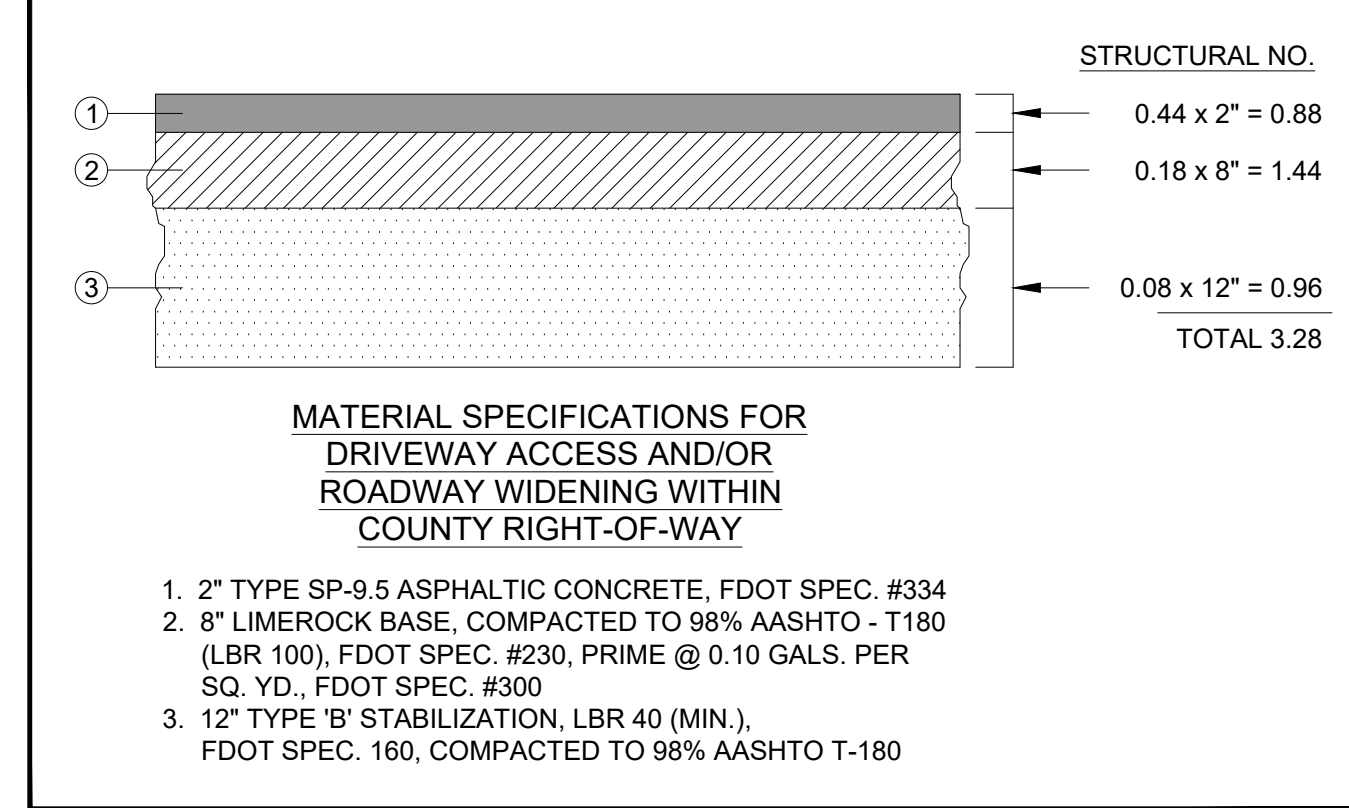


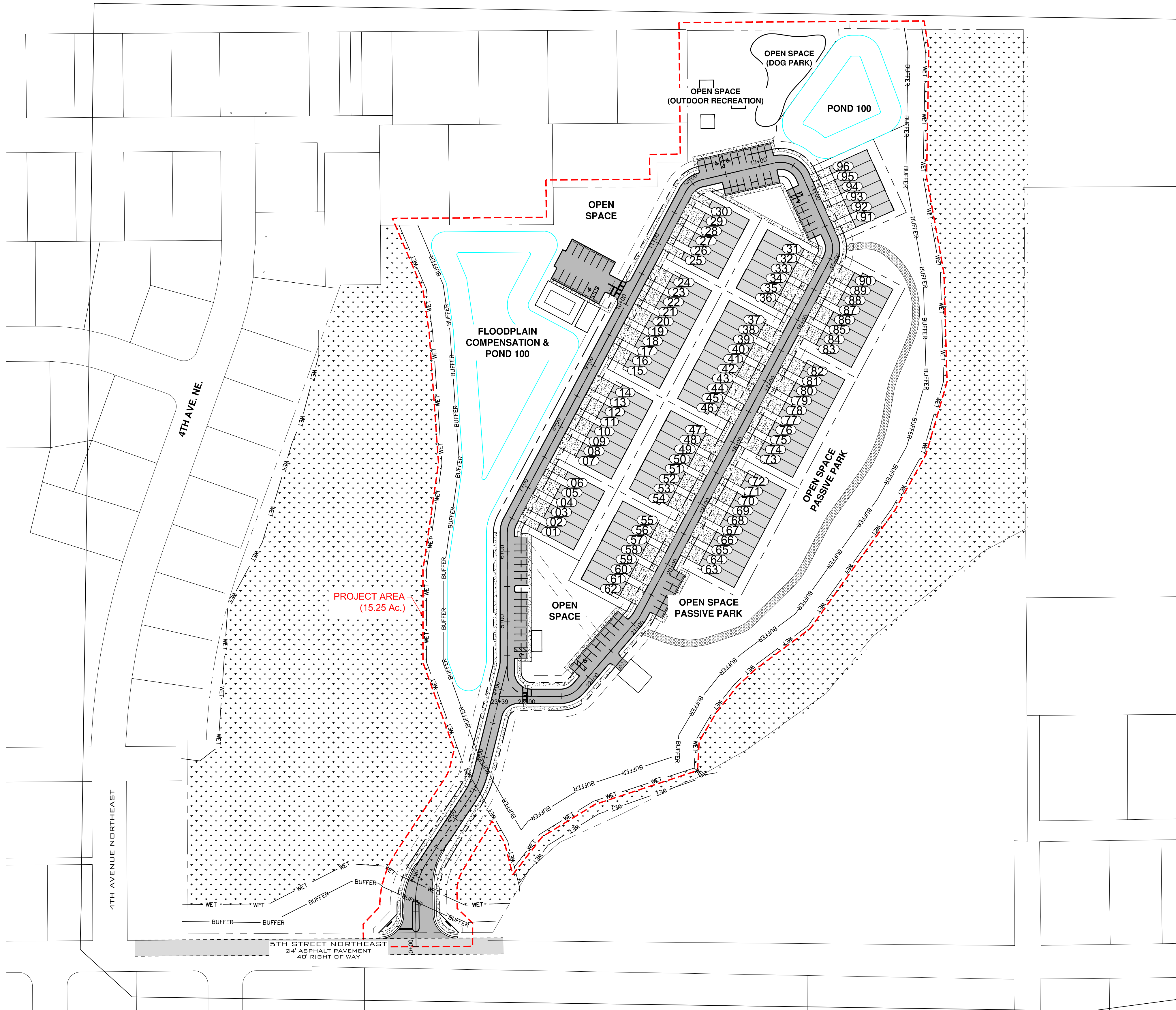
SITE DATA	
TOTAL AREA:	±24.28 ACRES
PROJECT AREA:	±15.25 ACRES
PARCEL INFORMATION	
PARCEL ID:	233001-000000-041010 233001-000000-041170 233001-000000-041180 233001-000000-041190 233001-000000-041200 233001-000000-041210 233001-000000-041220 233001-000000-041250
ZONING:	PD (PLANNED DEVELOPMENT)
SETBACKS (PERIMETER)	
FRONT SETBACK	20 FEET
REAR SETBACK	14.5 FEET
SIDE SETBACK	10 FEET
PARKING REQUIRED	
MULTIFAMILY	1.7 SPACES PER UNIT
COMMERCIAL	1 SPACE FOR EVERY 300 SF GFA
HANDICAP	6 SPACES PER UP TO 200 REGULAR SPACES
PARKING REQUIRED	1.7 SPACES * 96 UNITS = 164 SPACES 1 SPACE * 900 SF BLDG/300 = 3 SPACES
TOTAL REQUIRED	167 SPACES
PARKING PROVIDED	
REGULAR	258 SPACES (2 PER UNIT + VISITORS)
HANDICAP	6 SPACES
TOTAL PROVIDED	264 SPACES

PAVEMENT LEGEND	
	PROPOSED ASPHALT PAVEMENT AREA (SEE DETAIL BELOW)
	EXISTING ASPHALT PAVEMENT AREA
	PROPOSED CONCRETE (SEE DETAIL ON SHEET C900)
	EXISTING CONCRETE



GENERAL SITE NOTES

- CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED LAYOUT OF SPECIFIC BUILDINGS AND SITE FEATURES.
- CONTRACTOR TO PROVIDE CONCRETE PAVING ALTERNATE FOR PROPOSED ASPHALT PAVING PER TYPICAL CONCRETE SECTION.



DESIGNED BY:	JH
DRAFTED BY:	MB
CHECKED BY:	MJ
DATE	Mar 29, 2022
JOB NO.	1114.01C
DESCRIPTION	
NO.	1
	2
	3
	4

**Engineers, Land Planners
Construction Managers**

5904 Hillside Heights Drive
Lakeland, Florida 33812
Tel: (888) 619-6101
Fax: (863) 619-6103
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JSK CONSULTING
CREATING • IMPLEMENTING • SOLVING

PINE COVE
CLIENT NAME

GEOMETRY PLAN 1

MULBERRY, FL

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW JOHNSON
DATE: 3/29/2022 1:55:45 PM
MATTHEW JOHNSON
P.E. No. 60129
DATE

SHEET NUMBER
C501



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Tuesday, March 29, 2022 1:55:45 PM