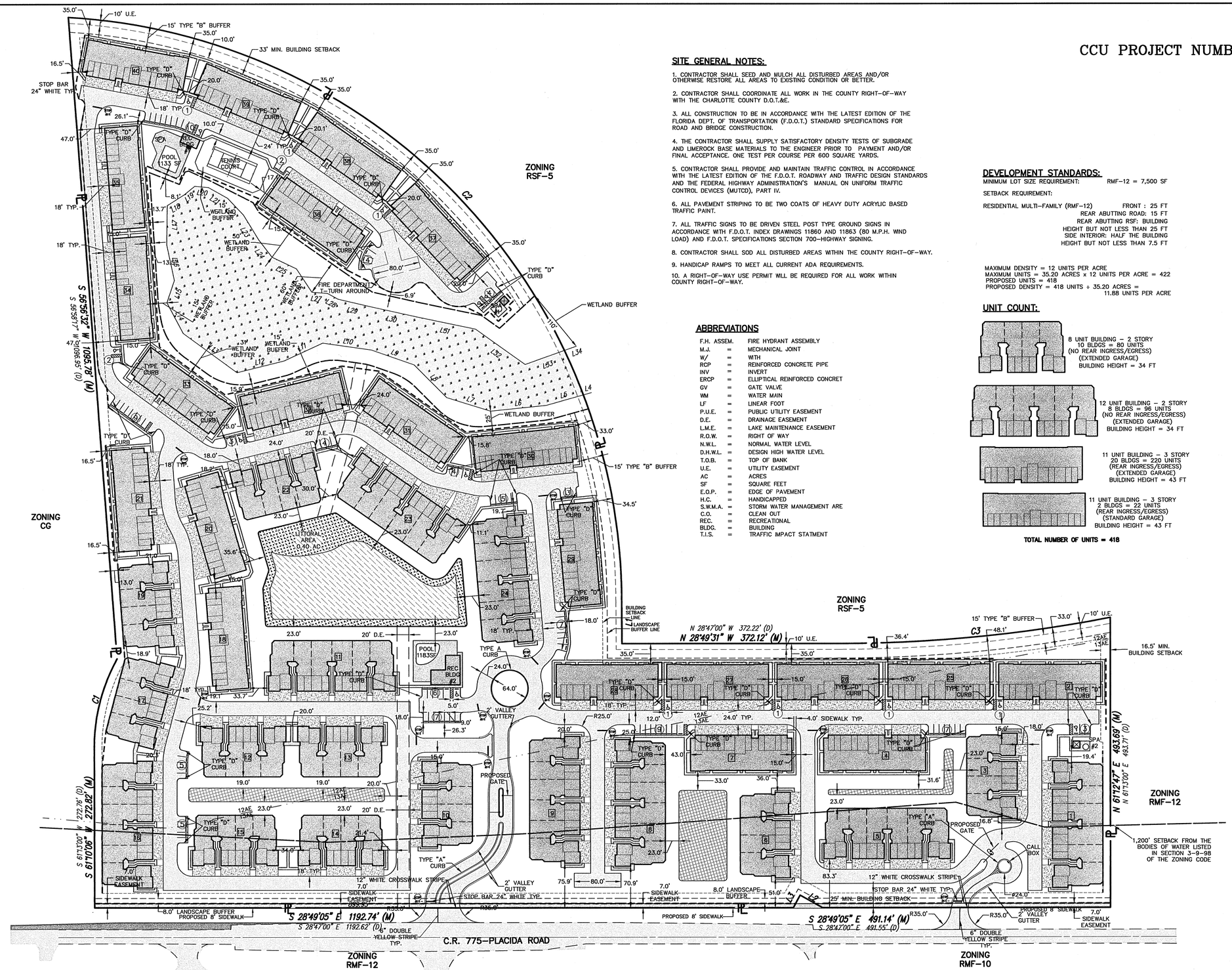
CCU PROJECT NUMBER: 06/1112



SITE GENERAL NOTES:

1. CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS AND/OR OTHERWISE RESTORE ALL AREAS TO EXISTING CONDITION OR BETTER.

2. CONTRACTOR SHALL COORDINATE ALL WORK IN THE COUNTY RIGHT-OF-WAY WITH THE CHARLOTTE COUNTY D.O.T.&E.

3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPT. OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

4. THE CONTRACTOR SHALL SUPPLY SATISFACTORY DENSITY TESTS OF SUBGRADE AND LIMEROCK BASE MATERIALS TO THE ENGINEER PRIOR TO PAYMENT AND/OR FINAL ACCEPTANCE. ONE TEST PER COURSE PER 600 SQUARE YARDS.

5. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART IV.

6. ALL PAVEMENT STRIPING TO BE TWO COATS OF HEAVY DUTY ACRYLIC BASED TRAFFIC PAINT.

7. ALL TRAFFIC SIGNS TO BE DRIVEN STEEL POST TYPE GROUND SIGNS IN ACCORDANCE WITH F.D.O.T. INDEX DRAWINGS 11860 AND 11863 (80 M.P.H. WIND LOAD) AND F.D.O.T. SPECIFICATIONS SECTION 700-HIGHWAY SIGNING.

8. CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT-OF-WAY.

9. HANDICAP RAMPS TO MEET ALL CURRENT ADA REQUIREMENTS.

10. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN COUNTY RIGHT-OF-WAY.

ABBREVIATIONS

F.H. ASSEM.	=	FIRE HYDRANT ASSEMBLY
M.J.	=	MECHANICAL JOINT
W/	=	WITH
RCP	=	REINFORCED CONCRETE PIPE
INV	=	INVERT
ERCP	=	ELLIPTICAL REINFORCED CONCRET
GV	=	GATE VALVE
WM	=	WATER MAIN
LF	=	LINEAR FOOT
P.U.E.	=	PUBLIC UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
L.M.E.	=	LAKE MAINTENANCE EASEMENT
R.O.W.	=	RIGHT OF WAY
N.W.L.	=	NORMAL WATER LEVEL
D.H.W.L.	=	DESIGN HIGH WATER LEVEL
T.O.B.	=	TOP OF BANK
U.E.	=	UTILITY EASEMENT
AC	=	ACRES
SF	=	SQUARE FEET
E.O.P.	=	EDGE OF PAVEMENT
H.C.	=	HANDICAPPED
S.W.M.A.	=	STORM WATER MANAGEMENT ARE
C.O.	=	CLEAN OUT
REC.	=	RECREATIONAL
BLDG.	=	BUILDING
T.I.S.	=	TRAFFIC IMPACT STATMENT

DEVELOPMENT STANDARDS:

MINIMUM LOT SIZE REQUIREMENT: RMF-12 = 7,500 SF

SETBACK REQUIREMENT:

RESIDENTIAL MULTI-FAMILY (RMF-12) FRONT : 25 FT
REAR ABUTTING ROAD: 15 FT
REAR ABUTTING RSF: BUILDING HEIGHT BUT NOT LESS THAN 25 FT
SIDE INTERIOR: HALF THE BUILDING HEIGHT BUT NOT LESS THAN 7.5 FT

MAXIMUM DENSITY = 12 UNITS PER ACRE
MAXIMUM UNITS = 35.20 ACRES x 12 UNITS PER ACRE = 422
PROPOSED UNITS = 418
PROPOSED DENSITY = 418 UNITS ÷ 35.20 ACRES = 11.88 UNITS PER ACRE

UNIT COUNT:

8 UNIT BUILDING – 2 STORY
10 BLDGS = 80 UNITS
(NO REAR INGRESS/EGRESS)
(EXTENDED GARAGE)
BUILDING HEIGHT = 34 FT

12 UNIT BUILDING – 2 STORY
8 BLDGS = 96 UNITS
(NO REAR INGRESS/EGRESS)
(EXTENDED GARAGE)
BUILDING HEIGHT = 34 FT

11 UNIT BUILDING – 3 STORY
20 BLDGS = 220 UNITS
(REAR INGRESS/EGRESS)
(EXTENDED GARAGE)
BUILDING HEIGHT = 43 FT

11 UNIT BUILDING – 3 STORY
2 BLDGS = 22 UNITS
(REAR INGRESS/EGRESS)
(STANDARD GARAGE)
BUILDING HEIGHT = 43 FT

TOTAL NUMBER OF UNITS = 418

SITE PLAN DATA:

PROJECT DEVELOPMENT AREA:	35.20 ACRES	
CURRENT PARCEL ZONING AND LAND USE:	RMF-12/VACANT	
PARCEL FLOOD ZONE:	12AE, & 13AE	
PROPOSED USE:	MULTIFAMILY RESIDENTIAL	
STORM WATER MANAGEMENT AREA =	1.70 AC	4.8%
WETLAND AREA =	2.19 AC	6.2%
BUILDING COVERAGE =	10.64 AC	30.2%
PAVEMENT/DRIVE AREA =	7.60 AC	21.6%
SIDEWALK/POOL & REC AREA =	1.95 AC	5.6%
OPEN AREA =	11.12 AC	31.6%
TOTAL PROJECT AREA =	35.20 AC	100%

MAXIMUM LOT COVERAGE (BUILDINGS):
RESIDENTIAL MULTI-FAMILY (RMF-12) 35% MAX
35.20 AC. X .35 = 12.32 AC. MAX
PROPOSED LOT COVERAGE 471,755 SF = 10.64 AC. 30.2%
MAXIMUM BUILDING HEIGHT:
RESIDENTIAL MULTI-FAMILY (RMF-12) = 60 FT
PROPOSED BUILDING HEIGHT = 43 FT

PARKING CALCULATIONS:

MULTIFAMILY: 1.5 PARKING SPACES PER UNIT =(1.5 x 418) = 627 SPACES
(550 PROVIDED IN GARAGES + 77 OUTSIDE BUILDING PARKING)
REQUIRED HANDICAP SPACES = 13
PROVIDED HANDICAP SPACES = 13
REQUIRED PARKING SPACES = 627
PROVIDED PARKING SPACES = 627

REC BLDG #1: 1 SPACE PER 250 Sq Ft OF FLOOR AREA + POOL AREA
(480 SF + 1,212 SF = 1,692 SF)
1,692 SF ÷ 250 = 7 SPACES
REQUIRED HANDICAP SPACES = 1
PROVIDED HANDICAP SPACES = 1
REQUIRED PARKING SPACES = 7
PROVIDED PARKING SPACES = 7

TENNIS COURT: **REQUIRED PARKING SPACES = 2**
PROVIDED PARKING SPACES = 2

REC BLDG #2: 1 SPACE PER 250 Sq Ft OF FLOOR AREA + POOL AREA
(1,875 SF + 1,183 SF = 3,058 SF)
3,058 SF ÷ 250 = 13 SPACES
REQUIRED HANDICAP SPACES = 1
PROVIDED HANDICAP SPACES = 1
REQUIRED PARKING SPACES = 13
PROVIDED PARKING SPACES = 13

SPA #1: 1 SPACE PER 250 Sq Ft OF FLOOR AREA + POOL AREA
(144 SF + 79 SF = 223 SF)
223 SF ÷ 250 = 1 SPACE
REQUIRED HANDICAP SPACES = 1
PROVIDED HANDICAP SPACES = 1
REQUIRED PARKING SPACES = 1
PROVIDED PARKING SPACES = 4

SPA #2: 1 SPACE PER 250 Sq Ft OF FLOOR AREA + POOL AREA
(144 SF + 79 SF = 223 SF)
223 SF ÷ 250 = 1 SPACE
REQUIRED HANDICAP SPACES = 1
PROVIDED HANDICAP SPACES = 1
REQUIRED PARKING SPACES = 1
PROVIDED PARKING SPACES = 3

TOTAL PARKING SPACES REQUIRED = 651
TOTAL PARKING SPACES PROVIDED = 656

OPEN HABITAT SPACE CALCULATION:

REQUIRED OPEN HABITAT SPACE = 35.20 AC X 5% = 1.76 AC
PROVIDED = 3.45 AC / 35.20 AC = 9.8%

PROPOSED STRUCTURE
STORM WATER MANAGEMENT AREA (WET)
STORM WATER MANAGEMENT AREA (DRY)
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE WALK
JURISDICTIONAL WETLANDS (OPEN HABITAT SPACE)
PARKING COUNT
PROPERTY LINE
FLOOD ZONE LINE
BUILDING SETBACK
PROPOSED WALL (DESIGNED BY OTHERS)
CONC. DRIVES

EXCAVATION HOURS OF OPERATION ARE FROM 7 A.M. TO 6 P.M. MON-FRI; 6 A.M. TO NOON ON SATURDAY **ONLY.**

CONTRACTOR SHALL SUBMIT FOR N.P.D.E.S. PERMIT A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

PERMIT APPLICATION SHALL BE SUBMITTED TO:

N.P.D.E.S. STORMWATER NOTICES CENTER, MS # 2510,
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD,
TALLAHASEE, FLORIDA
32399-2400

PRIOR TO EXCAVATION
CONTACT SUNSHINE STATE ONE
- CALL OF FLORIDA
1 (800) 432 - 4770

PREPARED FOR:

PLACIDA HG, LLC
601 BAYSHORE BLVD. SUITE 650
TAMPA, FLORIDA 33606
PH: 813-251-1221
FAX: 813-251-5720

NO.	DATE	REVISION DESCRIPTION	BY
1	4-17-06	WETLAND BUFFER DIM ADDED	DCT

Banks Engineering
Professional Engineers, Planners & Land Surveyors
CHARLOTTE ◆ FORT MYERS ◆ NAPLES ◆ SARASOTA
12653 SW COUNTY ROAD 769 – SUITE B
LAKE SUZY, FLORIDA 34269
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

Bryan Clemons, P.E.
P.E. #62492

SITE DEVELOPMENT PLAN
C.R. 775 RESIDENTIAL DEVELOPMENT
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
01/12/06	3091	_SDP	ABC	DJS	TRR	1" = 80'	3	33-41-20 34-41-20

3091-C.R. 775 RESIDENTIAL DEVELOPMENT

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