VICINITY MAP

SCALE 1: 2000

TREES TO BE REMOVED

TREES TO REMAIN

EXISTING WETLAND

Water Elevation = 80.0'

Low Lying Area

N 00°28'58" E 740.07'(M)

Edge of Water (07/26/2023)

SEPTIC FIELD AREA

100 YEAR FLOOD ZONE LINE

The South 740'

WALL LENGTH = 91'

WALL LENGTH = 74.2'

WALL LENGTH = 179.5'

WALL LENGTH = 215.7'

WALL LENGTH = 77.5'

DOG WALK AREA

S 89°19'49" E 262.00'(M)

The East 262'

VETERINARY OFFICE
6,000 SF
F.F.E.=99.15'

Area: 193,897 +/- Sq.Ft.
4.45 +/- Acres

Parcel ID: 02212500020000500

Vacant
(Date: 08/28/2023)

Parcel ID: 02212500020000400

LOT 3

THE N 1/2 OF GOV

FIRE POND

STORMWATER RETENTION POND

NEW PAVEMENT
(FUTURE PARCEL CROSS ACCESS)

NEW PAVEMENT LINE
FUTURE PARCEL
CROSS ACCESS

DOG WALK AREA

85.7' BUILDING TIE

44.5' BUILDING TIE

73.2' BUILDING TIE

74.5' BUILDING TIE

S 00°28'58" W 740.07'(M)

#1

NEW PAVEMENT LINE

(100' Right-of-Way)

State Road No.19
(Asphalt Road)

RIGHT-OF-WAY
CENTER LINE

Asphalt

Edge of Pavement

NORTH

20' 0 20' 40'

GRAPHIC SCALE

SITE DATA

SITE AREA	193,897 S.F.	(±4.45 AC)
PERVIOUS AREA	154,353 SF	(79.6%) } (100%)
IMPERVIOUS AREA	39,544 SF	(20.4%) }
BUILDING AREA	6,000 SF	(3.1%)
PAVEMENT	33,544 SF	(17.3%)
PROPOSED USE	NC (NEIGHBORHOOD COMMERCIAL)	
ZONING	NC (NEIGHBORHOOD COMMERCIAL)	
BUILDING HEIGHT	30.5 FEET	
FLOOR AREA RATIO	0.05	

BUILDING SETBACKS	REQUIRED	PROVIDED
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

LANDSCAPE BUFFER		
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

PARKING REQUIRED

1 SPACE PER 200 S.F. OF GROSS FLOOR AREA
= 6,000 S.F./ 200 S.F.
= 30 PARKING SPACES

PARKING PROVIDED	
REGULAR	38 SPACES
ACCESSIBLE	2 SPACES
TOTAL	40 SPACES

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONES X & A. THIS PROPERTY WAS FOUND IN LAKE COUNTY, COMMUNITY NUMBER 120585, DATED 2012-12-18.

LEGAL DESCRIPTION

THE SOUTH 740 FEET OF THE EAST 262 FEET OF THE FOLLOWING DESCRIBED PROPERTY; NORTH HALF OF GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. LYING WEST OF THE RIGHT OF WAY FOR HIGHWAY NO. 19.

BEFORE YOU DIG! CALL SUNSHINE STATE ONE CALL OF FLORIDA 811 Know what's below. Call before you dig.

PLAN NOTES

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

DEVELOPER & CONSULTANTS

OWNER/DEVELOPER
LAKERIDGE ANIMAL HOSPITAL
20180 US. HIGHWAY 27, #206
CLERMONT, FLORIDA 34715
EMAIL: JESCHDVM@GMAIL.COM
CONTACT: JEFFREY S. ESCH

CIVIL ENGINEER
Z DEVELOPMENT SERVICES
1201 E. ROBINSON STREET
ORLANDO, FLORIDA 32801
PHONE: 407-271-8910
EMAIL: BOB@ZDEVELOPMENTSERVICES.COM
CONTACT: ROBERT ZIENGENFUSS

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

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

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

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

Z DEVELOPMENT SERVICES
CIVIL ENGINEERING CONSULTANTS
CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

DATE	REVISION

ROBERT ZIEGENFUSS, P.E., LEED AP
FL. REG. # 56752

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