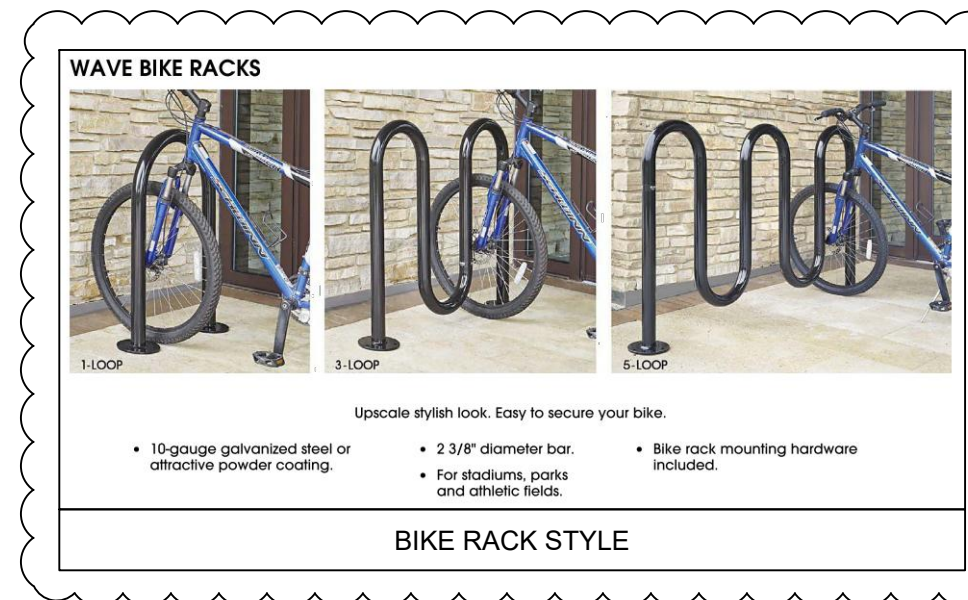
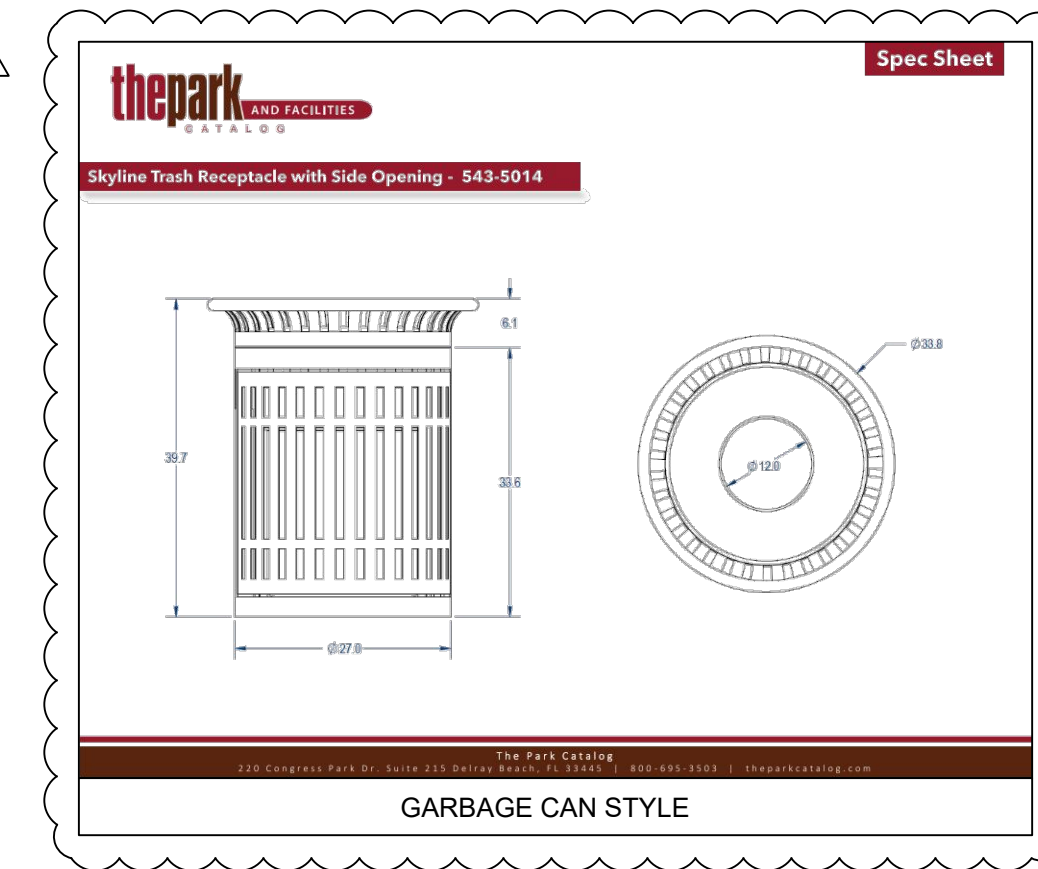




Existing Conditions Imperviousness		
Total	Removed	Remaining
356	356	0
Proposed Conditions Imperviousness		
Ex. Remaining	Added	Total
0	62,954	62,954

PARKING REQUIREMENTS			
USE	REQUIREMENT	AREA-SF	CALCULATION
GENERAL RETAIL	1 SPACE PER 250-SF	18,240	18,240-SF / 250 = 72.96 (73 SPACES)
TOTAL SPACES REQUIRED			73 SPACES
HANDICAP SPACES REQUIRED			4 SPACES
TOTAL SPACES PROVIDED			80 SPACES INCLUDES 4 HC SPACES



FLAGGED WETLAND LIMITS		
Course	Bearing	Distance
L1	S 83°58'24" E	73.00'
L2	S 86°42'02" E	53.87'
L3	S 65°24'36" E	31.50'
L4	S 70°31'38" W	35.16'
L5	S 30°07'26" W	46.40'
L6	S 65°33'01" W	7.51'
L7	N 39°22'52" W	13.43'
L8	N 11°58'30" E	13.91'
L9	N 64°47'37" W	17.20'
L10	N 63°05'28" W	17.95'
L11	N 23°30'19" W	12.68'
L12	N 69°45'08" W	32.23'
L13	N 82°40'03" W	22.15'

LEGEND	
[Symbol]	SITE BOUNDARY
[Symbol]	SILT FENCE
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED CONTOUR
[Symbol]	LANDSCAPE BUFFER
[Symbol]	SETBACK LINE
[Symbol]	GRADE BREAK
[Symbol]	UTILITY EASEMENT
[Symbol]	EXISTING ELEVATION
[Symbol]	PROPOSED ELEVATION
[Symbol]	INTERPOLATED ELEVATION
[Symbol]	EXISTING SANITARY
[Symbol]	EXISTING WATERMAIN
[Symbol]	EXISTING OVERHEAD POWER
[Symbol]	EXISTING SANITARY
[Symbol]	PROPOSED SANITARY
[Symbol]	PROPOSED WATER MAIN
[Symbol]	PROPOSED WATER SERVICE
[Symbol]	PROPOSED FIRE LINE
[Symbol]	PROPOSED ELECTRICAL CONDUIT
[Symbol]	FLOW ARROW
[Symbol]	BACTERIAL SAMPLING POINT
[Symbol]	APPLY UTILITY TRANSITION / CONFLICT MEASURES
[Symbol]	PHASE LINE
[Symbol]	SOIL BORING LOCATION

GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHY SURVEY ARE PROVIDED BY: AMERICAN VETERAN SURVEY COMPANY, INC. DATED: 11-21-2019
- LAND PLANNING / SITE STATISTICS
LEGAL DESCRIPTION:
LOT "A", Lot "A", ANDERSON'S SUBDIVISION, in the City of Groveland, Florida, according to the Plat thereof, recorded in Plat Book 4, Page 17, Public Records of Lake County, Florida; LESS AND EXCEPT the East 380.00 feet thereof when measured perpendicular to the East boundary of Lot "A".
AND
Lot 12, of NORTH SIDE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 9, Page 17, Public Records of Lake County, Florida.
Together with an easement for ingress and egress over and across the following described property to wit: A parcel of land in Sections 13 and 24, Township 22 South, Range 24 East, Lake County, Florida, being more particularly described as follows: For a Point of Beginning, begin at the Southwest corner of Lot 12 of NORTH SIDE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 9, Page 17, Public Records of Lake County, Florida; thence run North 01°19'58" West, 15.00 feet; thence South 88°40'02" West, 20.00 feet; thence South 01°19'58" East, 79.76 feet to the Northerly right-of-way line of State Road 50; thence along said right-of-way line, South 71°10'08" East, 21.29 feet; thence leaving said right-of-way line, North 01°19'58" West, 72.07 feet to the POINT OF BEGINNING.
AND
That portion of the former Railroad right-of-way lying North of the Northerly right-of-way line of State Road 50 and South of the above described parcel of land, being bounded on the East by the East line of the above described parcel of land, projected South, and bounded on the West side by the East line of that portion of said Railroad right-of-way conveyed to Woodrow C. Ward and Rena D. Ward in a corrective deed dated May 29, 1981, and recorded in the Public Records of Lake County, Florida, in Official Records Book 732, Page 805.
AND
Alleyway or roadway lying between the South border of Lot 12, North Side Subdivision, according to the Plat thereof as recorded in Plat Book 9, Page 17, Public Records of Lake County, Florida, and the North boundary of Tract A, Anderson's Subdivision, in the City of Groveland, as recorded in Plat Book 4, Page 17, Public Records of Lake County, Florida.
- ALTERNATE KEY: 1721016
- SITE AREA: 150,921-SF (3.46-AC)
2.2.1 AREA IN WETLANDS = 0.11-AC
2.2.2 AREA IN 100 YR FLOOD ZONE = 0.90-AC
2.2.3 PROJECT AREA = 3.51-AC
- EXISTING ZONING: FC11 - COMMERCIAL - HIGHWAY
- EXISTING FUTURE LAND USE: (COMM) - COMMERCIAL
- BUILDING SETBACKS:
2.5.1. FRONT: 35'
2.5.2. SIDE: 10'
2.5.3. REAR: 25'
2.5.4. WETLAND: 25'
- LANDSCAPE BUFFERS:
2.6.1. FRONT: 15'
2.6.2. SIDE: 15'
2.6.3. REAR: 20'
- IMPERVIOUSNESS:
2.7.1. MAX ALLOWED: 75%
2.7.2. EXISTING: 356 SF
2.7.3. PHASE 1 FINAL: 62,954 SF (63,348-SF)
2.7.4. PHASE 1 PROPOSED ISR: 41.7% (42.0%)
2.7.5. PHASE 2 FINAL: 77,544 SF (62,632-SF) (41.28%)-SF)
2.7.6. END OF PHASE 2 (TOTAL) PROPOSED ISR: 51.4% (27.2 SITE TOTAL = 77,636-SF)
- THIS SITE DOES LAY WITHIN THE FLOOD ZONE 'AE' PER FEMA MAP PANEL: 12069C0555E DATED: 12/18/2012
- SITE SOILS INCLUDE:
4.1. SPARR (HYDROLOGIC GROUP 'A/D')
4.2. 24 - KENDRICK SAND (HYDROLOGIC GROUP 'A')
4.3. 37 - ELLZEY (HYDROLOGIC GROUP 'A/D')
4.4. 38 - PLACID SAND (HYDROLOGIC GROUP 'A/D')
- DATUM: NAD 83
- VERTICAL CURVATURE
7. SITE LIGHTING:
7.1 ALL ROADWAYS, DRIVEWAYS, ENTRYWAYS, PARKING AREAS, PUBLIC AREAS AND WALKWAYS SHALL BE ADEQUATELY LIGHTED WITH DECORATIVE LIGHT FIXTURES. THE USE OF SIMILAR LIGHTS TO ADJOINING PROPERTY WILL BE ENCOURAGED IF SAID LIGHTING IS IN ACCORDANCE WITH THESE STANDARDS. MAXIMUM HEIGHT FOR LIGHTING IN PARKING AREAS SHALL BE 24 FEET. MAXIMUM HEIGHT FOR PEDESTRIAN AREAS AND WALKWAYS SHALL BE 16 FEET. LIGHT FIXTURES WILL BE DESIGNED TO MINIMIZE GLARE/REFLECTION.

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 North Rockingham Ave., Titusville, FL 32781
Phone: 322.742.9211 Fax: 322.742.5044
State of Florida Certificate of Authorization #29265

**GROVELAND POINT CENTER
SITE IMPROVEMENT PLAN (PHASE 1)**
GROVELAND, FLORIDA

DRAWN BY: JH / RM
CHECKED BY: DC

FILE NUMBER:
19121-07

ISSUE DATE:
7/1/2020

SHEET SIZE
24 X 36

SITE PLAN

SHEET NUMBER
C4.00

