

SITE LEGEND

- HANDICAP PARKING
- PROPOSED DRAINAGE INLET
- PROPOSED CURB
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY

- CONCRETE
- PROPOSED ROW DEDICATION
- PROPOSED PAVEMENT
- TYPICAL
- HANDICAP
- 10 PARKING SPACES
- SIDEWALK
- 5' RADIUS
- LINEAR FEET
- SQUARE FEET
- BURIED ELECTRIC

SITE DATA

JURISDICTION: (permitting)

SITE PERMITTING -	CITY OF WINTER PARK
WATER -	CITY OF WINTER PARK
SEWER -	CITY OF WINTER PARK
STORMWATER MANAGEMENT DISTRICT -	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

PROJECT SCOPE:
TO CONSTRUCT 10 RESIDENTIAL UNITS WITH APPLICABLE INFRASTRUCTURE.

PROPOSED PERMITTED USES:
MULTI FAMILY

PROPERTY LOCATION: LAKE HOWELL ROAD
PARCEL ID No.: 28-21-30-300-0490-0000

PROPERTY ZONING: R-2

PROPERTY FLU: LDR

EXISTING LAND USE: VACANT

PROPOSED DENSITY: 10 UNITS / 1.28 ACRES = 7.8 UNITS/ACRE
ALLOWED DENSITY: 8.6 UNITS / ACRE

PROPOSED FAR: 1.28 AC / 25,066 SF = 44.9%

EXISTING PROPERTY AREA: TOTAL = 1.7 ACRES
BUILDABLE AREA: = 1.28

BUILDING DATA & SETBACKS
MAXIMUM BUILDING HEIGHT = 35 FEET
PROPOSED BUILDING HEIGHT = 2 FLOORS
MINIMUM BUILDING SETBACKS:
NORTH = 10'
WEST = 35'
SOUTH = 10'
EAST = 30'

PARKING SPECIFICATIONS:

PARKING SPACES REQUIRED:
MULTI FAMILY = 2 SPACES PER DWELLING UNIT
1 SPACE PER 2 UNITS GUEST
TOTAL PROVIDED: 2 CAR GARAGE EACH UNIT = 20 PARKING SPACES
CODE - + 5 GUESTS PARKING (9'X18') = 25 TOTAL PARKING SPACES

PROPOSED LOT COVERAGE CALCULATIONS:

	AREA (sf)	ACRES	% TOTAL	% BUILDABLE
PARKING & DRIVEWAY AREA	9,504	0.22	12.86	16.94
BUILDING	12,756	0.29	17.26	22.73
TOTAL IMPERVIOUS	22,260	0.51	30.11	39.67
POND AREA	9,600	0.22	12.99	17.11
OPEN SPACE / GREEN SPACE	24,260	0.56	32.82	59.84
BUILDABLE AREA	56,120	1.28	75.36	100%
WATER AREA	17,798	0.42	24.64	-
TOTAL AREA	73,918	1.70	100.0	100.0

FLOOD ZONE:

THE LOT DESCRIBED HEREON WAS DETERMINED TO LIE WITHIN FLOOD ZONE "X" AND ZONE "AE"

STRIPING NOTES

- TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 4" WHITE THERMOPLASTIC STRIPE.
- HANDICAP PARKING TO COMPLY WITH ADA.
- TYPICAL STOP BAR SHALL BE 24" WIDE WHITE THERMOPLASTIC STRIPE.

SIGN LEGEND

NO	TEXT OR SYMBOL	SIZE
R1-1	STOP	30"x30"
R5-1	DO NOT ENTER	30"x30"
R6-1L	ONE WAY - LEFT	36"x12"
R6-1R	ONE WAY - RIGHT	36"x12"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

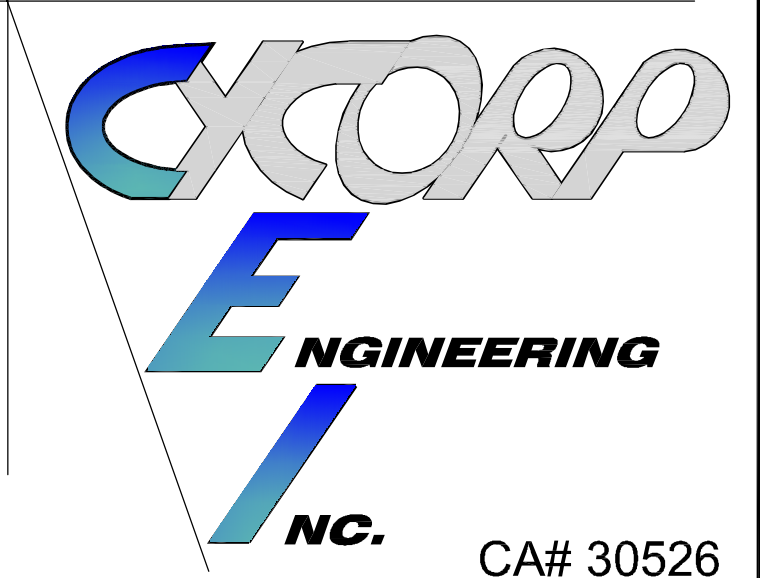
TRIPS GENERATED PER UNIT PER DAY = 46 / 8 = 5.75

ITE	UNITS	ADT	PEAK HOUR	PM IN	PM OUT
230	8	46	7	4	3

TRAFFIC IMPACTS

PROPOSED CONSTRUCTION NOTES:

ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
CONCRETE SIDEWALK RAMP SHALL BE INSTALLED ACCORDING TO F.D.O.T. INDEX 304 OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
ALL STRUCTURES, INCLUDING BUFFER FENCES, DUMPSTERS, SIGNAGE, ETC. REQUIRE SEPARATE BUILDING PERMITS.



CIVIL ENGINEERS LAND PLANNERS

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A AND R

LAKE SPIER CROSSING

LAKEMONT AVE
WINTER PARK, FL

REVISIONS

Description	Date	By
1		KF
2		
3		
3		

SITE PLAN

Date: NOV 2020

Scale: 1" = 20'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIM FISCHER, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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2/8/2021
K. FISCHER, P.E. # 58942
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER

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