

GARBAGE CAN STYLE

BACK 20' - FUTURE FDOT PEDESTRIAN TRAIL

- CONST. 129-LF TRETAINING WALL

6" RAISED

5' SIDEWALK \

GARBAGE CAN ON 2.5'

(SEE DETAIL THIS SHEET

SQ CONCRETE SLAB OR PAVERS

- 20' TYPE 'A' LANDSCAPE BUFFER

CONST 24" STOP BAR &

STRIPING (TYP)

FENCE (TYP)

5' SIDEWALK –

INSTALL HC PARKING -

STRIPING (TYP)

- WHEEL STOP

CONST.

TYPE D CURB

END "F" CURB +

CONCRETE AND

START "D" CURB

PAVEMENT 6'

NORTH OF R/W.

SIDEWALK

CHICAL

CLEAR SIGHT WINDOW

EXISTING

35' FRONT BUILDING SETBACK

F-CURB WITHIN

15' TYPE 'C' LANDSCAPE BUFFER -

BIKE RACK (TYP)

FDOT CR-F CURB RAMP

CONST CURB RAMP (CR-F) PER SPI 522-022)

(TYP LEFT AND RIGHT)

– INSTALL DETECTABLE

SURFACE (TYP)

FDOT CR-F

SIGN R1-1 WITH 25-LF 4" DOUBLE YELLOW

COATED CHAINLINK CONST. 129-LF FENCE (TYP)

9,120-SF FF = 101.60'

DOUBLE DUMPSTER ENCLOSURE (STEM WALL REQUIRED

∠ 25' REAR BUILDING SETBACK

BEGIN CONST.

"F" CURB

GARBAGE CAN ON 2.5'

(SEE DETAIL THIS SHEET

SPÍLL OUT

"F" CURB /

SQ CONCRETE SLAB

OR PAVERS

BEGIN CONST.

COMMERCIAL

SITE

IMPERVIOUSNESS

CONSIDERED IN STORMWATER DESIGN

INSTALL

DETECTABLE

SURFACE (TYP)

RETAINING WALL

- CONST. 4' VINYL COATED

CHAINLINK FENCE (TYP)

- BEGIN CONST. RETAINING WALL

- CONST. 4' VINYL COATED CHAINLINK FENCE (TYP)

25' TYPE 'C' LANDSCAPE BUFFER

25' RESIDENTIAL BUILDING SETBACK

RETAINING WALL

- 15' TYPE 'A' LANDSCAPE BUFFER - 10' SIDE BUILDING SETBACK

PROJECT BOUNDARY AND PROPERTY LINE

- AREA BELOW ELEVATION 99.1' INTERPOLATED FROM EXISTING CONTOURS

STATE ROAD 50

HATCHED AREA REPRESENTS

FUTURE DEVELOPABLE AREA

END CONST RETAINING WALL BEGIN CONST.

- END CONST RETAINING

CONST. 91-LF

RETAINING WALL

WALL BEGIN CONST.

STEM WALL

CONST. 4' VINYL COATED I │ I │ CHAINLINK FENCE (TYP)

STEM WALL

WETLAND LINE AS SURVEYED & FLAGGED -

WHEEL STOP

5' SIDEWALK –

INSTALL HC PARKING

INSTALL R6-1L -

"ONE WAY"

ARROW SIGN 、

AND ADJUST VALVE BOXES AS NEEDED.

RELOCATE SIGN / MARKER

CONST 24" THERMOPLASTIC STOP BAR & SIGN (R1-1)

W/ 40-LF 4" THERMOPLÀSTIĆ

DOUBLE YELLOW STRIPING A

SUITE "A" 1840 SQ. FT.

CURB (TYP)

LEFT TURN

SIGN ≼

R3-18 NO U-TURN

OR LEFT TURN ≤

PROPOSED GENERAL

CONST 24" STOP BAR & SIGN R1-1 WITH 25-LF 4" DOUBLE YELLOW

DRIVEWAY ?

CONST VALLEY GUTTER -/ PER FDOT SPI 520-001 (F-CURB)

CONNECTION

SHIFTED EAST

CONST "ONE WAY"

ARROW SIGN (R6-1R)

4,619-SF OF IMPACT TO BE MITIGATED

PROJECT BOUNDARY AND PROPERTY LINE -

CONST. 4' VINYL COATED — CHAINLINK FENCE (TYP)

FLOOD ELEVATION = 99.1'

CONST. 6' ACCESS GATE -BEGIN CONST. RETAINING WALL

15' TYPE 'A' LANDSCAPE BUFFER -

PROJECT BOUNDARY AND PROPERTY LINE

(POSSIBLE FUTURE 16' FDOT REDESTRIAN TRAIL)

(EXISTING -

F-CURB WITHIN

PROJECT BOUNDARY FOLLOWS CLOSELY

ALONG THE PROPOSED SIDEWALK AND DRIVEWAY

FDOT R/W

S00° 06' 40"E

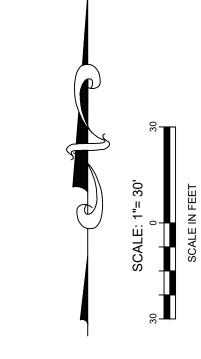
11.54'

10' SIDE BUILDING SETBACK

(POSSIBLE FUTURE 16' FDOT PEDESTRIAN TRAII

100 YEAR FLOOD ZONE 'AE' - INTERPOLATED FROM EXISTING CONTOURS

Existing Co	nditions Imper	viousness
Total	Removed	Remaining
TOTAL	Removed	rtemaning
356	356	0
Proposed C	onditions Impe	rviousness
	1	
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
	HAN	DICAP SPACES REQUIRED	4 SPACES
		TOTAL SPACES PROVIDED	80 SPACES INCLUDES 4 HC SPACES



F	LAGGED WETLAND I	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'

			<u>LEGEND</u>	
	_		_	SITE BOUNDARY
		\bigcirc —		SILT FENCE
		74		EXISTING CONTOUR
		— 74 —		PROPOSED CONTOUR
		1 1	1 1	LANDSCAPE BUFFER
				SETBACK LINE
				GRADE BREAK
			1	UTILITY EASEMENT
			× 73.44	EXISTING ELEVATION
			⋈ 74.03	PROPOSED ELEVATION
			250.00	INTERPOLATED ELEVATION
SAN	SAN	l ——	- SAN	EXISTING SANITARY
WM	WN		- WM	EXISTING WATERMAIN
OHP		(OHP ———	EXISTING OVERHEAD POWER
SAN	SAN —	- SAN -	SAN	PROPOSED SANITARY
WM	– WM –––	– wm –	WM	PROPOSED WATER MAIN
ws	- ws	— ws —	ws	PROPOSED WATER SERVICE
				PROPOSED FIRE LINE
CON		C	ON	PROPOSED ELECTRICAL CONDUIT
		◆ ~	\ \ \ \	FLOW ARROW
			BS#	BACTERIAL SAMPLING POINT
		SH	#	APPLY UTILITY TRANSITION / CONFLIC
	0	311	-#	MEASURES
• • • • • • •	• • • • •		• • • • • •	PHASE LINE
			\rightarrow	

PROVIDED DATED: 11- 2. LAND PLANN LEGAL DESC LOT "A", Lot according to according t	NG / SITE STATISTICS
PROVIDED DATED: 11- 2. LAND PLANN LEGAL DESC LOT "A", Lot according to according t	BY: AMERICAN VETERAN SURVEY COMPANY, INC. 21-2019 NG / SITE STATISTICS CRIPTION: A", ANDERSON'S SUBDIVISION, in the City of Groveland, Florida, the Plat thereof, recorded in Plat Book 4, Page 17, Public Records of Lake da; LESS AND EXCEPT the East 380.00 feet thereof when measured to the East boundary of Lot "A". RTH SIDE SUBDIVISION, according to the Plat thereof, as recorded in Plat 17, Public Records of Lake County, Florida. In an easement for ingress and egress over and across the following sperty to wit: A parcel of land in Sections 13 and 24, Township 22 South, st, Lake County, Florida, being more particularly described as follows: For a taking, begin at the Southwest corner of Lot 12 of NORTH SIDE
2. LAND PLANN LEGAL DESC LOT "A", Lot according to acco	NG / SITE STATISTICS CRIPTION: 'A", ANDERSON'S SUBDIVISION, in the City of Groveland, Florida, the Plat thereof, recorded in Plat Book 4, Page 17, Public Records of Lake da; LESS AND EXCEPT the East 380.00 feet thereof when measured to the East boundary of Lot "A". RTH SIDE SUBDIVISION, according to the Plat thereof, as recorded in Plat 17, Public Records of Lake County, Florida. If an easement for ingress and egress over and across the following perty to wit: A parcel of land in Sections 13 and 24, Township 22 South, st, Lake County, Florida, being more particularly described as follows: For a uning, begin at the Southwest corner of Lot 12 of NORTH SIDE
LEGAL DESC LOT "A", Lot " according to a County, Florio perpendicular AND Lot 12, of NO Book 9, Page Together with described pro Range 24 Ea Point of Begin SUBDIVISION Records of La South 88°40'0	CRIPTION: "A", ANDERSON'S SUBDIVISION, in the City of Groveland, Florida, the Plat thereof, recorded in Plat Book 4, Page 17, Public Records of Lake the Last Sand Except the East 380.00 feet thereof when measured to the East boundary of Lot "A". RTH SIDE SUBDIVISION, according to the Plat thereof, as recorded in Plat 17, Public Records of Lake County, Florida. In an easement for ingress and egress over and across the following perty to wit: A parcel of land in Sections 13 and 24, Township 22 South, st, Lake County, Florida, being more particularly described as follows: For a thing, begin at the Southwest corner of Lot 12 of NORTH SIDE
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South 88°40'0	
	ske County, Florida; thence run North 01°19'58" West, 15.00 feet; thence 02" West 'ence South 01°19'58" East, 79.76 feet to the Northerly right-of-way line of
right-of-way li	0; thence along said ne, South 71 °15'08" East, 21.29 feet; thence leaving said right-of-way line, 58" West, 72.07 feet to the POINT OF BEGINNING.
AND That portion of	of the former Railroad right-of-way lying North of the Northerly right-of-way
the East by the bounded on to conveyed to	Road 50 and South of the above described parcel of land, being bounded or the East line of the above described parcel of land, projected South, and the West side by the East line of that portion of said Railroad right-of-way Woodrow C. Ward and Rena D. Ward in a corrective deed dated May 29, corded in the Public Records of Lake County, Florida, in Official Records
Book 732, Pa	ge 805.
according to to	padway lying between the South border of Lot 12, North Side Subdivision, the Plat thereof as recorded in Plat Book 9, Page 17, Public Records of Lak da, and the North boundary of Tract A, Anderson's Subdivision, in the City of recorded in Plat Book 4, Page 17, Public Records of Lake County, Florida
2.1. ALTER	NATE KEY: 1721016
	REA: 150,921-SF (3.46-AC)
	AREA IN WETLANDS = 0.11-AC AREA IN 100 YR FLOOD ZONE = 0.90-AC
	PROJECT AREA = 3.51-AC
	NG ZONING: [C1] - COMMERCIAL - HIGHWAY NG FUTURE LAND USE: (COMM) - COMMERCIAL
	NG SETBACKS:
	. FRONT: 35'
	. SIDE: 10' . REAR: 25'
	. REAR: 25' . WETLAND: 25'
	CAPE BUFFERS:
2.6.1	. FRONT: 15'
	. SIDE: 15'
	. REAR: 20'
	VIOUSNESS: . MAX ALLOWED: 75%
	EXISTING: 356 SF
	. PHASE 1 FINAL: 6 2,954 SF (63,349-SF)
	. PHASE 1 PROPOSED ISR: 41.7% (42.0%) /
	. PHASE 2 FINAL: 77,541 SF (14,682-SF) (14,287-SF)
	END OF PHASE 2 (TOTAL) PROPOSED ISR: 51.4% SITE TOTAL = 77,636-SF
	ES LAY WITHIN THE FLOOD ZONE (AE' AE'
PER FEMA DATED: 12/	MAP PANEL: 12069C0555E

4.3 37 - ELLZEY (HYDROLOGIC GROUP 'A/D')

5. PERPETUATE EXISTING MONUMENTATION

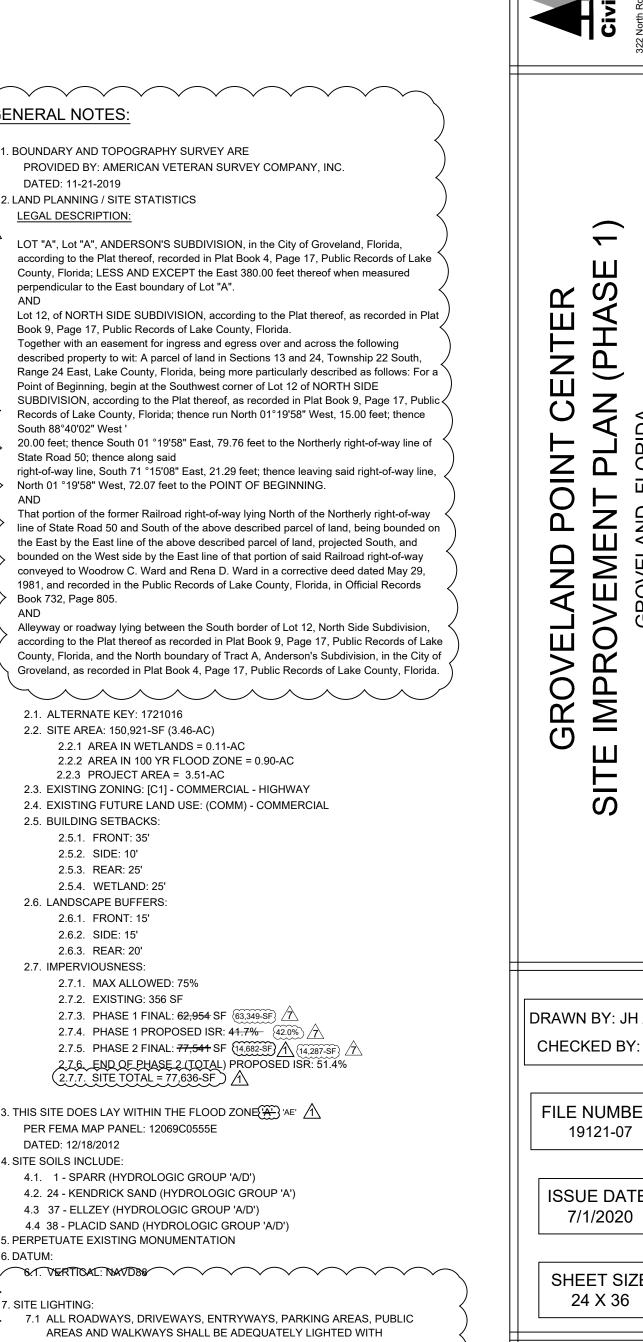
6. DATUM:

4.4 38 - PLACID SAND (HYDROLOGIC GROUP 'A/D')

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 TOWNWIZE ENGHT POLICUTION \



GROVELAND POIN SITE IMPROVEMENT P

DRAWN BY: JH / RM CHECKED BY: DC

FILE NUMBER:

ISSUE DATE:

SHEET SIZE

24 X 36

SHEET NUMBER C4.00

SITE PLAN