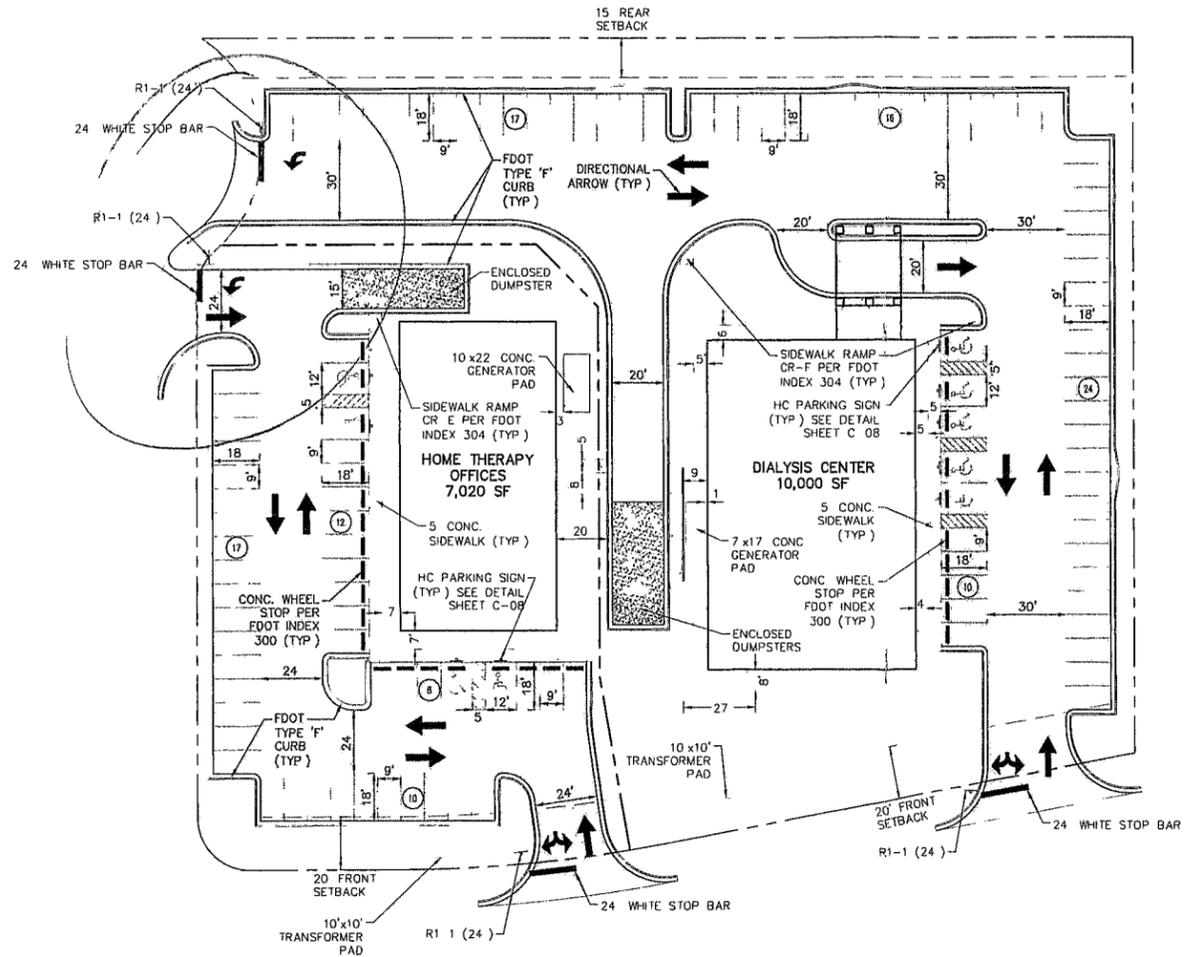


ZONING CHI



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 33, 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. 1202300300C, 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:	17,020	0.39	15.9%
EXISTING IMPERVIOUS AREA:	0	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	105	
ACCESSIBLE PARKING:	N/A	9	
RATIO (SPACES/ BLDG. S.F.):	REQUIRED:	PROVIDED:	
TOTAL PARKING SPACES:	1/150	1/150	
	114	114	

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 DIG SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

