FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

LINE TABLE		
LINE	LENGTH	BEARING
L1 (F)	100.02'	N. 87°28'24" W.
L1 (D)	100.00'	N. 87°28'57" W.
L2 (F)	100.11'	S. 87°38'01" E.
L2 (D)	100.00'	S. 87°28'57" E.
L3 (F)	30.00'	S. 25°25'01" W.
L3 (P)	30.00'	S. 25°26'11" W.
L4 (F)	50.02'	S. 02°34'58" W.

DEVELOPMENT SCHEDULE							
TASK	MO. 1	MO. 2	MO. 3	MO. 4	MO. 5	MO. 6	MO. 7
E&S INSTALLATION & MAINTENANCE	■	■	■	■	■	■	■
SITE CLEARING	■						
ROUGH GRADING		■					
UTILITY CONSTRUCTION		■	■				
STORMWATER CONSTRUCTION		■	■				
ROADWAY BASE PREPARATION			■	■	■		
CURB AND SIDEWALK CONSTRUCTION				■	■		
PAVING					■	■	
FINAL GRADING						■	
BUILDING CONSTRUCTION						■	■
AMENITY CONSTRUCTION							■
FINISHED GRADING					■	■	■
FINAL LANDSCAPING							■

GENERAL FDOT NOTES

GOVERNING DOCUMENTS NOTE:

ALL WORK IN THE RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE FY 2022/2023 JULY EDITION OF THE FDOT STANDARD PLANS FOR ROADWAY CONSTRUCTION, THE JULY 2022 FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, 2023 FLORIDA DESIGN MANUAL, 2018 FLORIDA GREENBOOK, AND THE 2016 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

HURRICANE NOTE:

ALL LANES MUST BE OPENED TO TRAFFIC WITHIN 12 HOURS AFTER RECEIVING NOTIFICATION OF A HURRICANE EVACUATION OR ANY OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE PERMITS MANAGER.

PRE-WORK MEETING NOTE:

ENGINEER SHALL SCHEDULE AND HAVE AN ON-SITE PRE-WORK MEETING WITH REPRESENTATIVES FROM THE ENGINEERING FIRM, FDOT, QUALITY CONTROL TESTING LABORATORY, PRIME CONTRACTOR, AND ANY OTHER INTERESTED PARTY PRESENT.

PRE-PAVING MEETING NOTE:

PAVING CONTRACTOR SHALL SCHEDULE A PRE-PAVING MEETING WITH FDOT. PROPOSED ASPHALT MIX DESIGNS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO OR AT THE PRE-PAVING MEETING.

QC PLAN NOTE:

CONTRACTOR MUST SUBMIT A QUALITY CONTROL PLAN FOR FDOT REVIEW AND APPROVAL BEFORE OR AT THE REQUIRED PRE-WORK MEETING. QUALITY CONTROL TESTING SHALL BE PERFORMED BY FDOT CERTIFIED TECHNICIANS AND TESTING LABORATORY. ALL TEST RESULTS SHALL BE PROVIDED TO FDOT AS SOON AS PRACTICAL.

SOD NOTE:

SOD AREAS WITHIN 32" OF EDGE OF PAVEMENT & SLOPES GREATER THAN 1:3. OTHER DISTURBED AREAS MAY BE REPAIRED BY SEEDING OR HYDRO-SEEDING. SEE FDOT STANDARD PLANS INDEX 570-010 AND SECTION 570 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

STRIPING NOTE:

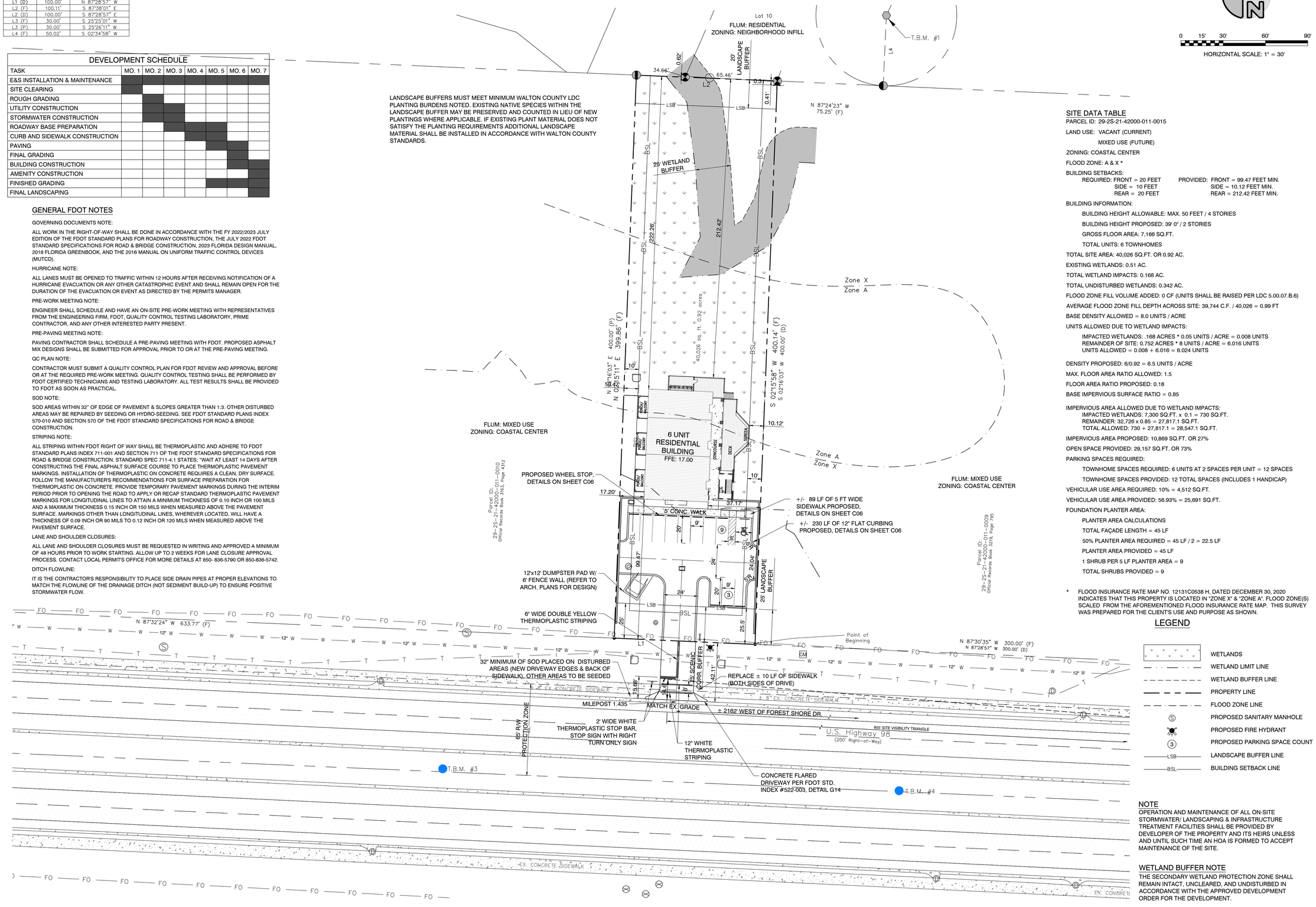
ALL STRIPING WITHIN FDOT RIGHT OF WAY SHALL BE THERMOPLASTIC AND ADHERE TO FDOT STANDARD PLANS INDEX 711-001 AND SECTION 711 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. STANDARD SPEC 711-4.1 STATES; "WAIT AT LEAST 14 DAYS AFTER CONSTRUCTING THE FINAL ASPHALT SURFACE COURSE TO PLACE THERMOPLASTIC PAVEMENT MARKINGS. INSTALLATION OF THERMOPLASTIC ON CONCRETE REQUIRES A CLEAN, DRY SURFACE. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR SURFACE PREPARATION FOR THERMOPLASTIC ON CONCRETE. PROVIDE TEMPORARY PAVEMENT MARKINGS DURING THE INTERIM PERIOD PRIOR TO OPENING THE ROAD TO APPLY OR RECAP STANDARD THERMOPLASTIC PAVEMENT MARKINGS FOR LONGITUDINAL LINES TO ATTAIN A MINIMUM THICKNESS OF 0.10 INCH OR 100 MILS AND A MAXIMUM THICKNESS 0.15 INCH OR 150 MILS WHEN MEASURED ABOVE THE PAVEMENT SURFACE. MARKINGS OTHER THAN LONGITUDINAL LINES, WHEREVER LOCATED, WILL HAVE A THICKNESS OF 0.09 INCH OR 90 MILS TO 0.12 INCH OR 120 MILS WHEN MEASURED ABOVE THE PAVEMENT SURFACE.

LANE AND SHOULDER CLOSURES:

ALL LANE AND SHOULDER CLOSURES MUST BE REQUESTED IN WRITING AND APPROVED A MINIMUM OF 48 HOURS PRIOR TO WORK STARTING. ALLOW UP TO 2 WEEKS FOR LANE CLOSURE APPROVAL PROCESS. CONTACT LOCAL PERMIT'S OFFICE FOR MORE DETAILS AT 850- 836-5790 OR 850-836-5742.

DITCH FLOWLINE:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PLACE SIDE DRAIN PIPES AT PROPER ELEVATIONS TO MATCH THE FLOWLINE OF THE DRAINAGE DITCH (NOT SEDIMENT BUILD-UP) TO ENSURE POSITIVE STORMWATER FLOW.



SITE DATA TABLE

PARCEL ID: 29-2S-21-42000-011-0015

LAND USE: VACANT (CURRENT)
MIXED USE (FUTURE)

ZONING: COASTAL CENTER

FLOOD ZONE: A & X *

BUILDING SETBACKS:
REQUIRED: FRONT = 20 FEET, SIDE = 10 FEET, REAR = 20 FEET
PROVIDED: FRONT = 99.47 FEET MIN., SIDE = 10.12 FEET MIN., REAR = 212.42 FEET MIN.

BUILDING INFORMATION:
BUILDING HEIGHT ALLOWABLE: MAX. 50 FEET / 4 STORIES
BUILDING HEIGHT PROPOSED: 39' 0" / 2 STORIES
GROSS FLOOR AREA: 7,166 SQ.FT.
TOTAL UNITS: 6 TOWNHOMES

TOTAL SITE AREA: 40,026 SQ.FT. OR 0.92 AC.

EXISTING WETLANDS: 0.51 AC.

TOTAL WETLAND IMPACTS: 0.168 AC.

TOTAL UNDISTURBED WETLANDS: 0.342 AC.

FLOOD ZONE FILL VOLUME ADDED: 0 CF (UNITS SHALL BE RAISED PER LDC 5.00.07.B.6)

AVERAGE FLOOD ZONE FILL DEPTH ACROSS SITE: 39,744 C.F. / 40,026 = 0.99 FT

BASE DENSITY ALLOWED = 8.0 UNITS / ACRE

UNITS ALLOWED DUE TO WETLAND IMPACTS:
IMPACTED WETLANDS: .168 ACRES * 0.05 UNITS / ACRE = 0.008 UNITS
REMAINDER OF SITE: 0.752 ACRES * 8 UNITS / ACRE = 6.016 UNITS
UNITS ALLOWED = 0.008 + 6.016 = 6.024 UNITS

DENSITY PROPOSED: 6/0.92 = 6.5 UNITS / ACRE

MAX. FLOOR AREA RATIO ALLOWED: 1.5

FLOOR AREA RATIO PROPOSED: 0.18

BASE IMPERVIOUS SURFACE RATIO = 0.85

IMPERVIOUS AREA ALLOWED DUE TO WETLAND IMPACTS:
IMPACTED WETLANDS: 7,300 SQ.FT. x 0.1 = 730 SQ.FT.
REMAINDER: 32,726 x 0.85 = 27,817.1 SQ.FT.
TOTAL ALLOWED: 730 + 27,817.1 = 28,547.1 SQ.FT.

IMPERVIOUS AREA PROPOSED: 10,869 SQ.FT. OR 27%

OPEN SPACE PROVIDED: 29,157 SQ.FT. OR 73%

PARKING SPACES REQUIRED:
TOWNHOME SPACES REQUIRED: 6 UNITS AT 2 SPACES PER UNIT = 12 SPACES
TOWNHOME SPACES PROVIDED: 12 TOTAL SPACES (INCLUDES 1 HANDICAP)

VEHICULAR USE AREA REQUIRED: 10% = 4,512 SQ.FT.

VEHICULAR USE AREA PROVIDED: 56.93% = 25,691 SQ.FT.

FOUNDATION PLANTER AREA:
PLANTER AREA CALCULATIONS
TOTAL FAÇADE LENGTH = 45 LF
50% PLANTER AREA REQUIRED = 45 LF / 2 = 22.5 LF
PLANTER AREA PROVIDED = 45 LF
1 SHRUB PER 5 LF PLANTER AREA = 9
TOTAL SHRUBS PROVIDED = 9

* FLOOD INSURANCE RATE MAP NO. 12131C0538 H, DATED DECEMBER 30, 2020 INDICATES THAT THIS PROPERTY IS LOCATED IN "ZONE X" & "ZONE A". FLOOD ZONE(S) SCALED FROM THE AFOREMENTIONED FLOOD INSURANCE RATE MAP. THIS SURVEY WAS PREPARED FOR THE CLIENT'S USE AND PURPOSE AS SHOWN.

LEGEND

- WETLANDS
- WETLAND LIMIT LINE
- WETLAND BUFFER LINE
- PROPERTY LINE
- FLOOD ZONE LINE
- (S) PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- (3) PROPOSED PARKING SPACE COUNT
- LSB LANDSCAPE BUFFER LINE
- BSL BUILDING SETBACK LINE

NOTE

OPERATION AND MAINTENANCE OF ALL ON-SITE STORMWATER/ LANDSCAPING & INFRASTRUCTURE TREATMENT FACILITIES SHALL BE PROVIDED BY DEVELOPER OF THE PROPERTY AND ITS HEIRS UNLESS AND UNTIL SUCH TIME AN HOA IS FORMED TO ACCEPT MAINTENANCE OF THE SITE.

WETLAND BUFFER NOTE

THE SECONDARY WETLAND PROTECTION ZONE SHALL REMAIN INTACT, UNCLEARED, AND UNDISTURBED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT ORDER FOR THE DEVELOPMENT.

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JAMIE STEWART EUBANKS LICENSE No. 71438 STATE OF FLORIDA PROFESSIONAL ENGINEER

JAMIE S. EUBANKS, P.E.
FL. REGISTRATION NO. 71438

JAW	CEJ	CEJ	JAS	JAS

1	02/23/23	WALTON COUNTY TRC COMMENTS
2	06/06/23	NWFWMD ERP COMMENTS
3	07/10/23	FDOT REVIEW COMMENTS
4	08/22/23	FDOT REVIEW COMMENTS
4	08/28/23	FDOT REVIEW COMMENTS

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COLE CONSTRUCTION & DEVELOPMENT, INC.

SOUTH WALTON CONDOMINIUMS

WALTON COUNTY, FLORIDA

SITE PLAN

NOT VALID UNLESS BEARING ENGINEER'S ORIGINAL SIGNATURE

JOB: 22-38
DATE: 11/09/22
DESIGNED: JSE/JAW
DRAWN: JAW/JSE/CEJ

BAR IS ONE INCH ON ORIGINAL (0 — 1")
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER 3 OF 17

SHEET NUMBER C03

File: C:\Users\JAS\JE\22-38 US 98 Multifamily Condos - Documents\Drawings\22-38 Design.dwg - Last Saved: 8/28/2023 8:54 AM by JAS

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