



Epstein 611-17
 L = 39.27'
 CB = N 45°28'09"

Denham Summitt
 Engineering, LLC
 1230 Oakley Street Dr.
 Clermont, FL 34711
 PH: 352-243-3720
 FX: 352-243-8220

S. Lake
 Office Park
 Clermont, FL

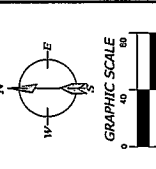
Construction Plans

Dimension Plan

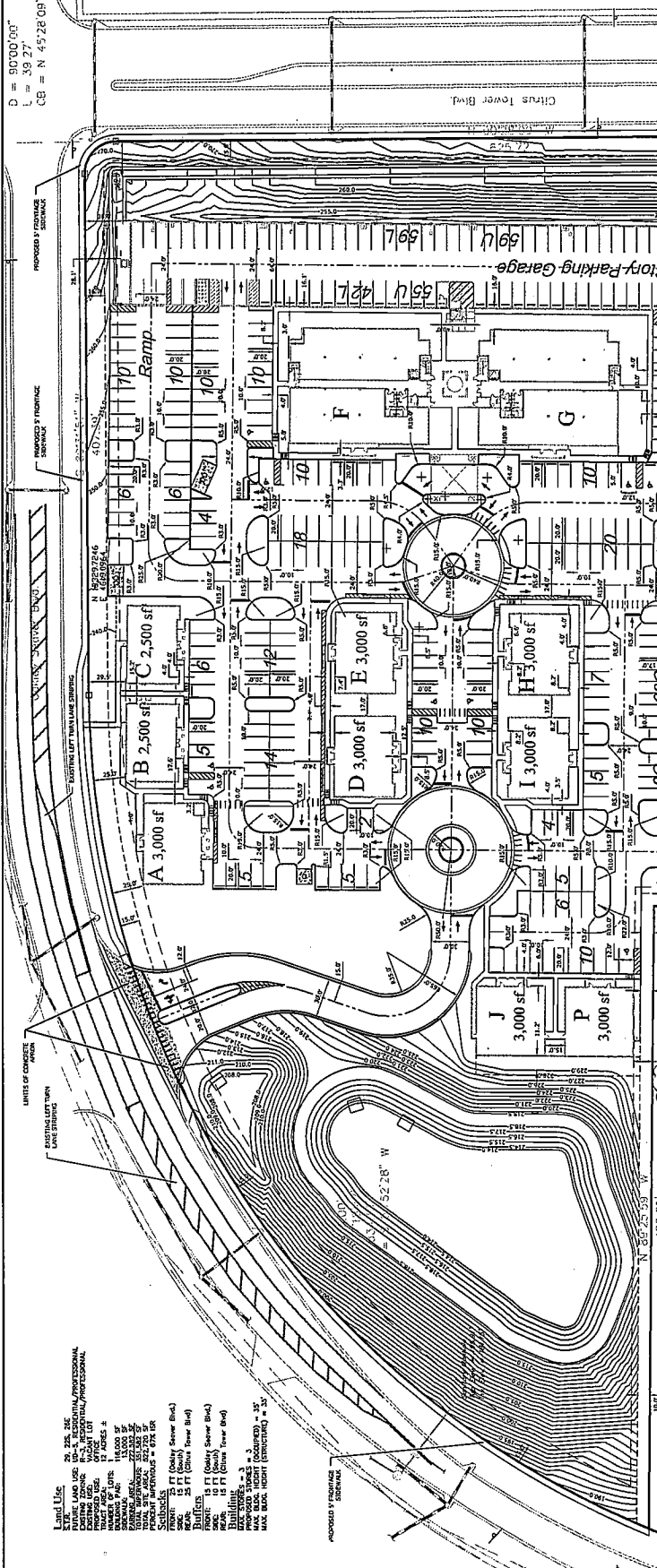
Revisions

1	10/15/17	ISSUED FOR PERMITS
2	11/15/17	REVISED PER CITY OF CLERMONT
3	12/15/17	REVISED PER CITY OF CLERMONT
4	01/15/18	REVISED PER CITY OF CLERMONT
5	02/15/18	REVISED PER CITY OF CLERMONT
6	03/15/18	REVISED PER CITY OF CLERMONT
7	04/15/18	REVISED PER CITY OF CLERMONT
8	05/15/18	REVISED PER CITY OF CLERMONT
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11	08/15/18	REVISED PER CITY OF CLERMONT
12	09/15/18	REVISED PER CITY OF CLERMONT
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16	01/15/19	REVISED PER CITY OF CLERMONT
17	02/15/19	REVISED PER CITY OF CLERMONT
18	03/15/19	REVISED PER CITY OF CLERMONT
19	04/15/19	REVISED PER CITY OF CLERMONT
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21	06/15/19	REVISED PER CITY OF CLERMONT
22	07/15/19	REVISED PER CITY OF CLERMONT
23	08/15/19	REVISED PER CITY OF CLERMONT
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29	02/15/20	REVISED PER CITY OF CLERMONT
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40	01/15/21	REVISED PER CITY OF CLERMONT
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98	11/15/25	REVISED PER CITY OF CLERMONT
99	12/15/25	REVISED PER CITY OF CLERMONT
100	01/15/26	REVISED PER CITY OF CLERMONT

Plans not valid unless signed, dated and sealed below.
 J. Brian Denham, P.E.
 Date: 11/15/2023
 Certificate of Authorization #27233



Sheet Number
4 of 22



Parking Calculations

Building	Building Area (SF)	Spaces Required
A	3,000	15.0
B	2,500	12.5
C	2,500	12.5
D	3,000	15.0
E	3,000	15.0
F	30,000	150.0
G	30,000	150.0
H	3,000	15.0
I	3,000	15.0
J	3,000	15.0
K	12,000	60.0
L	3,000	15.0
M	-	0.0
N	3,000	15.0
O	12,000	60.0
P	3,000	15.0
Total	116,000	580.0
Total Parking Provided =		58
Compact Parking =		12
ADA Required (2%) =		13
ADA Provided =		13

Land Use
 25' 25' 25'
 15' 15' 15'
 10' 10' 10'
 5' 5' 5'

R = 710.00'
 O = 639.38'
 L = 82.33'
 CB = S 18°53'45" W

- 1. UTILITIES: WATER, SEWER, GAS, AND TELEPHONE LINES SHALL BE LOCATED AS SHOWN ON THE ATTACHED UTILITY PLAN.
- 2. SANITARY SEWER SYSTEMS: ALL SANITARY SEWER SYSTEMS SHALL BE 15" DIA. WITH A MINIMUM COVER OF 18" UNLESS OTHERWISE NOTED.
- 3. STORMWATER: STORMWATER SHALL BE COLLECTED AND CONVEYED TO THE STREET OR TO AN APPROPRIATE DRAINAGE FACILITY.
- 4. WAYS: ALL WAYS SHALL BE 12' WIDE WITH 4' SIDEWALKS AND 2' CURBS UNLESS OTHERWISE NOTED.
- 5. PROJECTED GROUND: THE PROJECTED GROUND SHALL BE AS SHOWN ON THE ATTACHED GROUND PLAN.
- 6. EROSION CONTROL: EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE ATTACHED EROSION CONTROL PLAN.
- 7. FLOOD PLAIN: THE PROJECTED FLOOD PLAIN SHALL BE AS SHOWN ON THE ATTACHED FLOOD PLAIN PLAN.
- 8. STATE NOTES: ALL NOTES ON THE ATTACHED STATE NOTES SHALL BE APPLIED TO THIS PLAN.
- 9. GENERAL NOTES: ALL NOTES ON THE ATTACHED GENERAL NOTES SHALL BE APPLIED TO THIS PLAN.
- 10. CONSTRUCTION: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLERMONT SPECIFICATIONS.
- 11. MATERIALS: ALL MATERIALS SHALL BE AS SHOWN ON THE ATTACHED MATERIALS LIST.
- 12. FINISHES: ALL FINISHES SHALL BE AS SHOWN ON THE ATTACHED FINISHES LIST.
- 13. DIMENSIONS: ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 14. SCALE: THE SCALE OF THIS PLAN IS 1" = 40' UNLESS OTHERWISE NOTED.
- 15. DATE: THIS PLAN WAS PREPARED ON 11/15/2023.
- 16. DRAWN BY: J. BRIAN DENHAM, P.E.
- 17. CHECKED BY: J. BRIAN DENHAM, P.E.
- 18. APPROVED BY: J. BRIAN DENHAM, P.E.
- 19. CITY OF CLERMONT: THIS PLAN HAS BEEN REVIEWED AND APPROVED BY THE CITY OF CLERMONT.
- 20. PERMITS: THIS PLAN IS SUBJECT TO THE CITY OF CLERMONT PERMITTING PROCESS.