PROJECT SUMMARY

PARENT TRACT AREA	- 68.55 AC
R/W TO BE DEDICATED FOR 30TH STREET & ROBINSON DRIVE	- 3.17 AC
WORK IN ROBINSON DRIVE R/W	- 1.86 AC
WORK IN ROE ROAD R/W	- 2.31 AC
PROJECT AREA	- 69.55 AC
PARK AREA	- 2.34 AC
RETENTION AREA	- 3.65 AC

TOTAL UNITS - 210
62'x110' - 108
72'x110' - 88
82'x110' - 14

GENERAL NOTES

1. THE MINIMUM HOME SIZE IS 1700 SQ. FT., PLUS A 400 SQ. FT. GARAGE.

2 PROJECT TO BE DEVELOPED IN ONE PHASE.

3. MINIMUM SETBACKS ARE:

FRONT = 20 FT
FRONT COVERED PORCH = 14 FT
FRONT SIDE = 18 FT
GARAGE FRONT = 26 FT
SIDE = 6 FT
REAR = 15 FT

4. ALL HOMES SHALL HAVE A FRONT COVERED PORCH WHICH SHALL BE A MINIMUM OF 6' DEEP AND 15' WIDE.

5. THE PROPOSED STREET, WATER AND SEWER SYSTEMS, WASTEWATER PUMP STATION AND SYSTEM, AND DRAINAGE SYSTEM WILL BE MAINTAINED BY HAINES CITY.

6. REQUIRED PARKS AND AMENITIES:

PARK A (Community Park): Gazebo, picnic tables, grill and trash can, canopy trees, understory trees, palm trees, sodded play area and a 4' sidewalk.
PARK B (Pocket Park): 4' sidewalk, benches, canopy trees, understory trees, palm trees and sod.
PARK C (Pocket Park): Benches, canopy trees, understory trees, palm trees and sod.
PARK D (Community Park): Tot lot, benches, canopy trees, understory trees, palm trees, sodded play area and a 4' sidewalk.
PARK E & F (Pocket Park): 4' sidewalks,benches, canopy trees, understory trees and sod.
PARK G & H (Pocket Park): 4' sidewalks, benches, canopy trees, understory trees, palm trees and sod.

7.. The developer shall provide:

A 10' bike path on the South side of Robinson Dr.
A 5' sidewalk on the South side of Robinson Dr.
A 24' road will be constructed for Roe Road with 2' F curb and a 5' sidewalk.
A 5' sidewalk on the North side of Roe Road
Type "D' curb for all island medians

8. All buffering parks, retention ponds, landscaped medians and single family lots must be irrigated and have Floratam sod.

9. All retention pond areas shall be landscaped with shrubs and mix of understory and canopy trees.

10. All lots shall access interior roads only.

11. Three (3) trees per lot are proposed, including one street tree.

12. PARK REQUIREMENTS: @ 4.5 AC./1,000 RESIDENTS
2.5 PEOPLE / 1 LOT = $\frac{210(2.5)(4.5)}{1000}$ = 2.36 AC.

13. Landscaping within all street rights-of-way, common grounds, and community parks shall be maintained by the Homeowners Association (HOA).

14. The drainage structures, including retention ponds, shall be maintained by the HOA.

15. Decorative street lighting and street name signs shall be maintained by the HOA.

16. Fire hydrants shall be installed in accordance with the Haines City LDRs.

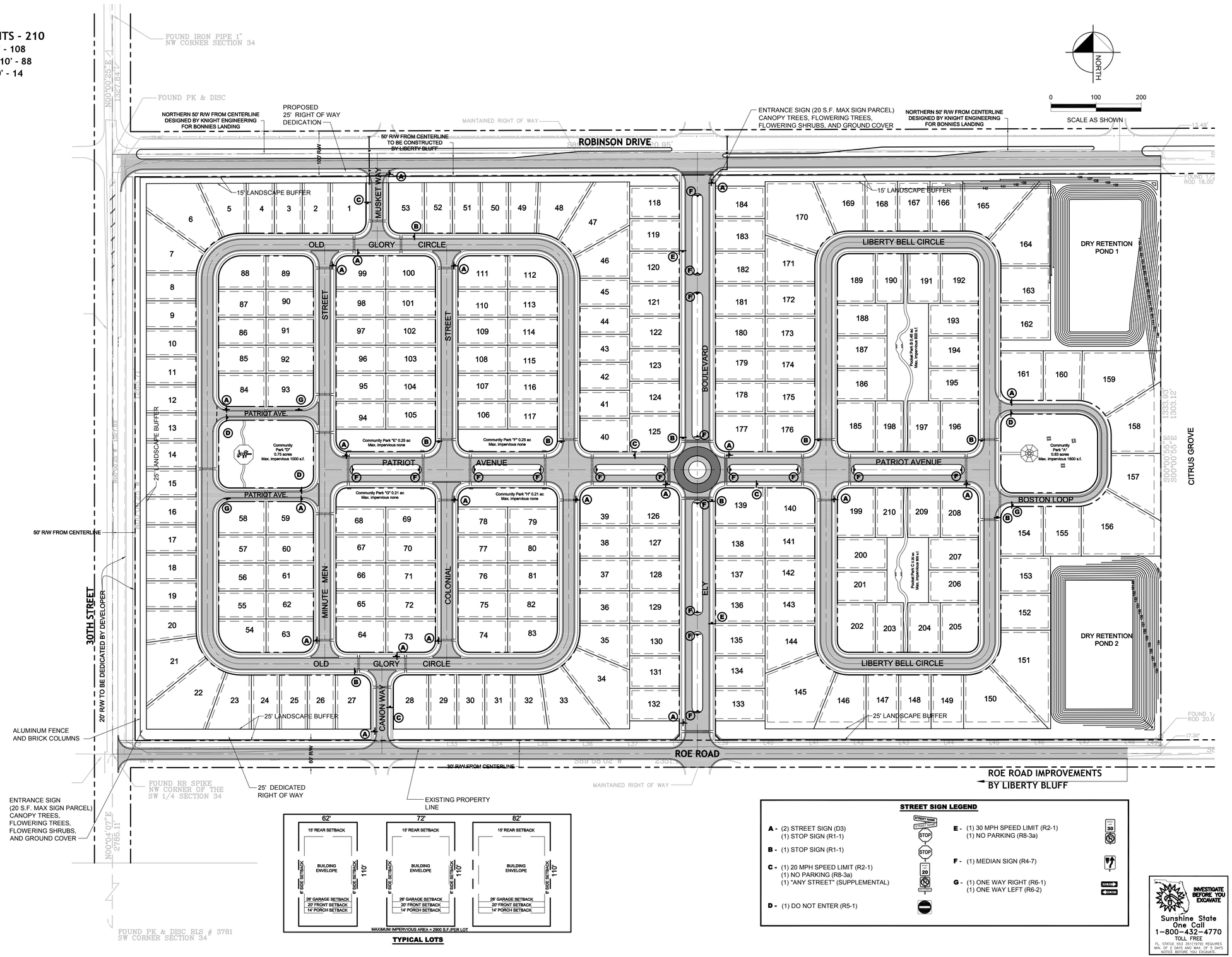
17. Provide 5" Hydra-Storz quick connect hydrant systems on each fire hydrant as specified by Haines City Water Distribution specifications.

18. See schematic drawing for the route location to the Master lift Station to waste water treatment facility.

19. Drainage along the perimeter, retention pond, parks and other common areas will be covered by an easement to be addressed in the HOA documents stating that the HOA is responsible for the up keep of those areas.

20. All stormwater drainage including pipes shall be maintained by the HOA.

21. Developer will participate in the Roe Road Construction Agreement.



TYPICAL LOTS

STREET SIGN LEGEND

- **A -** (2) STREET SIGN (D3) (1) STOP SIGN (R1-1)
- **B -** (1) STOP SIGN (R1-1)
- **C -** (1) 20 MPH SPEED LIMIT (R2-1) (1) NO PARKING (R8-3a) (1) "ANY STREET" (SUPPLEMENTAL)
- **D -** (1) DO NOT ENTER (R5-1)
- **E -** (1) 30 MPH SPEED LIMIT (R2-1) (1) NO PARKING (R8-3a)
- **F -** (1) MEDIAN SIGN (R4-7)
- **G -** (1) ONE WAY RIGHT (R6-1) (1) ONE WAY LEFT (R6-2)

INVESTIGATE BEFORE YOU EXCAVATE
Sunshine State One Call
1-800-432-4770
TOLL FREE
FL. STATUE 553.851(1979) REQUIRES MIN. OF 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.

No.	REVISIONS	DATE	BY
1	SWFWMD COMMENTS 9/30/05	11/04/05	SP
2	SWFWMD COMMENTS 12/9/05	1/09/06	SP

Kimley-Horn and Associates, Inc.

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SCALE: AS NOTED
DESIGNED BY: SP
DRAWN BY: SP
CHECKED BY: JAP

LIBERTY BLUFF

CITY OF HAINES CITY FLORIDA

DATE: JUNE 2006
PROJECT NO. 049707015

SITE PLAN

DESIGN ENGINEER: WILLIAM J. MATHER
FLORIDA REGISTRATION NUMBER: 62846
DATE:

SHEET NUMBER 3 OF 45

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User Name: frank.gaffney
Drawing Name: K:\LAND\049707015 - Liberty Bluff\CAD\CIVIL\CONST\03-MASTER Site Plan.dwg Aug 21, 2007 - 11:58am