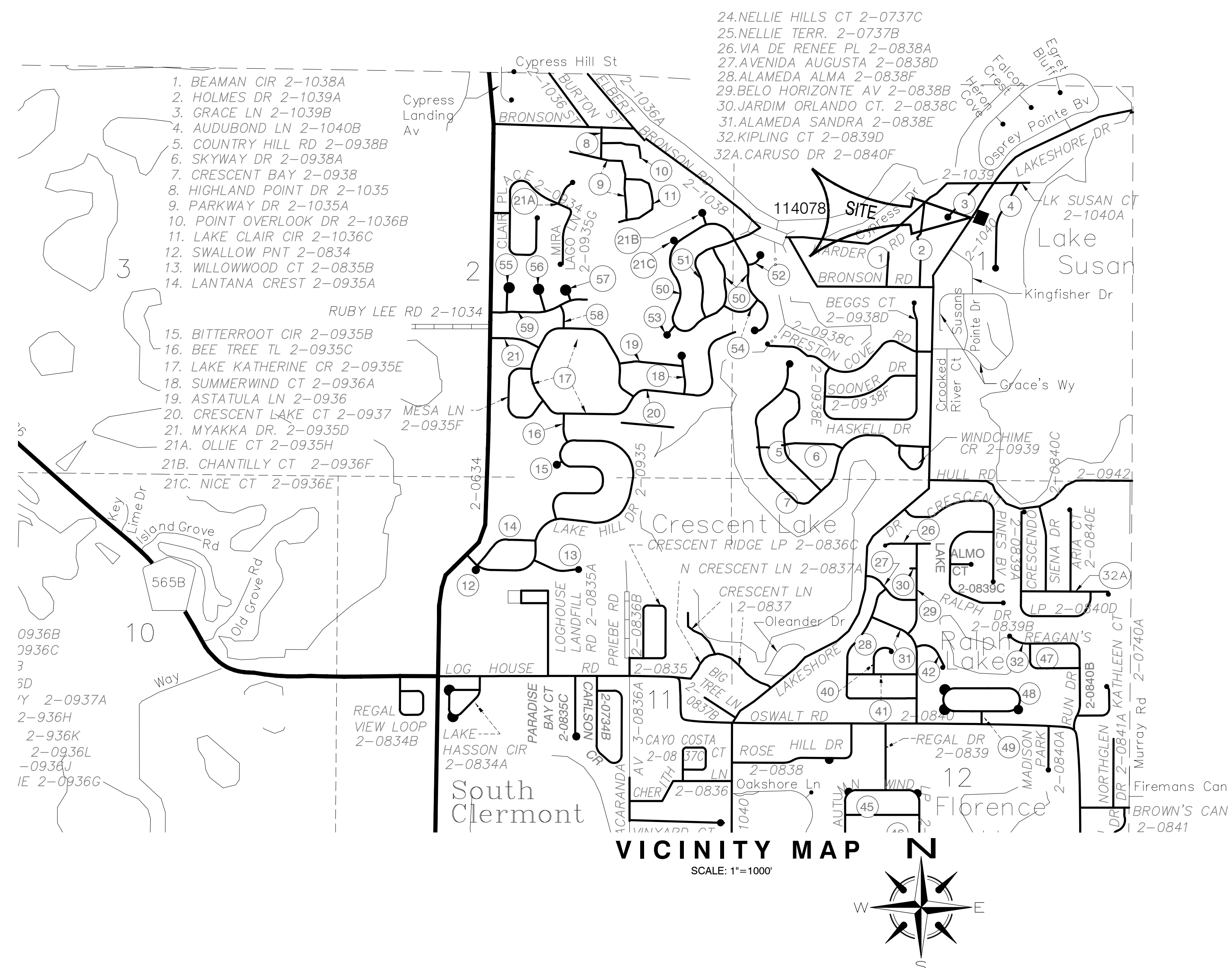
UTILITY PROVIDER (WATER):
UTILITIES INC.

ENGINEER:
BESH HALFF
902 NORTH SINCLAIR AVENUE
TAVARES, FLORIDA 32778
PHONE (352) 343-8481
CONTACT: CHARLES C. HIOTT, P.E.

OWNER:
LAKE COUNTY BCC
315 W MAIN ST
TAVARES, FLORIDA 32778

INDEX OF SHEETS

- 1 COVER SHEET
- 2 SITE SURVEY
- 3 SITE PLAN



DEVELOPMENT REVIEW

PROJECT NO.: _____ APPLICATION REQUEST # _____

PROJECT NAME: FIRE STATION NO. 109 IMPROVEMENTS

ALTERNATE KEY# 2603968 ORDINANCE # 1982-12

REVIEWER PLEASE SIGN AND DATE BELOW

ENVIRONMENTAL: _____

COMMENTS: _____

PUBLIC SAFETY / EMERGENCY 911: _____

COMMENTS: _____

HEALTH DEPT. _____

COMMENTS: _____

FIRE: _____

COMMENTS: _____

CONCURRENCY: _____

COMMENTS: _____

PUBLIC WORKS: _____

COMMENTS: _____

PLANNING & ZONING DIVISION: _____

COMMENTS: _____

LANDSCAPE: _____

COMMENTS: _____

PRELIMINARY/FINAL DEVELOPMENT REVIEW

APPROVAL _____

DATED _____ DIRECTOR, OFFICE OF PLANNING & ZONING (OR DESIGNEE)



902 North Sinclair Ave.
Tavares, Florida 32778
Office: 352.343.8481
Fax: 352.343.8495
Certificate of Authorization Number: 33390

LEGEND

ABBREVIATIONS:

ACAD	AUTOCAD	IRC	IRON ROD & CAP
A/C	AIR CONDITIONER PAD	ICV	IRRIGATION CONTROL VALVE
AKA	ALSO KNOWN AS	L	LENGTH
ALT	ALTERNATE	LAT	LATITUDE
ASPH.	ASPHALT	L ONG	LONGITUDE
AVE.	AVENUE	LB	LICENSED BUSINESS
BOC	BACK OF CURB	M.B.	MAP BOOK
BP	BEGIN PROJECT	(M)	MEASURED
BFP	BACKFLOW PREVENTER	N/D	NAIL & DISK
BW	BARBED WIRE	N.T.S.	NOT TO SCALE
(C)	CALCULATED	ORB	OFFICIAL RECORDS BOOK
CCR	CERTIFIED CORNER RECORD	O.P.U.S.	ONLINE POSITIONING USER SERVICE
CLF	CHAIN LINK FENCE	PG(S)	PAGE(S)
CB	CHORD BEARING	(P)	PLAT
CH	CHORD DISTANCE	PB	PLAT BOOK
CONC.	CONCRETE	POB	POINT OF BEGINNING
C/B	CONCRETE BLOCK	POC	POINT OF COMMENCEMENT
CM	CONCRETE MONUMENT	PI	POINT OF INTERSECTION
CMP	CORRUGATED METAL PIPE	PC	POINT OF CURVATURE
C.R.	COUNTY ROAD	PCC	POINT OF COMPOUND CURVE
DB	DEED BOOK	PRC	POINT OF REVERSE CURVE
Δ	DELTA OR CENTRAL ANGLE	PRM	PERMANENT REFERENCE MONUMENT
(D)	DESCRIBED	PT	POINT OF TANGENCY
DR.	DRIVE	PSM	PROFESSIONAL SURVEYOR AND MAPPER
EOP	EDGE OF PAVEMENT	PVC	POLYVINYLCHLORIDE
EP	END PROJECT	R	RADIUS
FNC	FENCE LINE	RCP	REINFORCED CONCRETE PIPE
FFE	FINISHED FLOOR ELEVATION	RR	RAILROAD
FLD	FIELD	RLS	REGISTERED LAND SURVEYOR
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	R/W	RIGHT OF WAY
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	SB2	SCHEDULE B 2 ITEM
FIRM	FLOOD INSURANCE RATE MAP	SEC	SECTION
ID	IDENTIFICATION	SQ. FT.	SQUARE FEET
INV.	INVERT	S.R.	STATE ROAD
IP	IRON PIPE	STA	STATION
IR	IRON ROD	(TYP.)	TYPICAL
		W/	WITH

SYMBOLS:

●	BOLLARD	⊕	MONITORING WELL
□	CATCH BASIN (INLET)	⊙	POWER POLE
⊕	CATEGORY 5 CABLE JUNCTION	⊙	FOUND IRON ROD (AS NOTED)
⊕	CENTERLINE	⊙	FOUND NAIL AND DISC (AS NOTED)
⊕	CLEAN OUT	⊕	SEWER MANHOLE
⊕	ELECTRIC JUNCTION BOX	⊕	SEWER VALVE
⊕	ELECTRIC METER	⊕	SET 5/8" IRON ROD & CAP (LB 7514)
⊕	FIRE HYDRANT	⊕	SET 4" X 4" CM (LB 7514)
⊕	FLAG POLE	⊕	SIGN
⊕	FOUND CONCRETE MONUMENT (AS NOTED)	⊕	SPRINKLER
⊕	GAS METER	⊕	STORM MANHOLE
⊕	GAS MARKER (UNDERGROUND)	⊕	TELEPHONE JUNCTION BOX
⊕	GAS VALVE	⊕	TREE TYPE AND SIZE (AT BREAST HEIGHT)
⊕	GUY WIRE	⊕	WATER METER
⊕	LIGHT POLE	⊕	WATER VALVE
⊕	MAILBOX	⊕	WELL
⊕		⊕	CONCRETE MITERED END SECTION

LINETYPES:

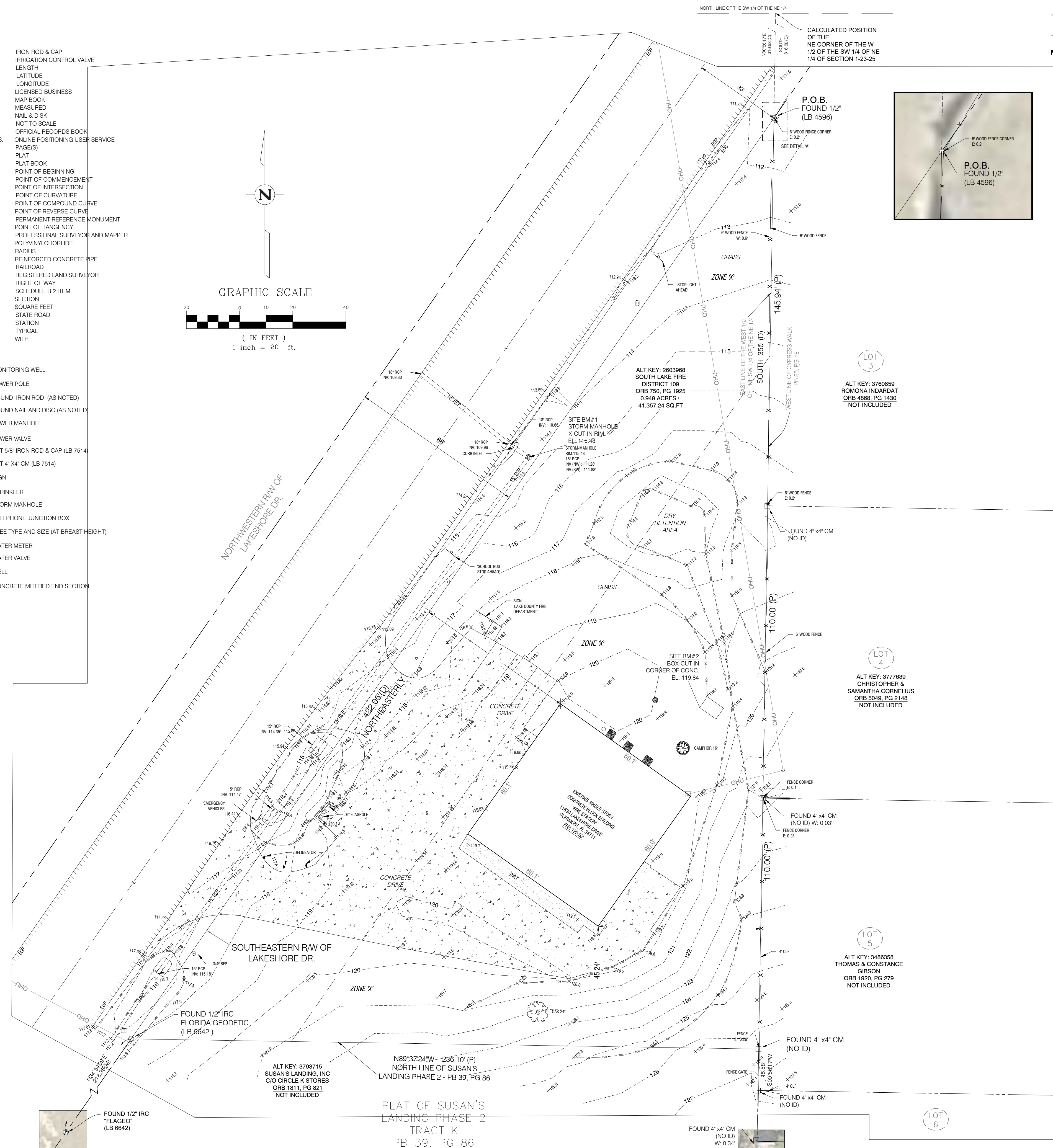
---	OVERHEAD UTILITY LINE
---	TOE OF SLOPE
---	TOE
---	TOP OF BANK
---	FENCE LINE (TYPE AS NOTED)

CERTIFIED TO:

LAKE COUNTY OFFICE OF FACILITIES MANAGEMENT, C/O DAVE BURGESS

DATE:

JOHN T. MCGLOTHORN, PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 6023



BOUNDARY & TOPOGRAPHIC SURVEY

GENERAL NOTES:


1. THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
3. THE PURPOSE OF THIS SURVEY IS TO SHOW THE BOUNDARY AND TOPOGRAPHIC FEATURES OF FIRE STATION 109 AS DESCRIBED IN OFFICIAL RECORDS BOOK 750, PAGE 1925, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
4. BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE BASED ON LENGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK, THAT IS CERTIFIED BY WANTIUM GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (SPCS'83-2011) AND REFERENCED TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF LAKESHORE DRIVE AS BEING N 34°54'39" E.
5. THE LEGAL DESCRIPTION WAS SUPPLIED BY THE CLIENT AND COPIES OF THE ORIGINAL DEEDS WERE OBTAINED FROM THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE AND THEREFORE IS SUBJECT TO CHANGE DUE TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
8. ONLY THOSE UTILITIES SHOWN HEREON THAT WERE VISIBLE AT THE TIME OF THE SURVEY WERE LOCATED. UNLESS OTHERWISE NOTED, NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND UTILITIES. AN ASCE QUALITY A OR B DESIGNATION WILL BE NECESSARY BEFORE ANY ON SITE WORK TAKES PLACE. CONTACT SUNSHINE ONE CALL AT 811 FOR FURTHER INFORMATION.
9. LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP: 12069C0570E COMMUNITY PANEL NUMBER: 120421 EFFECTIVE DATE: DECEMBER 18, 2012.
10. THIS SURVEY HAS BEEN PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE UNDERSIGNED BELOW IN ACCORDANCE WITH THE ADOPTED "STANDARDS OF PRACTICE" FOR LAND SURVEYING AS REQUIRED BY CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.
11. THE DIGITAL DRAWING COMPRISING THIS SURVEY WAS PREPARED WITH AUTOCAD CIVIL 3D 2019.
12. SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
13. DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
14. ELEVATIONS SHOWN HEREON ARE BASED ON LAKE COUNTY BENCHMARK "F 01," HAVING AN ELEVATION OF 103.58', NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
15. THIS COMPANY ACCEPTS NO RESPONSIBILITY FOR THE MARKETABLE STATUS OF THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND/OR ALL CITY, COUNTY, STATE AND FEDERAL PLANNING AND ZONING REGULATIONS.
16. THE SCOPE OF THE SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES OR HAZARDOUS WASTES CONCERNS SHOULD ANY OF THE FOREGOING EXIST.
17. OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT.
18. SURVEY DATE: 05/04/2020.

LEGAL DESCRIPTION: ORB 750, PG 1925

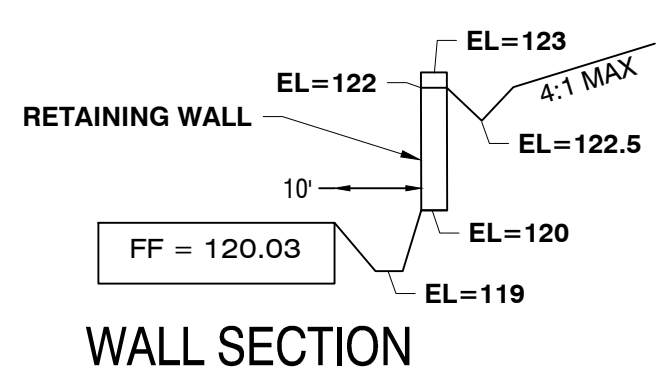
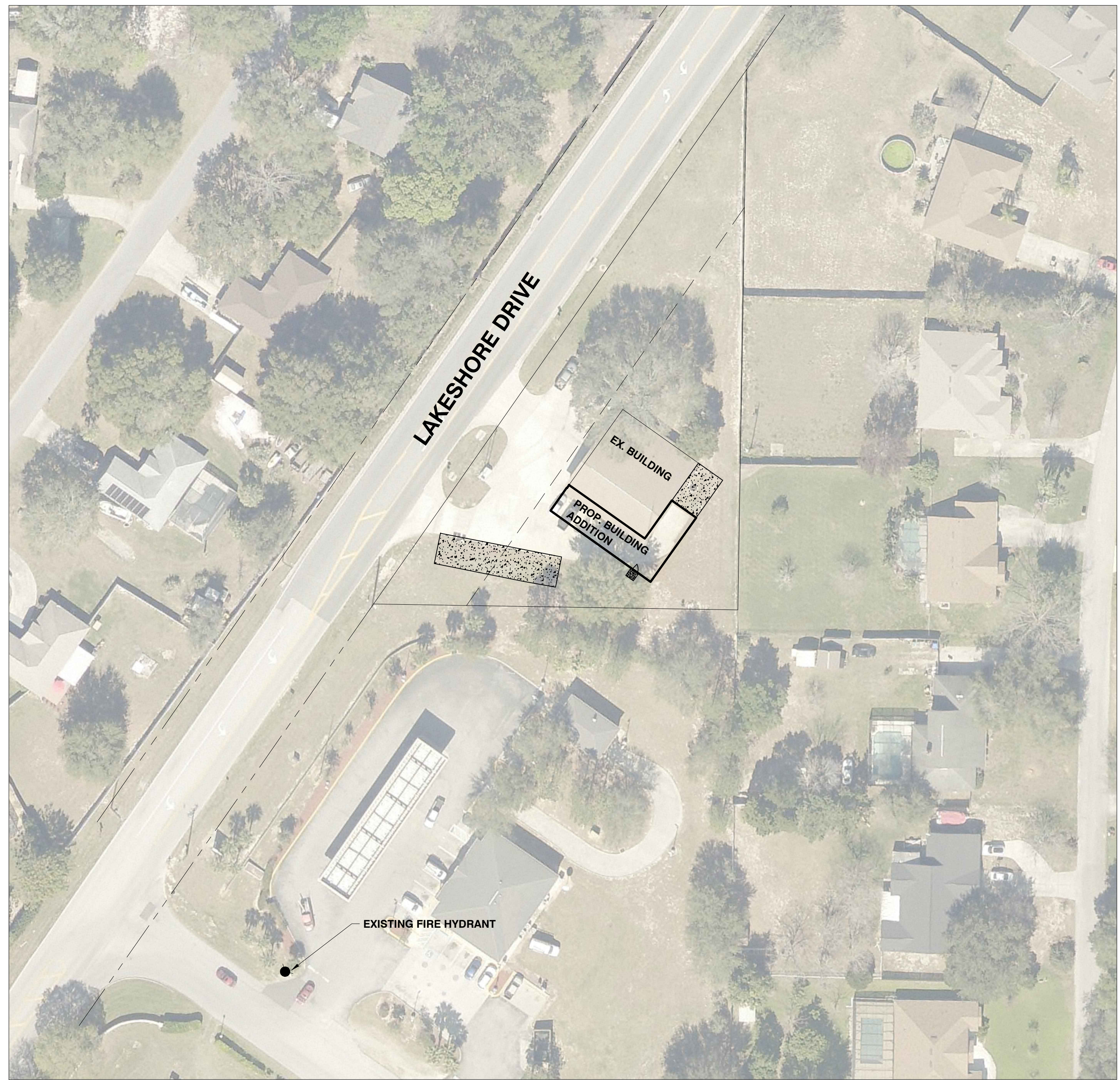
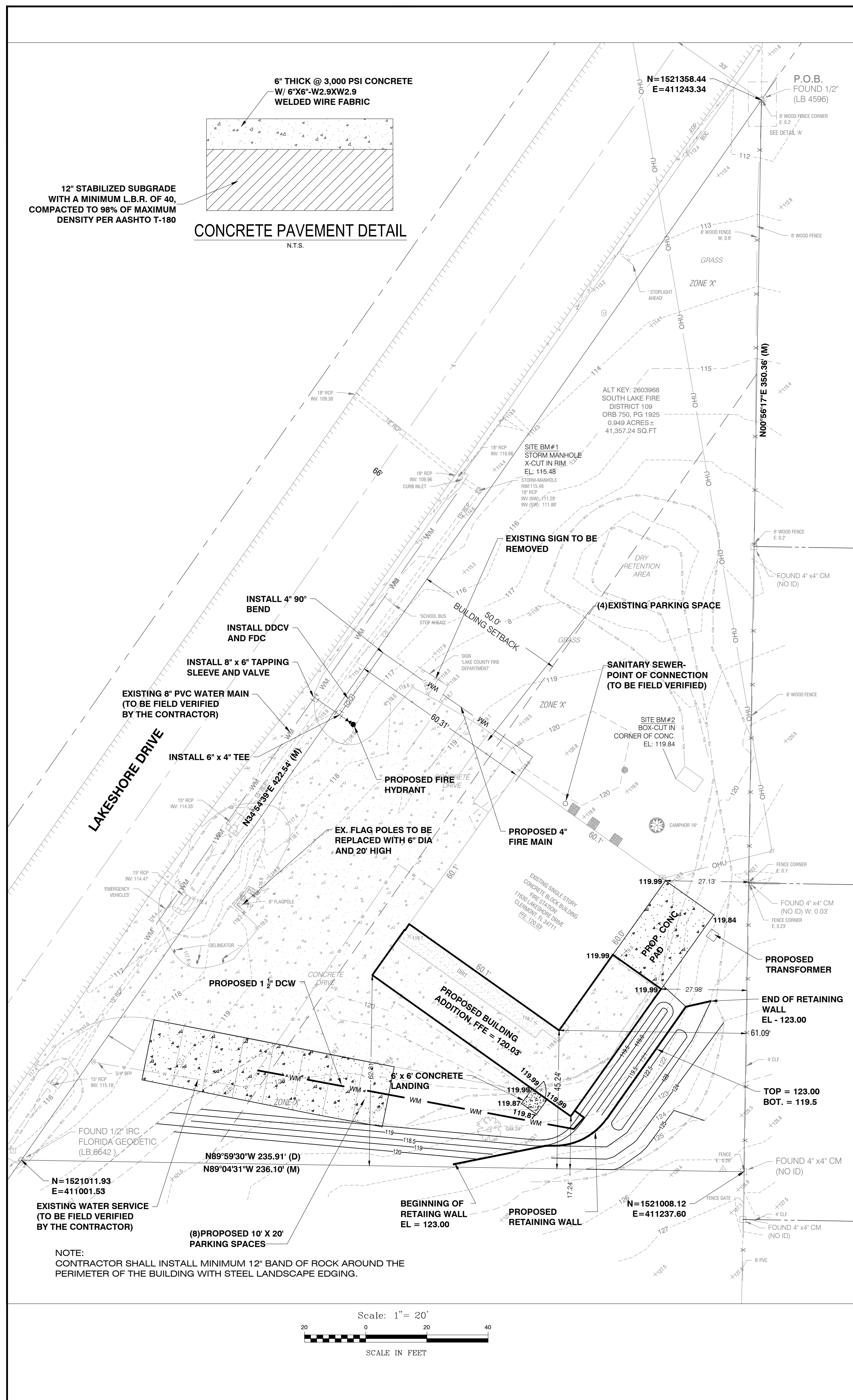
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Sheet 2

SHEET 1 OF 1		BOUNDARY & TOPOGRAPHIC SURVEY	
CLIENT	LAKE COUNTY OFFICE OF FACILITIES MANAGEMENT, C/O DAVE BURGESS	IN SECTION 01, TOWNSHIP 23 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.	
JOB NO.	100002.0013	FIRESTATION 109	
ACAD FILE	100002.0013 FIRE STATION 109.DWG	LAKESHORE DRIVE, CLERMONT FL	
DATE	05/04/20	CHECKED BY:	JTM
DRAWN BY:	JGJ	FLD. BOOK:	1-23-25
REVISIONS		DATE	



BSSH
BOOTH, SPIN, STRAUBER, HOLT
902 North Sinclair Ave. Office: 352.343.8481
Tallahassee, Florida 32310 Fax: 352.343.8495
www.bssh.com SURVEYORS PLANNERS
ENGINEERS LICENSED BUSINESS 7514



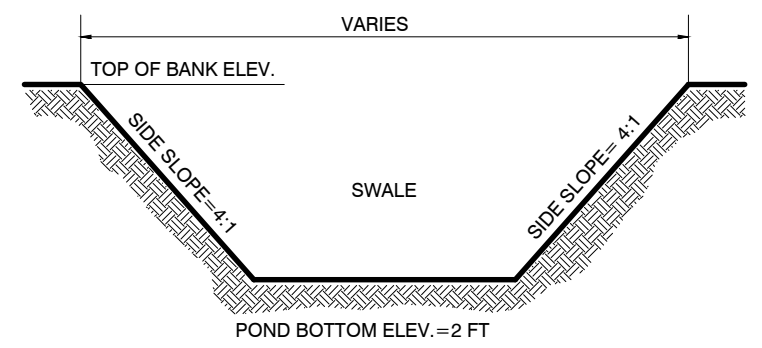
Scale: 1" = 50'
SCALE IN FEET

EXISTING FLUM	PUBLIC SERVICE FACILITY AND INFRASTRUCTURE
EXISTING ZONING	PLANNED COMMERCIAL DISTRICT (VIA ORDINANCE 1982-12)
PROPOSED USE	FIRE STATION EXPANSION
MAXIMUM BUILDING HEIGHT	50'
PROPOSED BUILDING HEIGHT	24'
ALTERNATE KEY	2603968
GROSS SITE AREA	0.95 ACRES OR 41,363 SF
WETLANDS/CONSERVATION	0 SF
TOTAL IMPERVIOUS AREA	15,180 SF (36.7% ISR)
TOTAL AREA OF EXISTING BUILDING	3,606 SF
EXISTING PAVEMENT	9,019 SF
EXISTING PAVEMENT TO BE REMOVED	1846 SF
PROPOSED CONCRETE	2,174 SF
PROPOSED BUILDING AREA	2227 SF
MAX. IMPERVIOUS SURFACE RATIO (ISR)	75%
TOTAL OPEN SPACE	26,183 SF (63.3%)
PARKING REQUIRED IS 1 SPACE PER 500 SF	12 SPACES
EXISTING PARKING SPACES	4 SPACES
PROPOSED PARKING SPACES	8 SPACES

LANDSCAPE BUFFERS:
FRONT = TYPE "A"
SOUTH = TYPE "B"
EAST = TYPE "C"

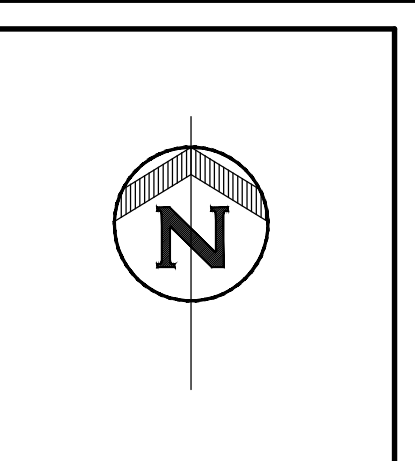
SETBACK:
FRONT = 50'
SIDE = 10'
REAR = 10'

- NOTES:**
- ALL PROPOSED BUILDING CONSTRUCTION SHALL BE TYPE (V)B CONSTRUCTION.
 - A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION IS ERECTED OR CHANGE OF OCCUPANCY USE IS MADE.
 - THERE ARE NO ENVIRONMENTAL CONCERNS WITHIN THE LIMITS OF CONSTRUCTION.
 - THE BUILDING SHALL BE PROVIDED WITH FIRE SPRINKLERS.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING WATER MAIN.
 - PER LDR SECTION 9.09.00 THERE WILL BE NO INCREASE IN THE AMBIENT NOISE TO THE SURROUNDING PROPERTY OWNERS.
 - FIRE PROTECTION WATER SUPPLY WILL BE AVAILABLE PRIOR TO AND DURING CONSTRUCTION.



DRA NO.	TOP OF BANK ELEVATION	POND BOTTOM ELEVATION	SLOPE (MAX.)
1	119.50	119.00	4:1

- NOTES:**
- MAXIMUM SIDE SLOPES NOT TO EXCEED 4:1.
 - SOD ALL SIDE SLOPES
 - SEED AND MUCK BOTTOM



DATE	REVISION
1-23-21	1 RAI PER COUNTY
	2
	3
	4
	5
	6
	7
	8

CITY OF CLERMONT
FIRE STATION NO. 109 IMPROVEMENT
SITE PLAN

BESH HALFF

Office: 352.343.8481
Tallahassee, Florida 32378
Certificate of Authorization Number: 33350

DATE:	SEPTEMBER, 2020
DESIGNED BY:	BJ
DRAWN BY:	BJ
CHECKED BY:	CCH
JOB NO.:	100002.0016
FILE NAME:	SITE PLAN

Sheet 3

CHARLES C. HIOTT, PE
Registered Eng 54813

WATER UTILITIES INC.
SEWER EXISTING SEPTIC TANK
WASTE MANAGEMENT EXISTING DUMPSTER
FIRE PROTECTION FIRE HYDRANT

STORMWATER
THE ADDITION FALLS UNDER SJRWMD RULE F.A.C. 62-330.020(2) FOR EXEMPTION

THIS SITE IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069C0570E, EFFECTIVE DATE: DECEMBER 18, 2012.