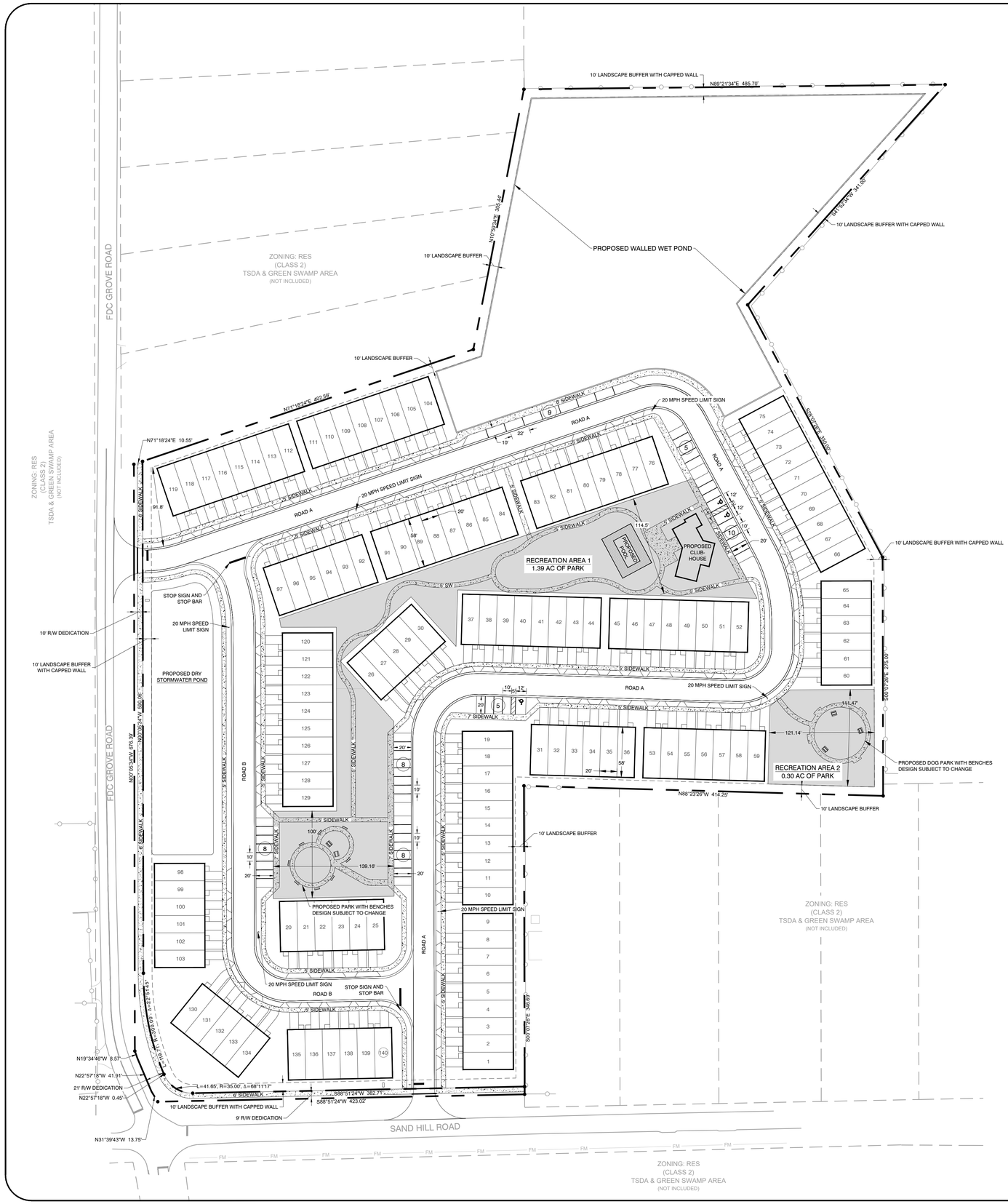



## NOTES

1. PROJECT SITE SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FBC) 8TH EDITION (2023).
2. UTILITY EASEMENTS TO BE DEDICATED TO THE HAINES CITY AND ELECTRICITY PROVIDER WHERE APPLICABLE.
3. DRAINAGE UTILITIES TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
4. THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL COMMON AREAS, FENCES, AND RETENTION AREAS.
5. ALL SIDEWALKS CONSTRUCTED THROUGHOUT THE ENTIRE SITE SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE HAINES CITY LAND DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
6. POND TRACTS SHALL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
7. WALLS, FENCES, AND SIGNS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
9. ALL UTILITY LINES TO BE DESIGNED TO MEET THE HAINES CITY STANDARDS.
10. 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.
11. ONLY COMMON AREA SIDEWALKS ARE TO BE BUILT WITH THIS PROJECT. INDIVIDUAL LOT SIDEWALKS ARE TO BE BUILT WITH THE CONSTRUCTION OF EACH LOT.
12. ALL INTERSECTION RADII TO BE 35 FEET UNLESS OTHERWISE NOTED ON THE PLANS.
13. COMMON AREA SIDEWALKS TO BE IN PLACE PRIOR TO BUILDING INDIVIDUAL LOTS AND THEIR SIDEWALKS.

## SITE DATA

1. SITE AREA = 15.43 AC / 672,196 SF
2. SITE LOCATION

   FDC GROVE ROAD / SAND HILL ROAD
   DAVENPORT, FLORIDA 33837
   SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST

3. SITE DESCRIPTION

   TAX PARCEL ID #: 272630708000020012
   PROPOSED ZONING: RPUD (HAINES CITY)

4. 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

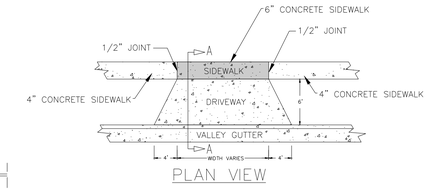
   10' BUFFER PROPOSED AGAINST FDC GROVE ROAD AND SAND HILL ROAD (BUFFER TYPE: A)
   10' BUFFER PROPOSED AGAINST SINGLE FAMILY RES. (NORTH-WEST, NORTH, AND SOUTH-EAST)
   10' BUFFER WITH WALL PROPOSED AGAINST OUTDOOR STORAGE (NORTH-EAST/EAST)

5. TOWNHOME DATA

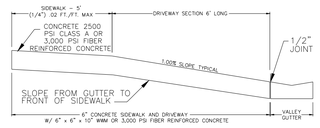
   USE TYPE: MULTI-FAMILY RESIDENTIAL
   NUMBER OF UNITS: 140 (9.07 DU/AC)

   GUEST PARKING PROVIDED: 53 SPACES

   RECREATION AREA PROVIDED: 1.69 AC



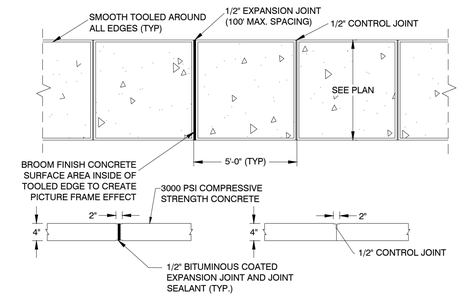

PLAN VIEW




SECTION A–A

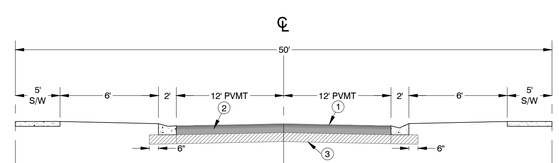
## SIDEWALK AND DRIVEWAY DETAIL

NTS




## SIDEWALK DETAIL

NTS




1. 2" (TWO 1" LIFTS) SP-9.5 STRUCTURAL COURSE (TRAFFIC C)
   THE WEARING SURFACE SHOULD BE COMPACTED TO A MINIMUM DENSITY OF 95 PERCENT OF THE LABORATORY DENSITY AS DETERMINED BY THE MARSHALL STABILITY TEST METHOD (AASHTO T-245).
2. 6" LIMEROCK BASE (LBR 100)
   QUALITY OF LIMEROCK TO BE IN ACCORDANCE WITH CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND COMPACTED TO A MINIMUM DENSITY EQUIVALENT TO 95 PERCENT OF THE MODIFIED PROCTOR (AASHTO T-180), PRIMED, COMPACTED TO 98% OF THE MAXIMUM DENSITY, PER AASHTO T-180.
3. 12" TYPE B STABILIZED SUBGRADE (LBR 40)
   THE SUBGRADE SHOULD BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180) FOR A DEPTH OF 1 FOOT BELOW PAVEMENT SUBGRADE.

## TYPICAL ROADWAY DETAIL

NTS

# PRELIMINARY

NOT FOR CONSTRUCTION
NOT FOR PERMITTING
03-24-25

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

| # | REVISIONS | DATE |
|---|---|---|
| | | |

SITE PLAN

# LATIGO SANDHILL SHORES
TOWNHOMES

DAVENPORT, FLORIDA

PROJECT # GE0192023


GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-8325
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279


SCALE: 1" = 60'

DATE: -

SHEET

C-102