

SCALE: 1" = 30'
P E

TOWNHOUSE SUBDIVISION & RESIDENTIAL MARINA TO BE PERMITTED AFTER CONFLICTING LIFT STATION REMOVED

SITE DATA SCHEDULE			
PARKING SPACES	REQUIRED	CALCULATED	PROVIDED
CONDOMINIUM:	2 PER UNIT	120	111
60 CONDO UNITS			
MARINA:	0	0	0
49 WET SLIPS			
	TOTAL		111
HANDICAP PARKING	5		5
ZONING - MU 3	ACRES	AREA - SF	
TOTAL SITE AREA	3.42	148,921	
DEVELOPMENT AREA	SF/TOTAL AREA	TOTAL	
IMPERVIOUS SPACE	105,823/148,921	71.0%	(75% MAX.)
OPEN SPACE	43,098/148,921	29.0%	
FLOOR AREA RATIO	95,560/148,921	64.1%	(75% MAX.)

ZONING:
MU-3
BUFFER:
5 FT.
BUILDING SETBACKS
FRONT 15'
SIDE 5'
REAR 20'
FLOOR AREA RATIO
0.75
IMPERVIOUS SURFACE RATIO
75%
MAX. BUILDING HEIGHT:
65'
PARKING AREA SETBACK REQUIREMENTS:
FRONT 10'
SIDE 4'
REAR 4'

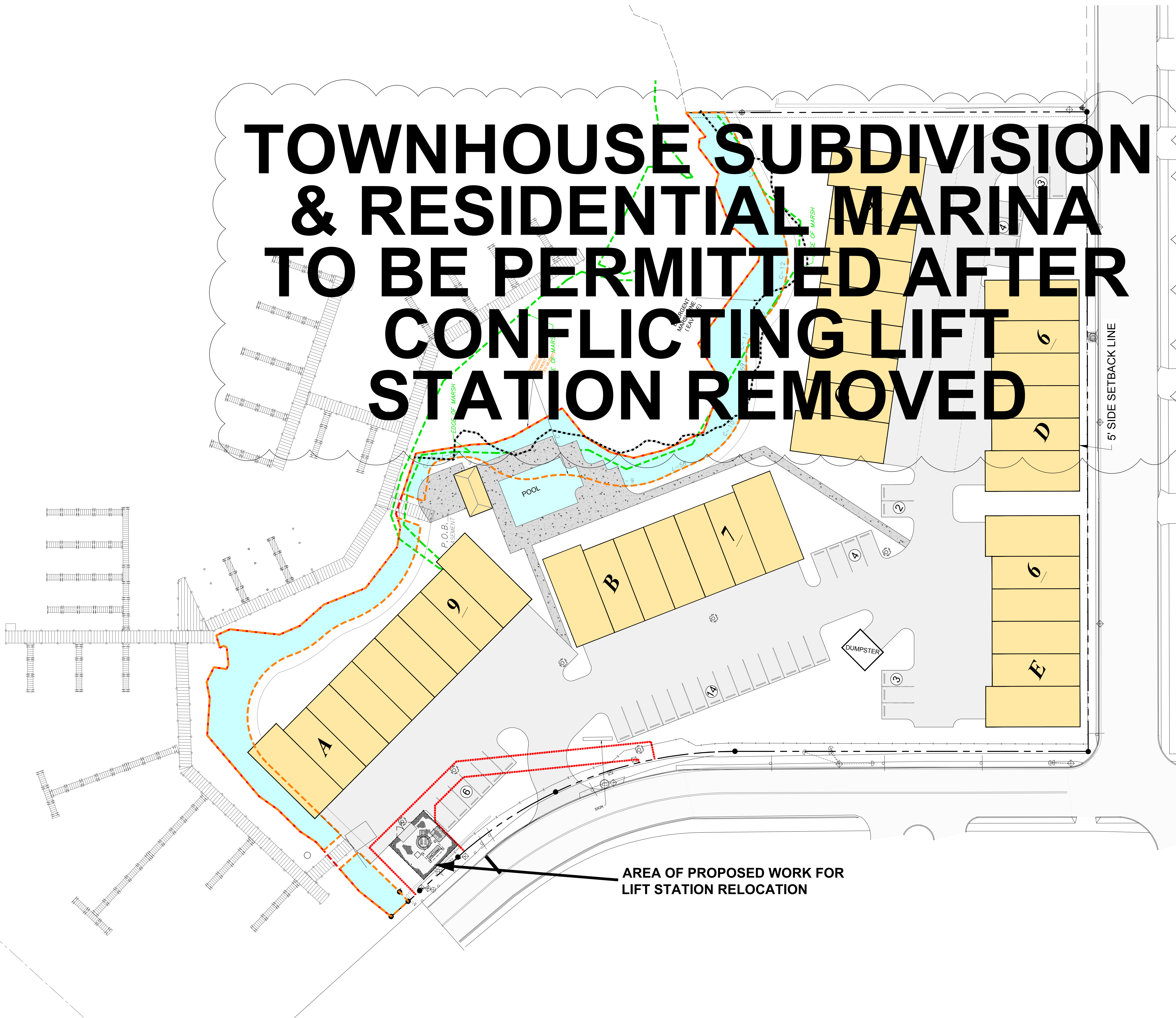
SITE NOTES:

1. ABOVE GROUND STRUCTURES ARE SHOWN ON THIS SHEET.
2. ALL TRAFFIC STRIPING TO BE PAINT PER FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. CONTRACTOR TO FIELD VERIFY ALL UTILITIES AND NOTIFY ALL UTILITY COMPANIES 2 DAYS PRIOR TO CONSTRUCTION.
4. ALL DEMOLISHED MATERIALS (i.e. SIGNS, CONCRETE, ASPHALT, ETC.) TO BE REMOVED AND DISPOSED OF IN LEGAL MANNER.
5. TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE ALL TESTS.
6. SEED AND MULCH ALL DISTURBED AREAS, EXCEPT WHERE SOD IS SPECIFIED.
7. SOD ALL AREAS AS SHOWN OR AS REQUIRED FOR EROSION CONTROL.
8. SOD AND SEED SHALL BE BERMUUDA.
9. ALL REGULATORY SIGNS SHALL BE INSTALLED PER FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

LEGEND

- ⊙ PROPOSED MANHOLE (SANITARY OR STORM)
- ⊙ CLEANOUT
- ⊙ EXISTING MANHOLE (SANITARY OR STORM)
- ⊙ PROPOSED DRAINAGE INLETS (TYPE & SIZE NOTED ON PLANS)
- ⊙ EXISTING GUY ANCHOR
- ⊙ EXISTING POWER POLE
- ⊙ SIGN
- ⊙ EXISTING FIRE HYDRANT
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ EXISTING VALVE
- ⊙ PROPOSED VALVE
- ⊙ PROPOSED WATER METER BOXES
- ⊙ ASPHALT PAVEMENT
- ⊙ HEAVY DUTY PAVEMENT
- ⊙ CONCRETE PAVEMENT
- ⊙ HANDICAP PARKING
- ⊙ RIGHT OF WAY
- ⊙ EDGE OF PAVEMENT
- ⊙ CENTERLINE
- ⊙ UNLESS NOTED OTHERWISE
- ⊙ DETECTABLE WARNING SURFACE
- ⊙ PROPOSED ASPHALT PAVEMENT
- ⊙ PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- ⊙ PROPOSED CONCRETE
- ⊙ DETECTABLE WARNING SURFACE (DWS)

NOTES:
1. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY UPON IDENTIFICATION OF CONFLICTS.
3. ALL DIMENSIONS TO FACE OF CURB U.N.O.
4. SEE SHEET 8 FOR CONCRETE AND ASPHALT DETAILS.



AREA OF PROPOSED WORK FOR
LIFT STATION RELOCATION

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REV	DATE	BY	REVISIONS

NOT RELEASED FOR CONSTRUCTION BY: DATE:

SCALE: AS NOTED
DESIGNED BY: JHS
DRAWN BY: REF
REVIEWED BY: JHS
ISSUE DATE: JANUARY 2022
ACAD FILE NAME: 175501e1.dwg

PANHANDLE ENGINEERING
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SITE PLAN
PELICAN PASS TOWNHOUSE SUBDIVISION
AT MASALINA BAYOU
PANAMA CITY, FLORIDA

James H. Slovin, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Cook, P.E. 66556
William B. Thompson, P.E. 95446
Tyler L. Robinson, P.E. 99377
Seth B. Simmons, P.E. 101068

JAMES H. SLOVIN
NO. 39197
15-Jul-25
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET NUMBER	2
PROJECT NUMBER	175501

175501 PELICAN PASS TOWNHOUSE SUBDIVISION AT MASALINA BAYOU SITE PLAN Sheet 2