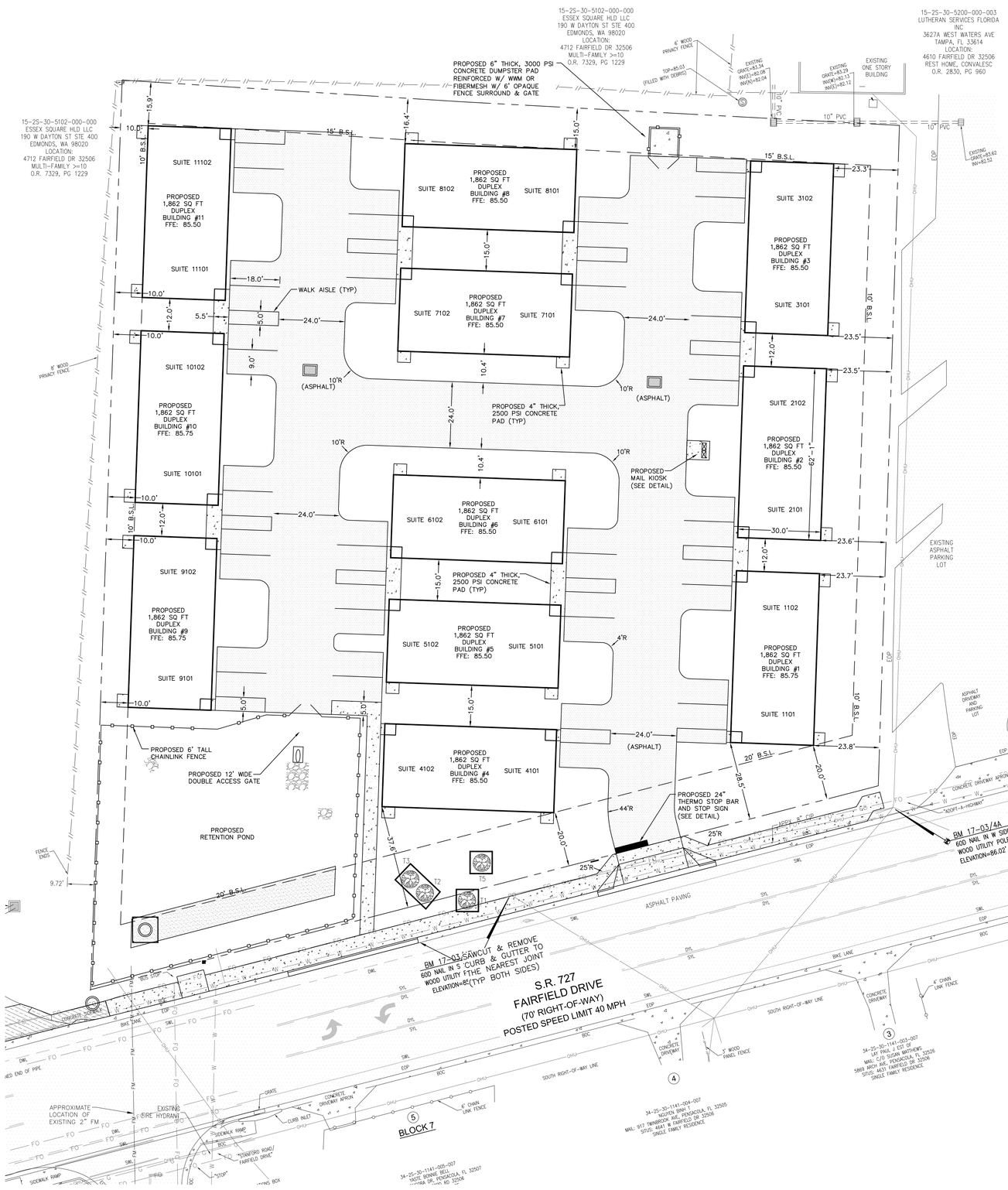
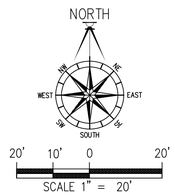
ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ECUA'S ENGINEERING MANUAL





LOT COVERAGE		
TOTAL LAND AREA	79,819 SF	1.83 ACRES
EXISTING IMPERVIOUS	7,082 SF	8.9%
EXISTING SEMI-IMPERVIOUS	0 SF	0%
EXISTING PERVIOUS	72,737 SF	91.1%
EXISTING IMP. TO BE REMOVED	7,082 SF	
EXISTING SEMI-IMP. TO BE REMOVED	0 SF	
PROPOSED PAVING/CONCRETE	20,697 SF	
PROPOSED BUILDINGS	22,320 SF	
PROPOSED SEMI-IMPERVIOUS	0 SF	
NEW + EXISTING IMPERVIOUS	43,017 SF	53.9%
NEW + EXISTING SEMI-IMPERVIOUS	0 SF	0%
REMAINING PERVIOUS	36,802 SF	46.1%

PARKING CALCULATION:

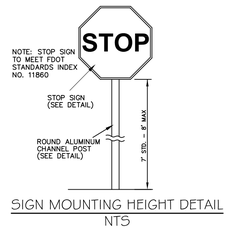
PARKING CALCULATIONS PER LDC:
2 FAMILY DWELLINGS: 2 SPACE/UNIT
2 UNITS X 6 BUILDINGS X 2 SPACES = 24 SPACES REQUIRED

MULTIFAMILY DWELLINGS: 1.5 SPACE/UNIT
4 UNITS X 3 BUILDINGS X 1.5 SPACES = 18 SPACES REQUIRED

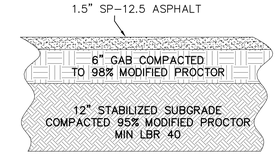
42 TOTAL SPACES REQUIRED
48 SPACES HAVE BEEN PROVIDED

DENSITY CALCULATION:

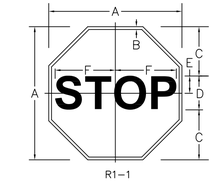
HDMU ALLOWED DENSITY: 25 UNITS/ACRE
1.83 ACRES X 25 = 45.75 UNITS ALLOWED;
24 UNITS ARE PROPOSED



SIGN MOUNTING HEIGHT DETAIL
NTS



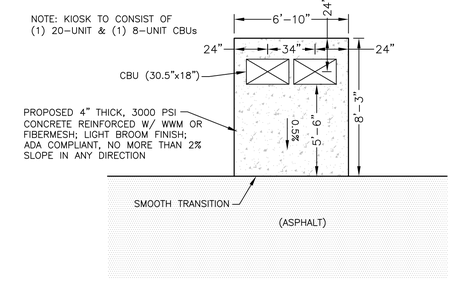
ASPHALT DETAIL
NTS



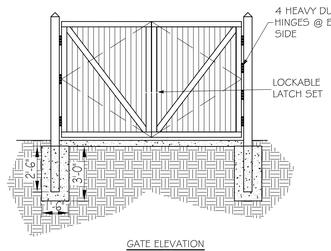
SIGN	DIMENSIONS (INCHES)					
	A	B	C	D	E	F
STD.	30	3/4	10	10C	5	12-1/2

COLORS
LEGEND - WHITE (REFL)
BACKGROUND - RED (REFL)

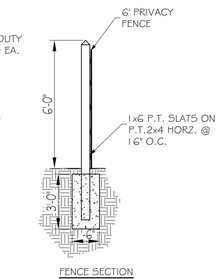
STOP SIGN DETAIL
NTS



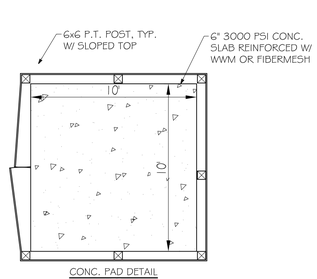
MAIL KIOSK DETAIL
N.T.S.



GATE ELEVATION
NTS



FENCE SECTION
NTS



CONC. PAD DETAIL
NTS

DUMPSTER ENCLOSURE DETAIL
NTS

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1025 SCENIC HWY, SUITE 1
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

FAIRFIELD APARTMENTS

SITE PLAN

NUMBER	REVISION	DATE

DRAWN BY: A. BURKETT
DESIGNED BY: D. FITZPATRICK
SIGNATURE & SEAL
DATE:

PROJECT NUMBER 18-057
PLOT DATE 4/10/19
SHEET C2 OF C7