

NOTES

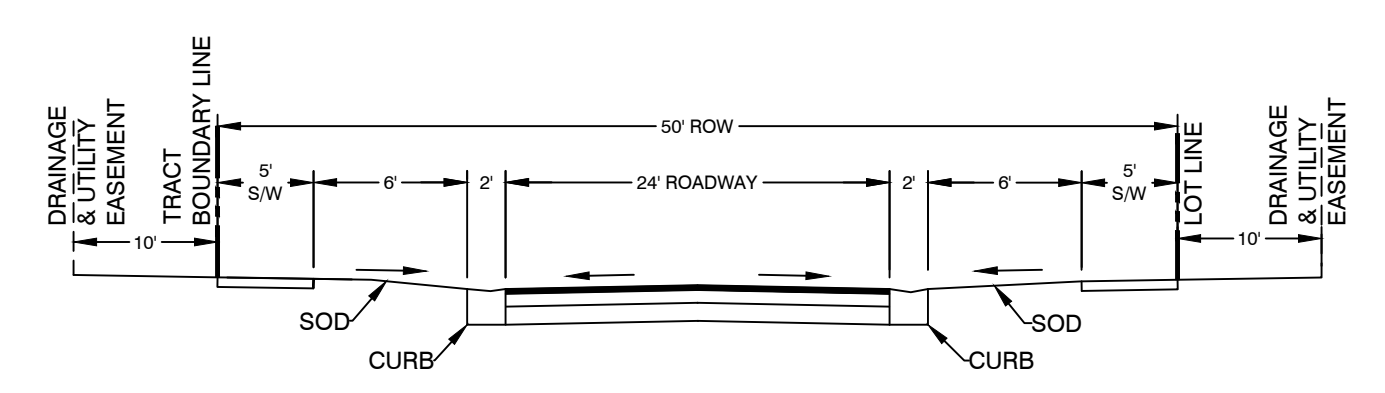
- PROJECT SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FBC) 8TH EDITION (2023).
- UTILITY EASEMENTS TO BE DEDICATED TO THE HAINES CITY AND ELECTRICITY PROVIDER WHERE APPLICABLE.
- DRAINAGE UTILITIES TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
- THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL COMMON AREAS, FENCES, AND RETENTION AREAS.
- ALL SIDEWALKS CONSTRUCTED THROUGHOUT THE ENTIRE SITE SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE HAINES CITY LAND DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
- POND TRACTS SHALL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
- WALLS, FENCES, AND SIGNS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL UTILITY LINES TO BE DESIGNED TO MEET THE HAINES CITY STANDARDS.
- ALL CONSTRUCTION MATERIAL AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF THE HAINES CITY, HAINES CITY DETAILS, OR APPROVED EQUALS, AND WILL BE UTILIZED ON THE FINAL CONSTRUCTION PLANS.
- ONLY COMMON AREA SIDEWALKS ARE TO BE BUILT WITH THIS PROJECT. INDIVIDUAL LOT SIDEWALKS ARE TO BE BUILT WITH THE CONSTRUCTION OF EACH LOT.
- ALL INTERSECTION RADIUS TO BE 35 FEET UNLESS OTHERWISE NOTED ON THE PLANS.

SITE DATA

- SITE AREA** = 15.43 AC / 672,196 SF
- SITE LOCATION**
SAND HILL ROAD
DAVENPORT, FLORIDA 33837
SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST
- SITE DESCRIPTION**
TAX PARCEL ID #: 27263070800020012
PROPOSED ZONING: RPUD (HAINES CITY)
- PROPOSED RPUD REQUIREMENTS**
R/W WIDTH: 50'
MINIMUM RECREATIONAL SPACE: 510 SF PER UNIT (1.64 AC / 71,400 SF)
FRONT SETBACK: 20'
SIDE SETBACK: 10' BUILDING TO BUILDING / BUILDING TO STREET
REAR SETBACK: 10' BUILDING TO BUILDING / BUILDING TO PROPERTY LINE
10' BUFFER PROPOSED AGAINST FDC GROVE ROAD AND SAND HILL ROAD (BUFFER TYPE: A)
10' BUFFER PROPOSED AGAINST SINGLE FAMILY RES. (NORTH-WEST, NORTH, AND SOUTH-EAST)
10' BUFFER WITH WALL PROPOSED AGAINST OUTDOOR STORAGE (NORTH-EAST/EAST)
- TOWNHOME DATA**
USE TYPE: MULTI-FAMILY RESIDENTIAL
NUMBER OF UNITS: 140 (9.07 DU/AC)
WATER DEMAND: 140 UNITS X 350 GPD/UNIT = 49,000 GPD
SEWER DEMAND: 140 UNITS X 300 GPD/UNIT = 42,000 GPD
TRAFFIC: 140 UNITS X 9.44 TRIPS/UNIT = 1,322 TRIPS
SCHOOL AGE POPULATION: 140 X 0.65 = 91 CHILDREN
- ACTIVE RECREATION AREA**
CLUBHOUSE / POOL / TRAIL = 1.11 AC
DOG PARK = 0.26 AC
TOT LOT / PARK AREA = 0.53 AC
TOTAL PROVIDED = 1.90 AC
TOTAL REQUIRED = 1.64 AC
- PARKING DATA**
2 SPACES PER UNIT (140 UNITS) = 280 SPACES
GUEST PARKING = 77 SPACES
TOTAL PROVIDED = 357 SPACES
- IMPERVIOUS DATA**
LOTS = 5.09 AC (221,648 SF)
ASPHALT = 1.98 AC (86,303 SF)
CONCRETE = 1.13 AC (49,385 SF)
ON-SITE IMPERVIOUS = 8.20 AC (ISR = 53.14%)
PERVIOUS = 7.23 AC (46,866%)

KEY LEGEND

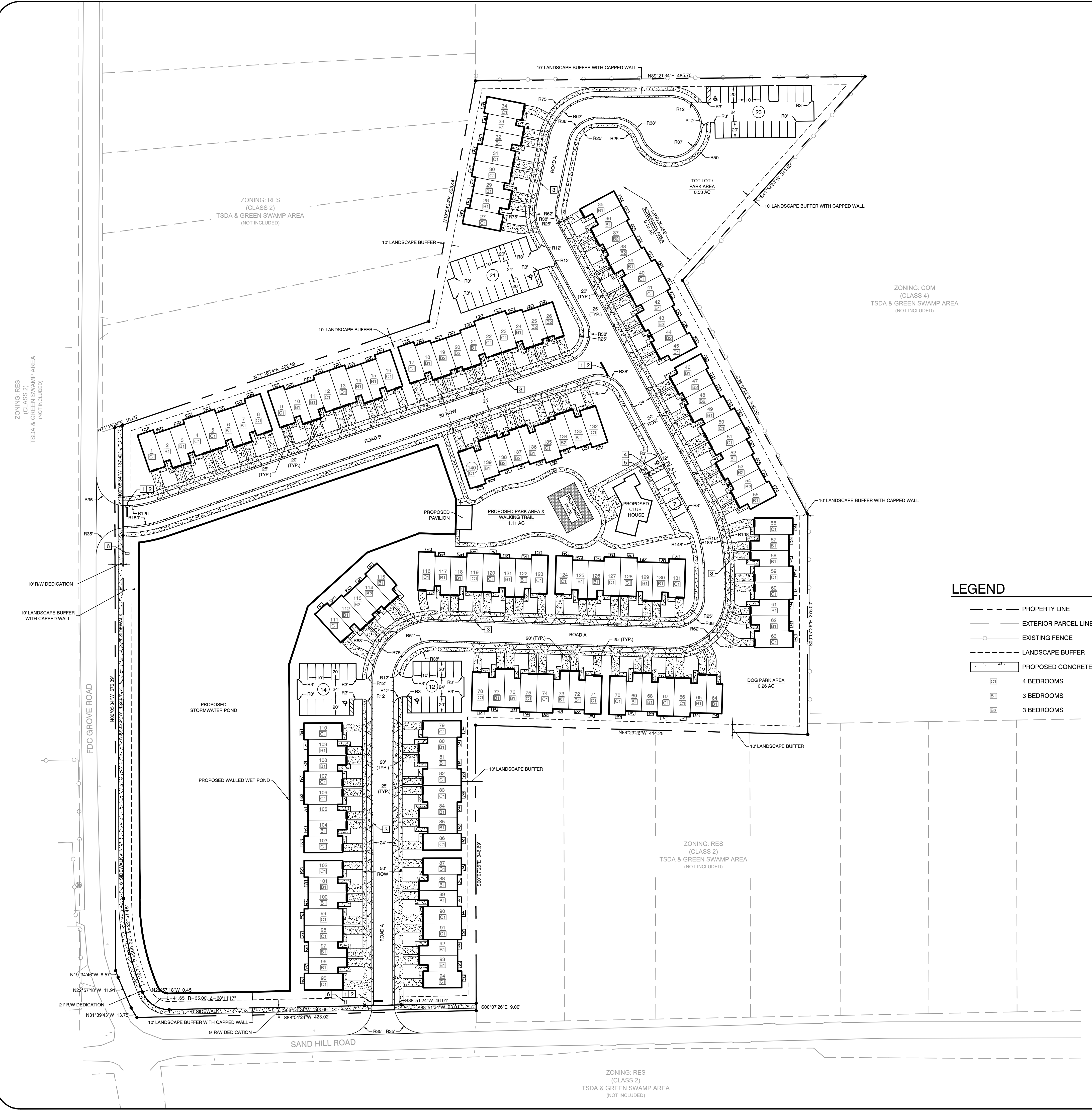
- 24' WHITE PAINTED STOP BAR
- 30' STOP SIGN (R1-1) AND STREET SIGN
- DROP CURB, TYPICAL (PER FDOT INDEX 520-001)
- PROPOSED HANDICAP SIGN AND SLIP RESISTANT STRIPING
- PROPOSED HANDICAP RAMP
- PROPOSED LOCATION FOR SUBDIVISION MONUMENT SIGN



TYPICAL 50' RIGHT-OF-WAY
NTS

LEGEND

- PROPERTY LINE
- EXTERIOR PARCEL LINE
- EXISTING FENCE
- LANDSCAPE BUFFER
- PROPOSED CONCRETE
- 4 BEDROOMS
- 3 BEDROOMS
- 3 BEDROOMS



REVISIONS	DATE

CONCEPT SITE PLAN

LATIGO SANDHILL SHORES TOWNHOMES

GERMANA ENGINEERING AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLEARWATER, FLORIDA 34617
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

PRELIMINARY NOT FOR CONSTRUCTION NOT FOR PERMITTING 04-05-24

SCALE: 1" = 60'
DATE: 01-11-2024
SHEET
CONCEPT

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CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

PROJECT # GE0192023
DAVENPORT, FLORIDA