

SITE GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
- DIMENSIONS SUPERCEDE ALL SCALED LINEWORK.
- EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY ECON, DATED 10/10/14.
- BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
- ALL TIES TO THE PROPERTY LINE ARE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY.
- ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED.
- WATER SUPPLY SHALL BE AVAILABLE PRIOR TO CONSTRUCTION.
- COMBUSTIBLE MATERIALS CAN NOT BE STORED ONSITE UNTIL FIREWATER IS INSTALLED.

SITE PLAN KEYED NOTES

ITEM	DESCRIPTION
1	5' LEVEL LANDING. 2.0% (MAX) SLOPE ALL DIRECTIONS WITH 2' DETECTABLE WARNING. SEE SHEET D1.0.
2	6' RAMP WITH SLOPE NOT TO EXCEED 8.33% OR 1:12.
3	ADA ZONE WITH SLOPES NOT TO EXCEED 2.0% ALL DIRECTIONS. SEE TYPICAL H.C. DETAIL ON SHEET D1.0.
4	ADA PATHWAY WITH RUNNING SLOPE NOT TO EXCEED 5.0% AND 2.0% CROSS SLOPE.
5	4-INCH THICK CONCRETE SIDEWALK WITH JOINT 5' O.C. AND EXPANSION JOINT 50' O.C. SEE PLAN FOR WIDTH. SEE DETAIL SHEET D1.0.
6	6" SIDEWALK WITH INTEGRAL CURB WHEN NEXT TO PARKING.
7	4-INCH WHITE THERMOPLASTIC STRIP.
8	LANDSCAPE/GREEN AREA. SEE SHEET L1.0.
9	4' PARK BENCH WITH BACK SUPPORT.
10	PAVERS BRICK WITH HERRINGBONE PATTERN & 12"x12" CONCRETE FLUSH CURB. SEE SHEET D1.0.
11	6" TYPE-D CURB PER SHEET D1.0.
12	DRAINAGE STRUCTURE PER SHEET C7.0.
13	ASPHALT PAVEMENT. SEE TYPICAL PAVING DETAIL ON SHEET D1.0.
14	5' MEANDERING MULCHED PATHWAY.
15	TRASH COMPACTOR.
16	FDOT CURB RAMP CR-D PER INDEX 304 WITH 6-FOOT LENGTH HANDICAP RAMP WITH SLOPES NOT TO EXCEED 8.33% (MAX.) LONGITUDINAL AND 2.0% (MAX.) CROSS SLOPE.
17	24" WHITE THERMO STOP BAR WITH R1 STOP SIGN. SEE DETAIL SHEET D1.0.
18	6-FOOT WIDE PEDESTRIAN CROSSING WITH 12-INCH THERMOPLASTIC WHITE STRIPES 36" O.C. PER FDOT INDEX 17346.
19	BICYCLE RACK. SEE DETAIL SHEET D1.0.

SITE DATA

- PARCEL ID: 252824-353603-000020
- LAND AREA: 21.68 AC.
- EXISTING ZONING: RESIDENTIAL HIGH
- PROPOSED ZONING: RESIDENTIAL HIGH
- DEVELOPED USE: MULTI FAMILY
- IMPERVIOUS SURFACE RATIO (ISR) CALCULATION
 $449355 \text{ S.F.} / 68.51 \text{ AC} / 43,560 \text{ SF} = 0.48$
- DENSITY (UNITS/ ACRES)
 $280 \text{ UNITS} / 21.68 \text{ T.L.A.} = 12.92 \text{ DU/AC}$
- PARKING DATA:
2 SPACES PER UNIT
PARKING REQUIRED: 2 * 280 = 560 SPACES
PARKING PROVIDED: 12' X 20' HANDICAP SPACE = 19 SPACES
10' X 20' PARKING SPACE = 541 SPACES
TOTAL PARKING SPACES PROVIDED = 560 SPACES
- BUILDING SETBACKS:
BUILDING SETBACK FRONT (SOUTH) 35 FT TO ROW 65FT TO C/L
BUILDING SETBACK SIDE (EAST) 7 FT
BUILDING SETBACK SIDE (WEST) 7 FT
BUILDING SETBACK REAR (NORTH) 15 FT
- LANDSCAPE BUFFERS:
LANDSCAPE BUFFER A (NORTH) 6 FT
LANDSCAPE BUFFER A (SOUTH) 6 FT
LANDSCAPE BUFFER B (EAST) 10 FT
LANDSCAPE BUFFER C (NORTHWEST) 20 FT
LANDSCAPE BUFFER B (SOUTHWEST) 10 FT
- FLOOD ZONE:
THIS SITE LIES IN FLOOD ZONE "X" PER NFIP FIRM COMMUNITY PANEL #12105C0330F
- UNIT TYPES:
ONE BEDROOM: 20%
TWO BEDROOM: 60%
THREE BEDROOM: 20%

SITE LEGEND

TYP	TYPICAL
R	RADIUS
→	PAINTED TRAFFIC ARROW
↻	HANDICAP PARKING
---	NEW CURB
---	PROPERTY LINE
---	CENTER LINE
---	RIGHT-OF-WAY
---	EX. EDGE OF PAVEMENT
---	NEW CONCRETE PAVEMENT
---	EX. CONCRETE PAVEMENT



IMPORTANT:

ALL SERVICE LATERALS, VALVES, FIRE HYDRANTS, FITTINGS, INLETS, ETC... SHOWN HEREON ARE GRAPHICAL SYMBOLS ONLY AND NOT TO SCALE. REFER TO DETAIL SHEETS FOR EXACT LOCATION, SIZE AND OTHER SPECIFICATIONS.

SITE PLAN

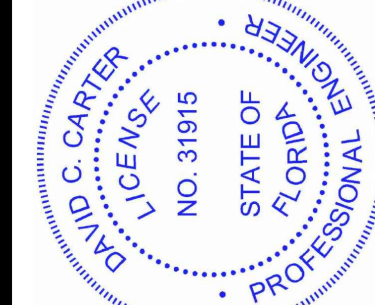
WESTWOOD AT WINTER HAVEN

A MULTI-FAMILY COMMUNITY
WINTER HAVEN, FLORIDA

PROJECT NO.	SHEET #
278	C4.1
PLOT DATE	Nov 13, 2019-12-11

CARTER ENGINEERING

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DRAWN BY:	DESIGNED BY:
CHECKED BY:	ISSUE DATE:
FIELD DATE:	

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SIGNATURE, PRINTED NAME, AND EXPIRATION DATE REQUIRED FOR ANY ELECTRONIC USE.

NO.	DATE	APPR.	REVISIONS