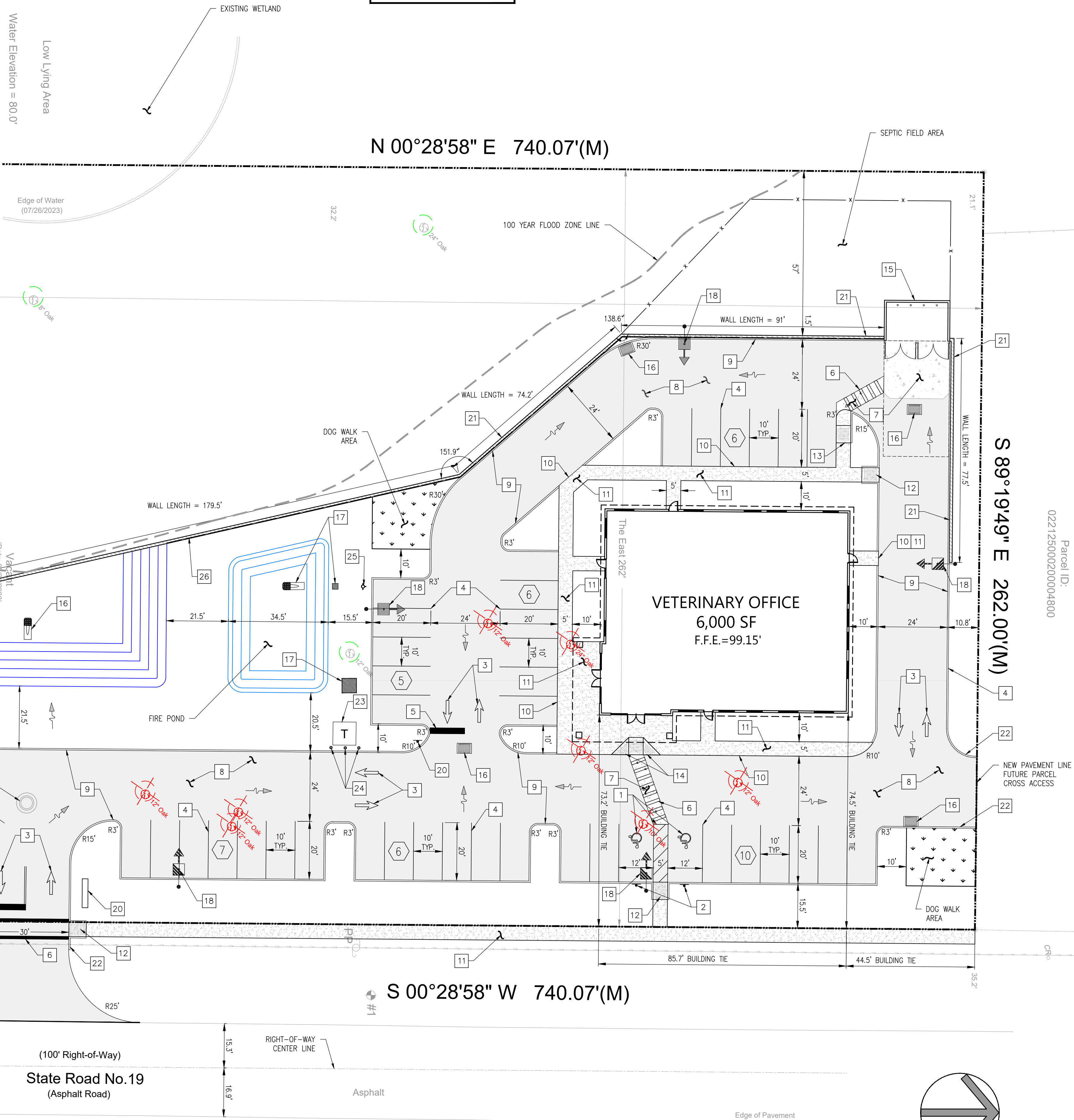


Low Lying Area
Water Elevation = 80.



<u>SITE AREA</u>	193,897 S.F.	(±4.45 AC)
PERVIOUS AREA	154,353 SF	(79.6%)
IMPERVIOUS AREA	39,544 SF	(20.4%)
BUILDING AREA	6,000 SF	(3.1%)
PAVEMENT	33,544 SF	(17.3%)
<u>PROPOSED USE</u>	NC (NEIGHBORHOOD COMMERCIAL)	
<u>ZONING</u>	NC (NEIGHBORHOOD COMMERCIAL)	
<u>BUILDING HEIGHT</u>	30.5 FEET	
<u>FLOOR AREA RATIO</u>	0.05	
<u>BUILDING SETBACKS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT (EAST, U.S. 19)	30 FT	74.5 FT
SIDE (NORTH)	20 FT	44.7 FT
SIDE (SOUTH)	20 FT	609.4 FT
REAR (WEST)	30 FT	117.5 FT
<u>LANDSCAPE BUFFER</u>		
FRONT (EAST, U.S. 19)	15 FT	15 FT
SIDE (NORTH)	10 FT	10 FT
SIDE (SOUTH)	10 FT	N/A FT
REAR (WEST)	10 FT	N/A FT
<u>PARKING REQUIRED</u>		
1 SPACE PER 200 S.F. OF GROSS FLOOR AREA		
= 6,000 S.F. / 200 S.F.		
= 30 PARKING SPACES		
<u>PARKING PROVIDED</u>		
REGULAR		38 SPACES
ACCESSIBLE		2 SPACES
TOTAL		40 SPACES

1	ACCESSIBLE PARKING, STRIPING, & ACCESS AISLE
2	ACCESSIBLE PARKING SIGN - 2 SPACES
3	PAVEMENT MARKING
4	4" WHITE STRIPING PAINT
5	24" WHITE STOP BAR
6	CROSSWALK STRIPING
7	CONCRETE PAVEMENT
8	ASPHALT PAVEMENT
9	6" CONCRETE CURB
10	MONOLITHIC CURB AND SIDEWALK
11	CONCRETE WALK W/ EXPANSION JOINTS
12	SIDEWALK END RAMP
13	ACCESSIBLE CORNER RAMP
14	FLARED RAMP
15	DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
16	STORM STRUCTURE (REFER TO SHEET C4)
17	WATER STRUCTURE (REFER TO SHEET C3)
18	SITE LIGHTING (REFER TO SITE LIGHTING PLANS FOR SPECIFICATIONS)
19	MONUMENT SIGN
20	"STOP" SIGN
21	RETAINING WALL
22	TRANSITION CURB
23	TRANSFORMER
24	BOLLARDS
25	FIRE HYDRANT (SEE SHEET C3)
26	HAND RAILING

OWNER/DEVELOPER

LAKERIDGE ANIMAL HOSPITAL
20180 US. HIGHWAY 27, #206
CLEARWATER, FLORIDA 34615
EMAIL: ESCHDWM@GMAIL.COM
CONTACT: JEFFREY S. ESCH

CIVIL ENGINEER

Z DEVELOPMENT SERVICES
1201 E. ROBINSON STREET
ORLANDO, FLORIDA 32808
PHONE: 407-271-8910
EMAIL: BOB@ZDEVELOPMENTSERVICES.COM
CONTACT: ROBERT ZIENGENFUSS

LANDSCAPE

CADDSCAPES, INC.
432 NOWELL LANE
DELAND, FL 32724
PHONE: 407-310-5567
EMAIL: JASONBRIDGEWATER@GMAIL.COM
CONTACT: JASON BRIDGEWATER

ARCHITECT

TREBRAR ARCHITECTURE DESIGN STUDIO
7501 NW 4TH STREET, SUITE 212 E
PLANTATION, FLORIDA 33317
PHONE: 954-530-1765
EMAIL: ERIC@TREBRAR.COM
CONTACT: ERIC TREBBEN

IRELAND & ASSOCIATES SURVEYING, INC.
800 CURRENCY CIRCLE, SUITE 1020
LAKE MARY, FLORIDA 32746
PHONE: 407-678-3366
EMAIL: ORDERS@IRELANDSURVEYING.COM
CONTACT: BO DAVIS

GEO-TECHNOLOGY ASSOCIATES, INC.
4617 PARKBREEZE COURT
ORLANDO, FLORIDA 32808
PHONE: 321-482-4239
EMAIL: GPILLAPPA@GTAENG.COM
CONTACT: GAUTHAM PILLAPPA

[illegible]

Robert Ziegenfuss
c=US, o=Z Development
Services,
dnQualifier=A01410D0000019
0EA6802BC000371EF,
cn=Robert Ziegenfuss
2025.04.16 13:18:05 -04'00'

This item has been digitally signed and sealed by ROBERT ZIEGENFUSS on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

VETERINARY OFFICE & RETAIL
STATE ROAD 19
SOUTH OF REVELS ROAD
HOWEY IN THE HILLS, FL 34737

DATE: 08/28/24

DRAWN: LF

CHECKED: DL

C1

PRELIMINARY SITE PLAN

PROJECT NO.: 2023.179