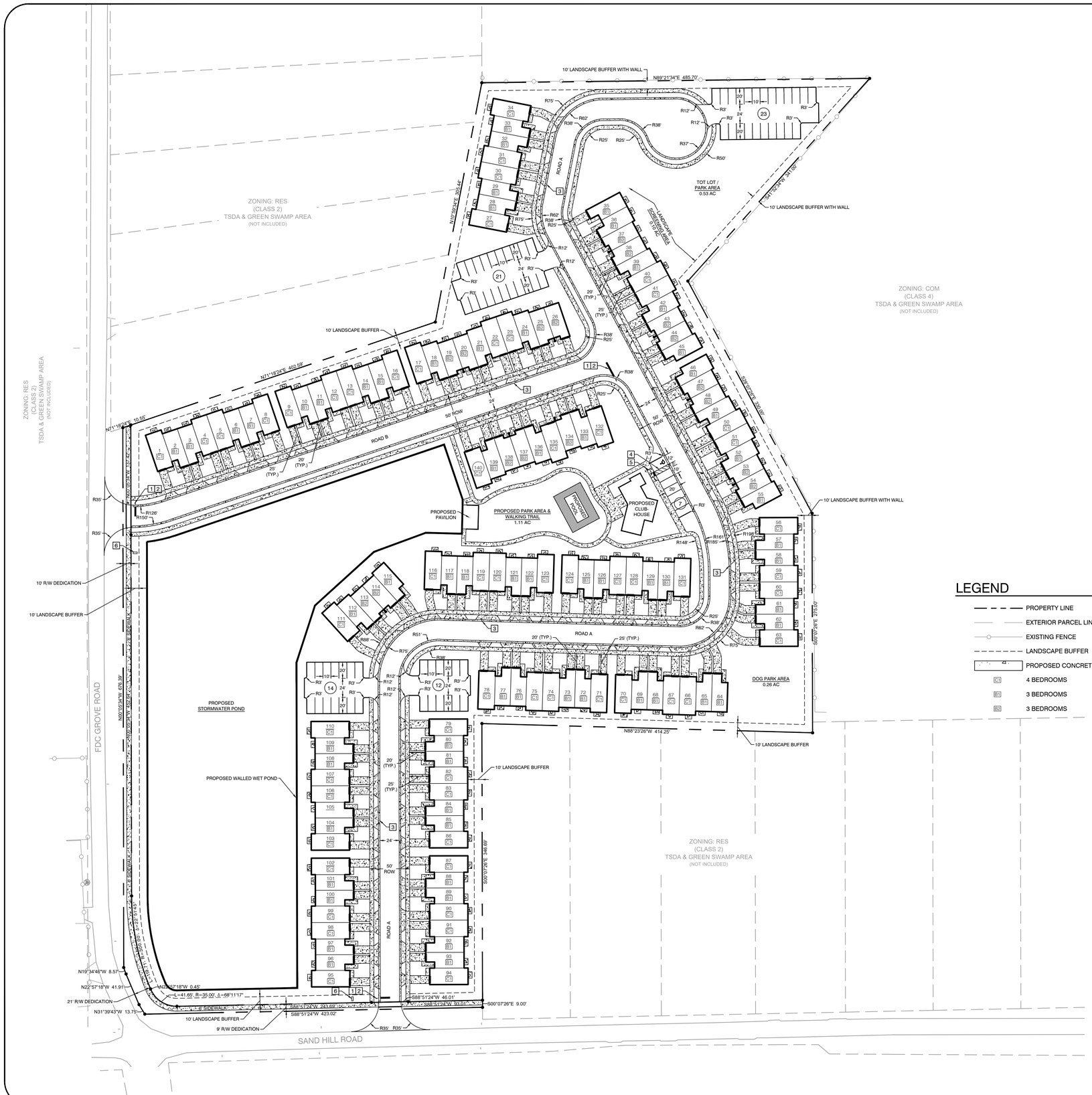

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60 30 0 60 120 180

SCALE IN FEET

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.

SITE DATA

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

   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
   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)
6. 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

7. PARKING DATA

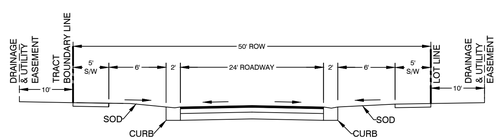
2 SPACES PER UNIT (140 UNITS)	= 280 SPACES
GUEST PARKING	= 77 SPACES
TOTAL PROVIDED	= 357 SPACES

LEGEND

- PROPERTY LINE
- EXTERIOR PARCEL LINE
- EXISTING FENCE
- LANDSCAPE BUFFER
- PROPOSED CONCRETE
- C1 — 4 BEDROOMS
- B1 — 3 BEDROOMS
- B2 — 3 BEDROOMS

KEY LEGEND

1. 24" WHITE PAINTED STOP BAR
2. 30" STOP SIGN (R1-1) AND STREET SIGN
3. DROP CURB, TYPICAL (PER FDOT INDEX 520-001)
4. PROPOSED HANDICAP SIGN AND SLIP RESISTANT STRIPING
5. PROPOSED HANDICAP RAMP
6. PROPOSED LOCATION FOR SUBDIVISION MONUMENT SIGN



TYPICAL 50' RIGHT-OF-WAY

NTS

PRELIMINARY

NOT FOR CONSTRUCTION
NOT FOR PERMITTING
01-11-24

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

#	REVISIONS	DATE

CONCEPT
SITE PLAN

LATIGO SANDHILL SHORES
TOWNHOMES

DAVENPORT, FLORIDA

PROJECT # GE01922023

GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-8329
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 60'

DATE: 01-11-2024

SHEET

CONCEPT