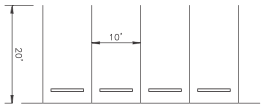
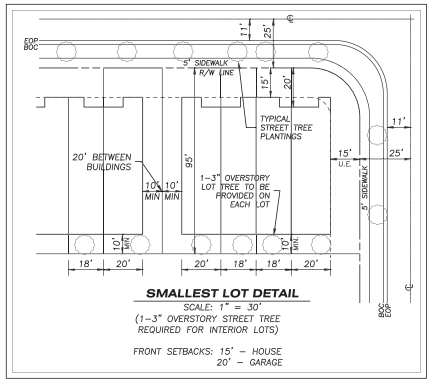


OVERFLOW PARKING SPACE DETAIL



SMALLEST LOT DETAIL

SCALE: 1" = 30'

(1-3" OVERSTORY STREET TREE REQUIRED FOR INTERIOR LOTS)

FRONT SETBACKS: 15' – HOUSE
20' – GARAGE

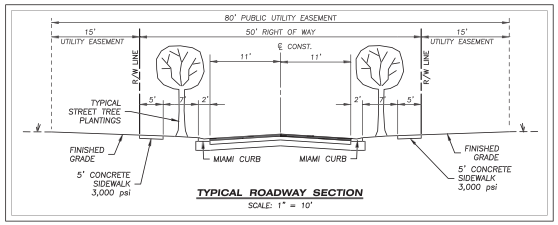
SITE PLAN STANDARDS NOTES:

1. PROJECT IS PROPOSED TO BE DEVELOPED IN 1 PHASE.
2. DEVELOPMENT IS FOR SINGLE FAMILY ATTACHED RESIDENTIAL.
3. ANY IMPACTS TO WETLANDS WILL BE PROPERLY MITIGATED.
4. FLOOD ZONES ONSITE AND WITHIN 150' OF SITE BOUNDARY ARE A & X, AS SHOWN ON FEMA F.I.R.M. COMMUNITY PANEL 12105C 0380G.
5. FLU/ ZONING DESIGNATIONS AND USES ARE DEPICTED WITHIN 150' OF SITE BOUNDARY.
6. PROPOSED LOT LINES AND DIMENSIONS ARE DEPICTED ON THE PLAN.
7. SMALLEST LOT DETAILS AND DIMENSIONS ARE DEPICTED ON THE PLAN.
8. FLOOR AREA RATIO: NOT APPLICABLE.
9. MAXIMUM BUILDING HEIGHT: 2 STORIES
10. STORMWATER MANAGEMENT SYSTEM TO BE PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CDD.
11. SETBACKS

    FRONT (HOUSE): 15'
    FRONT (GARAGE): 20'
    REAR: 10'
    INTERIOR SIDE: 10'
    ACCESSORY UNIT: 5'
    BETWEEN BUILDINGS: 20'
12. LOT SIZES: 20'x95' (EXTERIOR) AND 18x95' (INTERIOR)
13. ACCESS STANDARDS

    22' WIDE PAVEMENT WITH CURB AND GUTTER, 5' SIDEWALK.
    ACCESS TO SITE WILL BE VIA BAKER DAIRY ROAD.
    INTERNAL ROADS AND RIGHT-OF-WAYS TO BE DEDICATED TO HAINES CITY FOR O&M.
14. "NO PARKING ON STREETS" SIGNS WILL BE POSTED ON EACH STREET.
15. REQUIRED PARKING IS 2 PER DWELLING UNIT AS REQUIRED BY SECTION 11.1.8 OF THE LDR's.
16. MINIMUM GARAGE SIZE 200 SF TO BE PROVIDED FOR 1 CAR GARAGE. DRIVEWAY WILL BE 12' MIN. WIDTH TO ALLOW FOR 1 PARKING SPACE.
17. UTILITIES

    POTABLE WATER AND SEWER AND RECLAIMED SERVICES WILL BE PROVIDED BY HAINES CITY. ELECTRIC, TELEPHONE AND CABLE WILL BE PROVIDED VIA EXISTING SYSTEMS
18. WATER AND SEWER INFRASTRUCTURE WILL BE DEDICATED TO HAINES CITY WITHIN A 70' PUBLIC UTILITY EASEMENT PROVIDED OVER THE RIGHT OF WAY EXTENDING BEYOND THE RIGHT OF WAY 15' ON BOTH SIDES.
19. FIRE HYDRANTS FOR DEVELOPMENT WILL BE SERVED BY 6" MINIMUM WATER MAIN. LOCATIONS WILL BE REVIEWED DURING REVIEW OF PRE-CONSTRUCTION PLANS FOR DEVELOPMENT. FIRE FLOW RESULTS WILL BE PROVIDED AT TIME OF REVIEW OF DEVELOPMENT. HYDRANTS SHALL COMPLY WITH HAINES CITY FIRE DEPARTMENT CRITERIA AND SHALL BE SPACED NO MORE THAN 800' APART.
20. ALL PARKING SPACES PROVIDED WILL BE 10'x20'.
21. MINIMUM LIVING AREA = 1,499 SF



TYPICAL ROADWAY SECTION

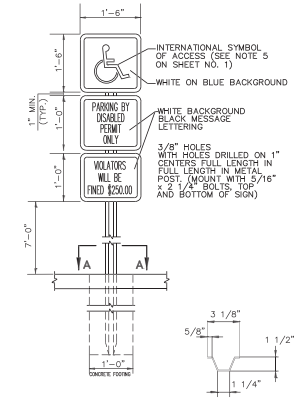
SCALE: 1" = 10'

LAND USE DATA:

TOTAL ACREAGE: 33.87 ACRES
TOTAL UNITS PROPOSED: 308
DENSITY: 9.09 UNITS PER ACRE
CURRENT LAND USE: MDR
CURRENT ZONING: AG
PROPOSED ZONING: RPUD
WETLAND ACREAGE: 1.63 AC.
UPLAND ACREAGE: 32.24 AC.
DEVELOPABLE AREA ACREAGE: 23.62 AC. (65% IMPERVIOUS)
POND ACREAGE: 4.46 AC.
RECREATION ACREAGE REQUIRED = 308 x 510/43560 = 3.61 AC.
PASSIVE RECREATION ACREAGE PROVIDED: 3.99 AC.
PARKING REQUIRED = 308 x 2 = 616 SPACES
PARKING PROVIDED IN LOTS = 616 SPACES.
ADDITIONAL PARKING PROVIDED = 158 (INCLUDING 1 H.C. SPACE AT AMENITY CENTER, AND IN EACH BANK OF PARKING)

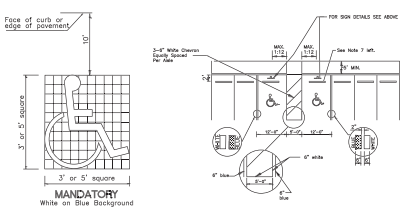
LEGAL DESCRIPTION

Parcel Number: 272722-757000-010200 - (Per Book 05147, Page 1731): TRACTS 20, 21, 22, 25, 26, 27, AND 28, LESS THE SOUTH 10 FEET FOR THE RIGHT OF WAY IN NE 1/4 AND LESS POWERLINE ROAD RIGH OF WAY, FLORIDA DEVELOPMENT CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 TO 63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



SIGN DETAIL
N.T.S.

METAL POST
WT. OF BLANK POST SHALL BE 2-3 1/2"#/FT.
SECTION A - A



MANDATORY
White on Blue Background

NOTES:

1. METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
2. CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I.
3. SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
4. MESSAGE LETTERING SHALL BE UPPER CASE (BLACK)(SERIES C) 1.5" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595c, COLOR #15180).
6. SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB.
7. THE USE OF PROPERLY LOCATED BOLLARDS IN ACCESSIBLE PARKING SPACES ARE ACCEPTABLE SUBSTITUTES FOR REGULAR BUMPER GUARD.
8. MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES SHALL BE PER FLORIDA ACCESSIBILITY BUILDING CODE SECTION 4.6.3.

DISABLED PARKING / MARKING / SIGNING TYPICAL DETAILS (AT AMENITY CENTER)

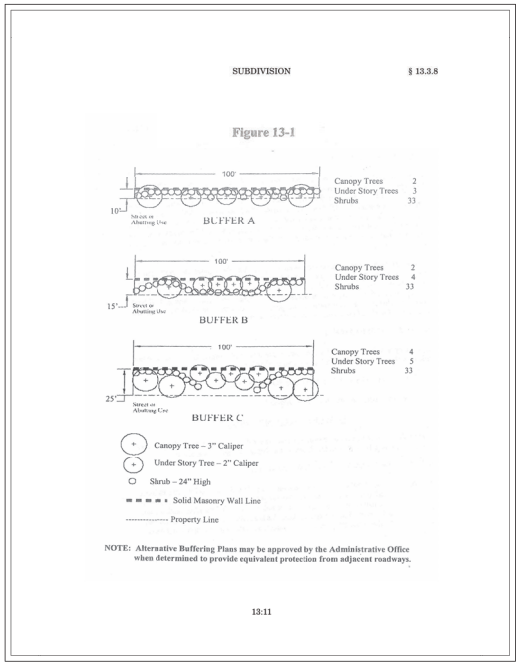
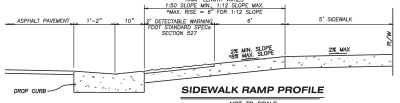

SUBDIVISION § 13.3.8

Figure 13-1

NOTE: Alternative Buffering Plans may be approved by the Administrative Office when determined to provide equivalent protecion from adjacent roadways.

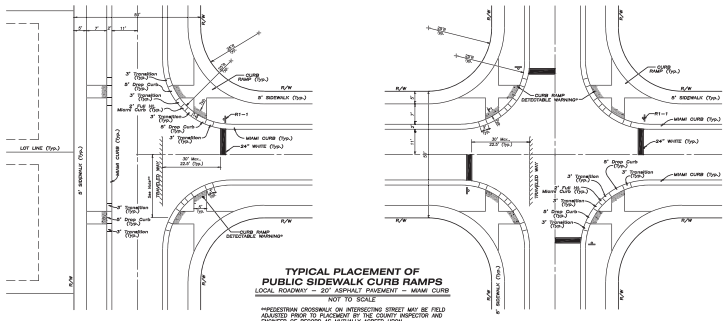
13:11

Congdon Property			
20' x 70' Townhomes (2 story, +/-1,499 sf)			
Building Type	# Buildings	# Units Per Building	Total Units
4 Unit	5	4	20
6 Unit	24	6	144
8 Unit	18	8	144
Total	47		308



SIDEWALK RAMP PROFILE

NOT TO SCALE



TYPICAL PLACEMENT OF PUBLIC SIDEWALK CURB RAMPS

LOCAL ROADWAY – 20' ASPHALT PAVEMENT – MIAMI CURB

NOT TO SCALE

**PEDESTRIAN CROSSWALK ON INTERSECTING STREET MAY BE FIELD ADJUSTED PRIOR TO PLACEMENT BY THE COUNTY INSPECTOR AND ENGINEER OF RECORD AS MUTUALLY AGREED UPON.

'T' INTERSECTION

'CROSS' INTERSECTION

ABSOLUTE ENGINEERING, INC.
(813) 221-1516 TEL
(813) 944-2100 FAX
1000 N. ASHLEY DRIVE, SUITE 925
TAMPA, FLORIDA 33602
C.A. NO. 28350

GENERAL NOTES

CONGDON TOWNHOMES
BAKER DAIRY ROAD
HAINES CITY, POLK COUNTY, FLORIDA

NO.	DATE	REVISION	BY
1	02-22-21	REVIEW COMMENTS	MJB
2	02-26-21	REVIEW COMMENTS	MJB
3	04-02-21	NOTE 10, BUILDING TABLE	RWR
4	04-02-21	NOTE 12, SMALLEST LOT DETAIL	RWR
5	04-03-24	BUILDING TABLE	JJM
6	04-08-24	ADD NOTE #21	JMH

SHEET TITLE:

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STATE OF FLORIDA

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DATE: 12-30-2020
SEC TWP RNG: 22/27S/27E
JOB #: A20-0043-0001
DRAWN BY: ROA
CHECKED BY: WERTZ

P:\A20-0043 Crosby\0001 Congdon TH\1090s\Preliminary\PR01\GC-001.dwg [NOTES] plotted: Apr 08, 2024 - 4:24pm