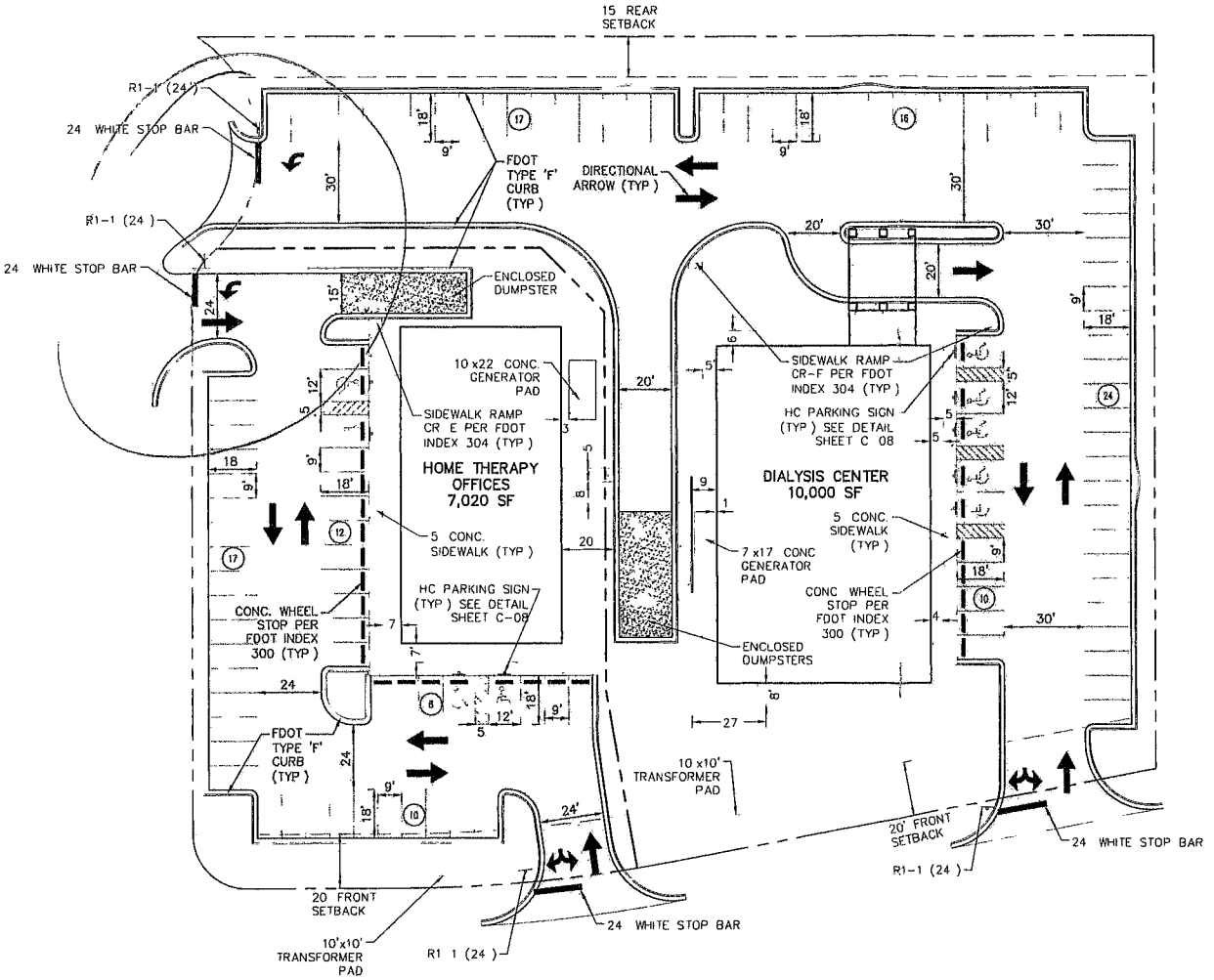
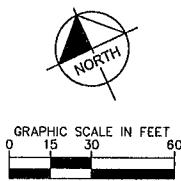


ZONING CHI



ZONING CHI



SITE DATA			
PROJECT DESCRIPTION	CONSTRUCTION OF AN 10,000 SF DIALYSIS CENTER (MEDICAL OFFICE) BUILDING AND A 7,020 SF MEDICAL OFFICE BUILDING WITH ASSOCIATED UTILITIES AND STORMWATER		
LOCATION:	SECTION 33, TOWNSHIP 35, RANGE 18E		
ADDRESS:	NO ADDRESS HAS BEEN ASSIGNED		
ZONING DISTRICT	CHI		
LAND USE	COMMERCIAL		
FLOOD ZONE	X, AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NO. 120070, MAP NO. 12023C0290C, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2009		
SITE AREA	106,920 ± S.F.	2.45 ± AC	
MAX BUILDING HEIGHT	35		
LOT COVERAGE (F.A.R.):	S.F.	(AC)	%
EXISTING BUILDING AREA	N/A	N/A	N/A
PROPOSED BUILDING AREA	17,020	0.39	15.8%
EXISTING IMPERVIOUS AREA	0	0	0.0%
PROPOSED IMPERVIOUS AREA	74,800	1.72	70.0%
EXISTING PERVIOUS AREA / LANDSCAPE AREA	106,920	2.45	100.0%
PROPOSED PERVIOUS AREA / LANDSCAPE AREA	32,120	0.73	30.0%
BUILDING SETBACKS (CG):	REQUIRED	PROVIDED	
FRONT	20'	52'	
REAR	15'	97'	
PARKING:	EXISTING	PROPOSED	
REGULAR SPACES	N/A	105	
ACCESSIBLE PARKING	N/A	9	
RATIO (SPACES/ BLDG. S.F.)	REQUIRED	PROVIDED	
TOTAL PARKING SPACES	1/150	1/150	

- NOTES:
1. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 551.503, FLORIDA STATUTES. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
 2. PLEASE REFER TO SHEET C-08 FOR ADDITIONAL SITE DETAILS (I.E. SIGNS, STRIPING, ETC.) AND INFORMATION.
 3. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSION SHOWN ON THIS PLAN IS FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.).
 4. ALL CURB RADII TO BE 5' MIN UNLESS INDICATED OTHERWISE.

LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT (VEHICULAR USE)
- CONCRETE SIDEWALK

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PROJECT DATUM: NAVD '88

Kimley»Horn

SITE PLAN

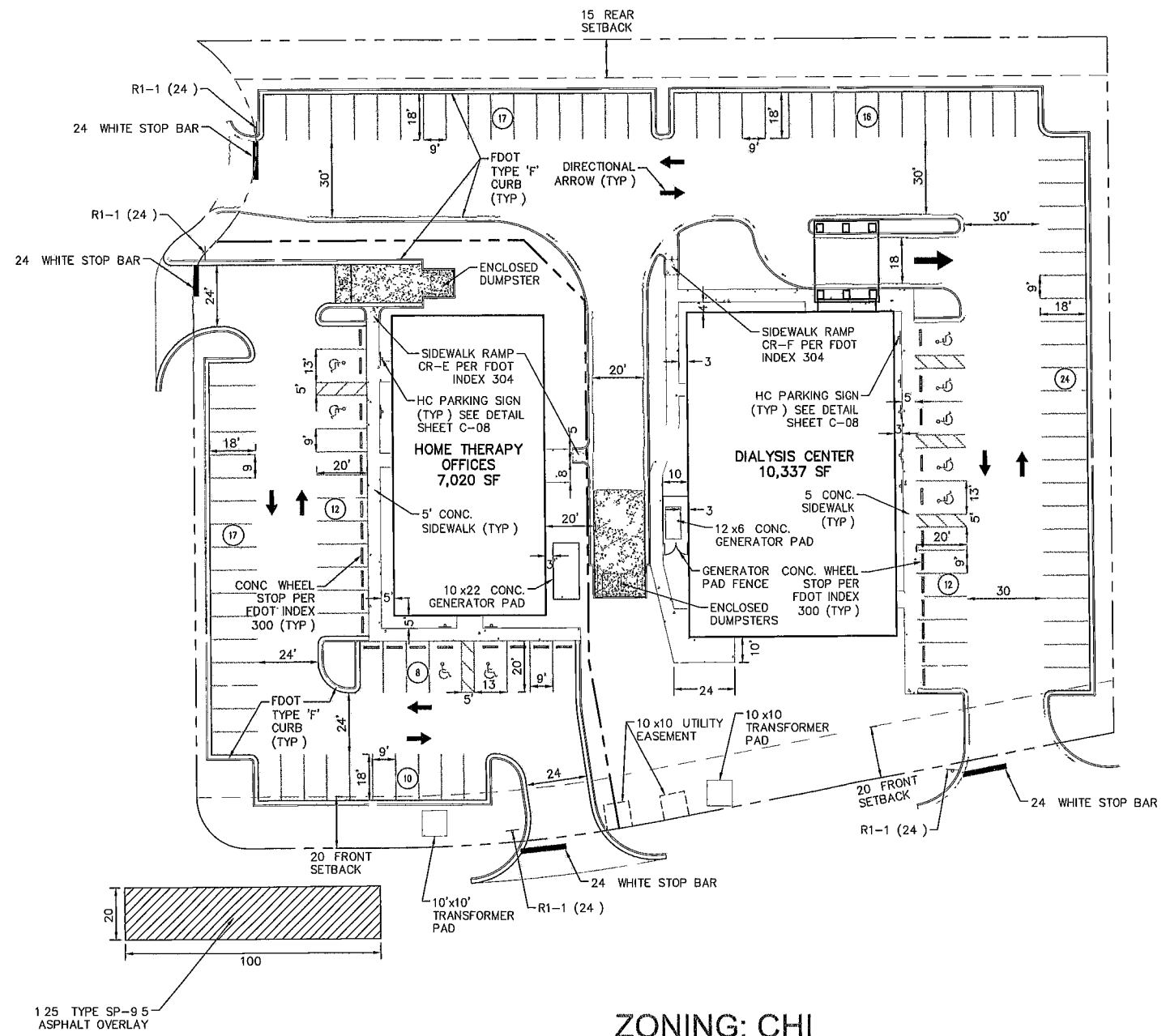
LAKE CITY
DIALYSIS WEST
PREPARED FOR
PCI - HEALTHDEV

C-04

Revised for
SPD 14-04
Approval

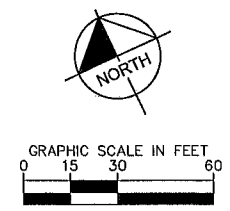
Project: Dialysis Center, Lake City, FL. Prepared by: Kimley-Horn & Associates, Inc. Date: 04/15/2014. Scale: 1/8" = 1'-0".

ZONING: CHI



ZONING: CHI

ZONING: CHI



SITE DATA.

PROJECT DESCRIPTION:	CONSTRUCTION OF AN 10,337 SF DIALYSIS CENTER (MEDICAL OFFICE) BUILDING AND A 7,020 SF MEDICAL OFFICE BUILDING, WITH ASSOCIATED UTILITIES AND STORMWATER		
LOCATION:	SECTION 33, TOWNSHIP 35, RANGE 16E		
ADDRESS:	NO ADDRESS HAS BEEN ASSIGNED		
ZONING DISTRICT:	CHI		
LAND USE:	COMMERCIAL		
FLOOD ZONE:	X, AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120070, MAP NO. 12023C0290C, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2009.		
SITE AREA:	108,920 ± S.F.	2.45 ± AC	
MAX. BUILDING HEIGHT:	35'		
LOT COVERAGE (F.A.R.):	S.F.	(AC)	%
EXISTING BUILDING AREA:	N/A	N/A	N/A
PROPOSED BUILDING AREA:	17,357	0.40	16.3%
EXISTING IMPERVIOUS AREA:	0	0	0.0%
PROPOSED IMPERVIOUS AREA:	74,800	1.72	70.0%
EXISTING PERVIOUS AREA / LANDSCAPE AREA:	108,920	2.45	100.0%
PROPOSED PERVIOUS AREA / LANDSCAPE AREA:	32,120	0.73	30.0%
BUILDING SETBACKS (CG):	REQUIRED	PROVIDED	
FRONT	20'	52'	
REAR	15'	97'	
PARKING:	EXISTING	PROPOSED	
REGULAR SPACES	N/A	107	
ACCESSIBLE PARKING	N/A	9	
RATIO (SPACES/ BLDG. S.F.)	REQUIRED	PROVIDED	
TOTAL PARKING SPACES	1/150	1/150	

NOTES:

- ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 853.503, FLORIDA STATUTES. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
- PLEASE REFER TO SHEET C-08 FOR ADDITIONAL SITE DETAILS (I.E. SIGNS, STRIPING, ETC.) AND INFORMATION.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSION SHOWN ON THIS PLAN IS FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.).

LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT (VEHICULAR USE)
- CONCRETE SIDEWALK

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PROJECT DATUM: NAVD '88

Kimley-Horn

LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV

SITE PLAN

LAKE CITY

DATE: 04/15/2014

BY: J. P. HORN

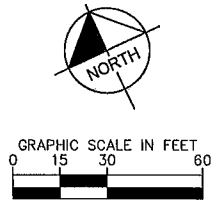
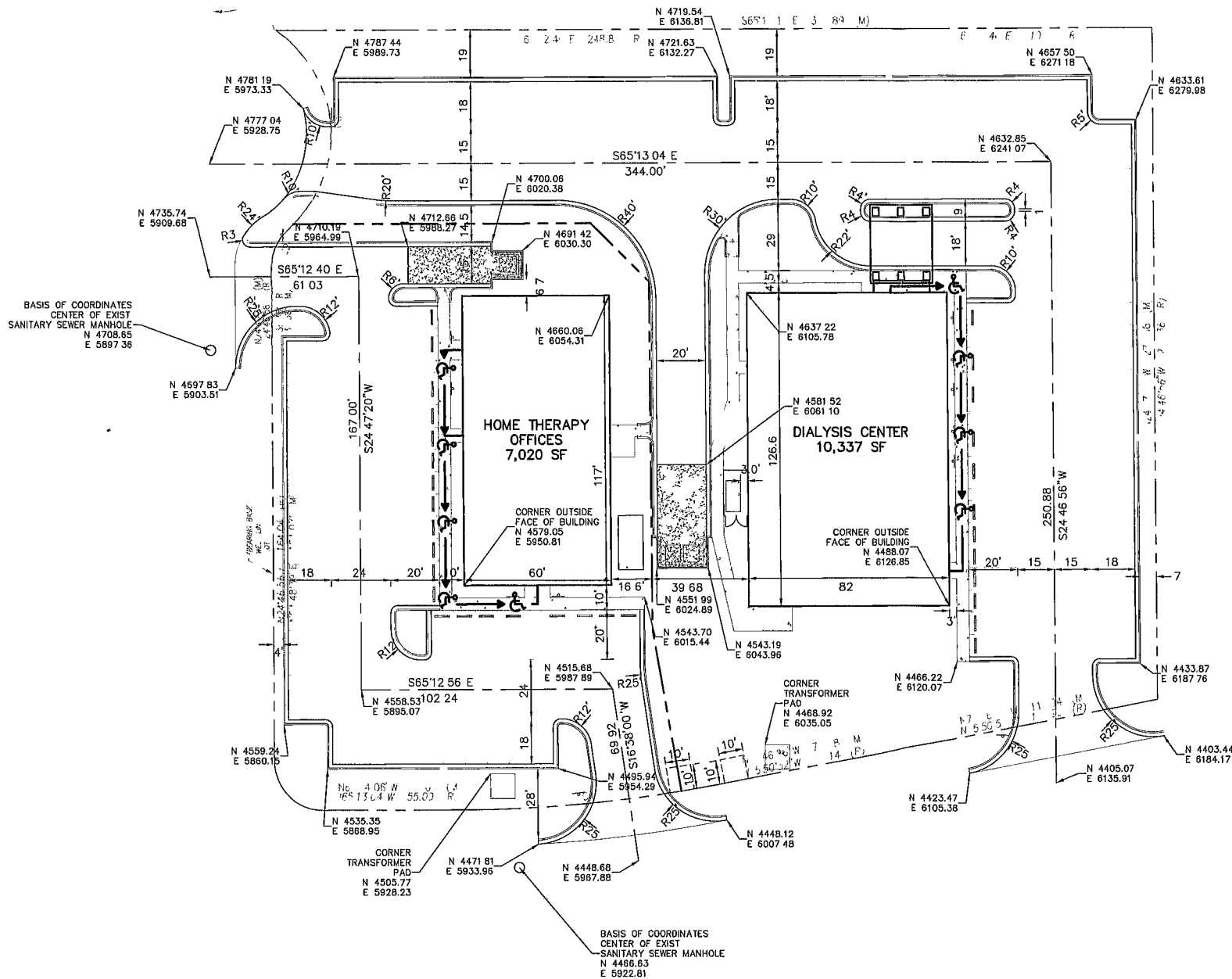
CHECKED: J. P. HORN

APPROVED: J. P. HORN

SHEET 101 OF 101

C-04

Project: Lake City Dialysis West
Prepared for: PCI - HealthDev
Date: 04/04/2024
Scale: 1" = 40' - 0"



NOTES:
1 ALL CURB RADII TO BE 3' MIN. UNLESS INDICATED OTHERWISE.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - HEALTHDEV		LAKE CITY DIALYSIS WEST PREPARED FOR PCI - 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PROJECT DATUM: NAVD '88