

SITE DATA

PROJECT:	DR. GEIBIG MEDICAL OFFICE		
LEGAL DESCRIPTION:	REFER TO ATTACHED SURVEY		
ZONING:	RESIDENTIAL OFFICE		
AREA COMPUTATIONS:			
GROSS SITE AREA:	SQUARE FEET	ACRES	% OF TOTAL
GROSS DEVELOPMENT AREA:	76190.6258 SF	1.7491 Ac.	-
GDA / GSA	76190.6258	1.7491 Ac.	100.0000 %
NEW BUILDING AREA:	9510.0000 SF	0.2183 Ac.	12.4807 %
NEW DRIVES & PARKING:	27781.3710 SF	0.6378 Ac.	36.4645 %
NEW WALKS & CURBS	640.0000 SF	0.0147 Ac.	0.8404 %
RETENTION BASIN	13828.0667 SF	0.3174 Ac.	18.1465 %
NET LANDSCAPE AREA:	24431.1881	0.5609 Ac.	32.0679 %
PARKING REQUIRED:			
1 CAR PER 200 SF OF OFFICE SPACE=	46-	CARS	
PARKING PROVIDED:			
STANDARD CARS:	47-	CARS	
HANDICAPPED CARS:	3-	CARS	
TOTAL PARKING:	50-	CARS	
BUILDING GROUP: 'B'			
TYPE OF CONSTRUCTION:		TYPE VI, UNPROTECTED	
ALLOWABLE AREA:	9000 SF (PER BUILDING)		
ALLOWABLE HEIGHT:	2 STORIES		
PROPOSED AREA:	6,510.00 / 3,000.00		
PROPOSED HEIGHT:	1 STORY EACH		

GENERAL SITE DEVELOPMENT NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS SHOWN. NOTIFY THE ENGINEER OF ANY CHANGES OR MODIFICATIONS TO THESE PLANS.
- THE MATERIALS USED IN THE CONSTRUCTION OF THE DRIVEWAYS AND PARKING AREAS ARE TO MEET THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION).
- ALL SLOPES GREATER THAN 4:1 SHALL BE SOLID SODDED. ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM GRASSES AND QUICK-GROWING SHORT TERM GRASSES FOR THE FOLLOWING CONDITIONS: FOR MONTHS FROM SEPTEMBER THROUGH MARCH, THE MIX SHALL CONSIST OF 70 POUNDS OF LONG-TERM GRASS SEED AND 20 POUNDS OF WINTER RYE, PER ACRE SEEDED. FOR MONTHS OF APRIL THROUGH AUGUST, THE MIX SHALL CONSIST OF 70 POUNDS OF LONG-TERM SEED AND 20 POUNDS OF MILLET, PER ACRE SEEDED.
- ALL GRASS AREA SHALL RECEIVE A 4" THICK LAYER OF MUCK OR TOPSOIL.
- THE LOCATION OF ANY UTILITY SHOWN IN THE PLANS IS APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION PRIOR TO ANY CONSTRUCTION OR FABRICATION OF MATERIALS.
- ALL PERMANENT CORNER MONUMENTS AND/OR PUBLIC BENCHMARK MONUMENTS SHALL BE PRESERVED.

PAVING / GRADING GENERAL NOTES:

- SIDWALKS SHALL HAVE A CROSS SLOPE NO GREATER THAN 1:50.
- CONCRETE WALKS SHALL BE FINISHED WITH A SMOOTH WOOD FLOAT, FOLLOWED BY TOOLED EDGES AND TOOLED JOINTS @ 5'-0" O.C. TOP OF WALK, ADJACENT TO PAVED PARKING AREA SHALL BE FLUSH WITH THE ASPHALT PAVEMENT.
- PAVING SHALL BE 1.5" TYPE "S" ASPHALTIC CONCRETE OVER 6" LIMEROCK BASE W/ 60% OR GREATER CALCITIC MATERIAL CONTENT. PAVING TO BE LAID OVER TACK COAT IN 2 EQUAL LAYERS. BASE SHALL BE FULLY COMPACTED OVER FULLY COMPACTED SUB-GRADE. MINIMUM COMPACTION SHALL BE 98%, MODIFIED PROCTOR.
- ALL LANDSCAPED AREAS SHALL BE FINE GRADED, WITH FINISH GRADE TO BE 2" BELOW ALL ADJACENT CURBS OR PAVED AREAS. REFER TO NOTE 4 OF THE "GENERAL SITE DEVELOPMENT NOTES" FOR MUCK/TOPSOIL OVERLAY FOR ALL LANDSCAPED AREAS.

WHITE SYMBOL ON
BLUE BACKGROUND

BLACK 1" LETTERS ON
WHITE BACKGROUND

SIGN SHALL BE PLACED IN FRONT
OF EACH ACCESSIBLE PARKIN STALL
84" MIN. TO BOTTOM OF SIGN.



PARKING BY
DISABLED
PERMIT
ONLY

\$250.00 FINE

5' SETBACK

DRAINAGE
AREA 3

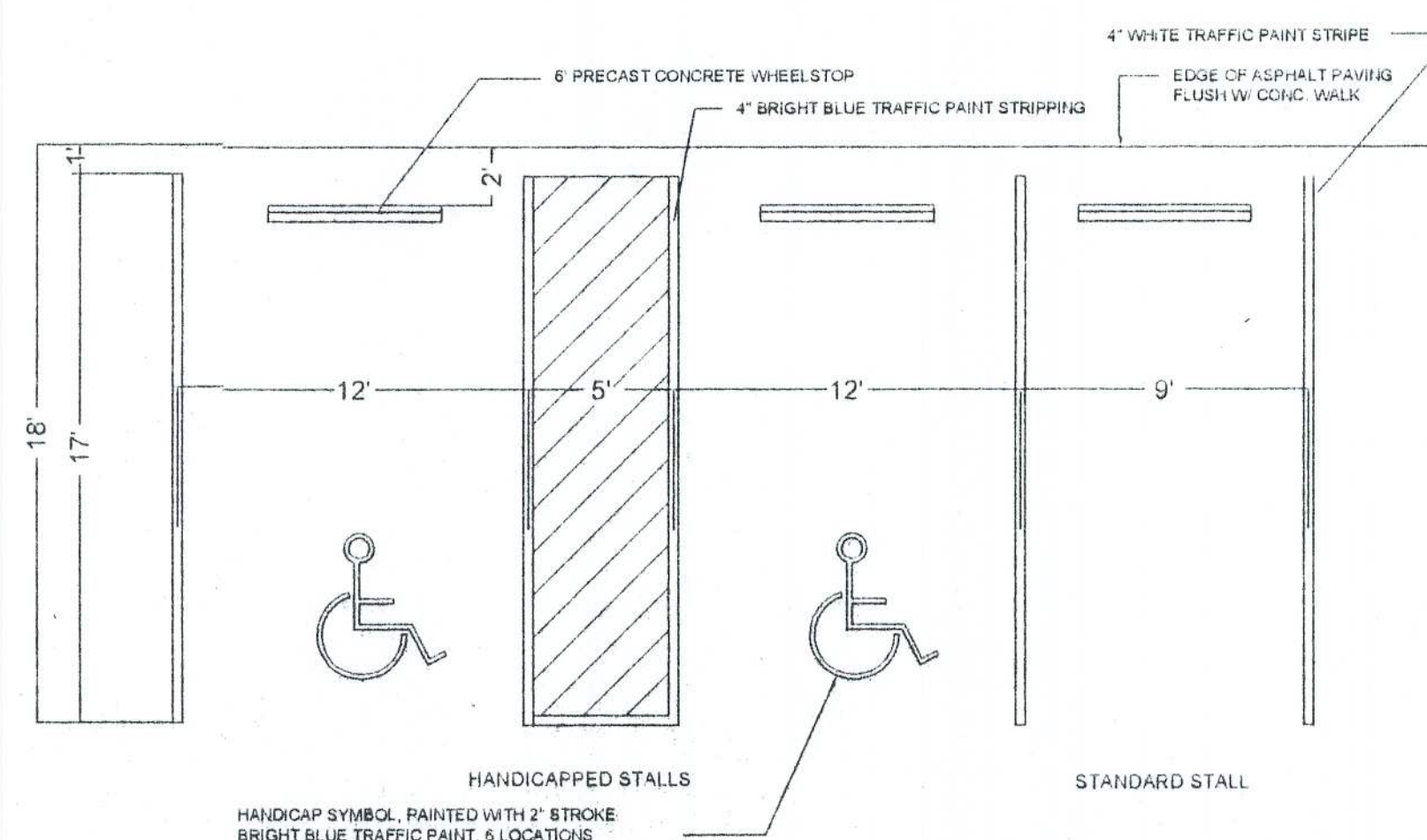
20' SETBACK

REMOVE EXISTING DRIVEWAY
AND RESTORE SHOULDER
IN ACCORDANCE WITH FDOT
REGULATIONS; RESOD SAME
AS OTHER AREAS TO BE SOD.

SITE PLAN
SCALE: 1" = 30'-0"

0 15 30 60

GRAPHIC SCALE
1" = 30'-0"



Parking DETAIL

N.T.S.

SEPTIC AND DRAINFIELD CALCULATIONS:

- SIZE OF SEWER = 250 GPD PER PRACTITIONER + 15 GPD PER EMPLOYEE; (2)(250) + (10)(15) = 500 + 150 = 650 GPD. 650 GPD REQUIRES 1650 GAL TANK.
- DRAINFIELD AREA = 650/0.8 = 812.5 LF; REQUIRES 270.833 LF DRAINFIELD, OR 5 RUNS @ 52.166 FT.

SITE PLAN FOR
DR. GEIBEIG OFFICE

161 NW MADISON STREET
SUITE #102
LAKE CITY, FL 32055
(386) 750-4209

Freeman
Design Group, Inc.

Drawn:

02/2/20

10/1/20

1/1/20

1/1/20

1/1/20

1/1/20