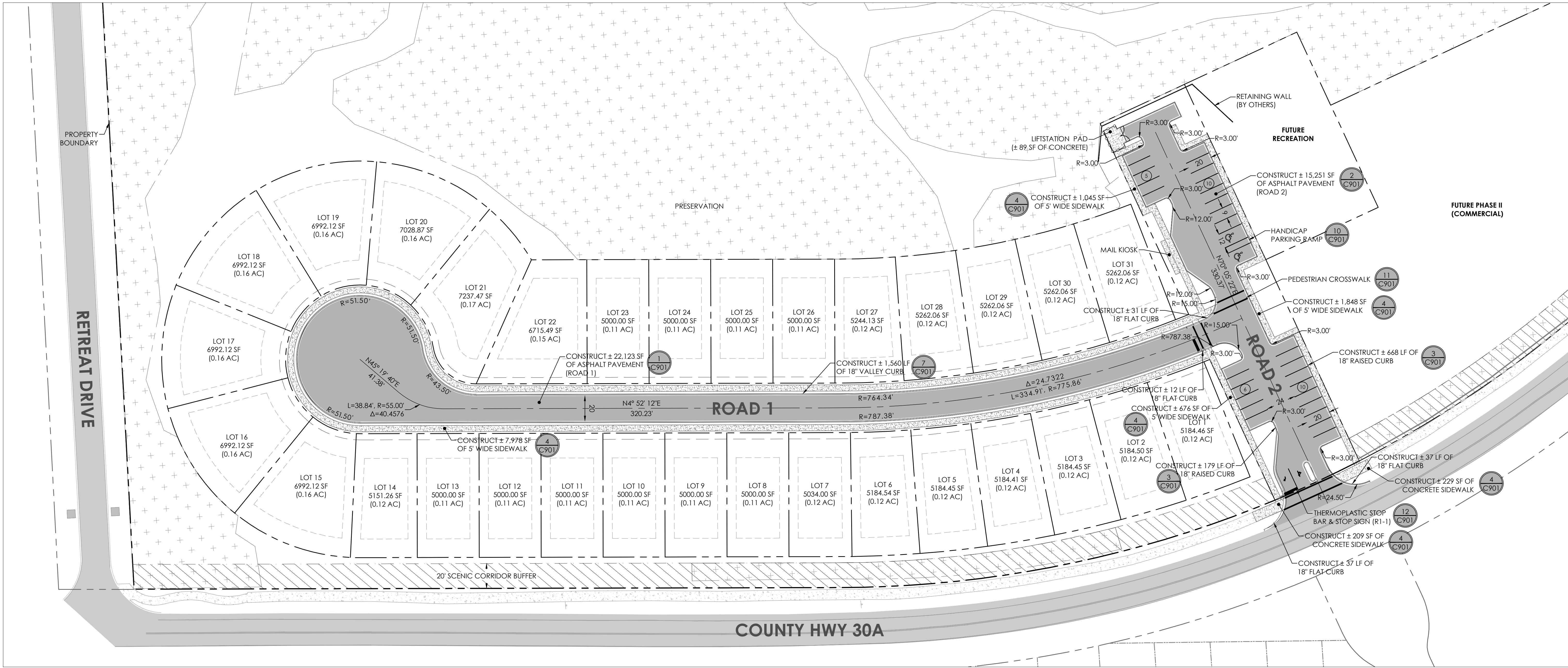
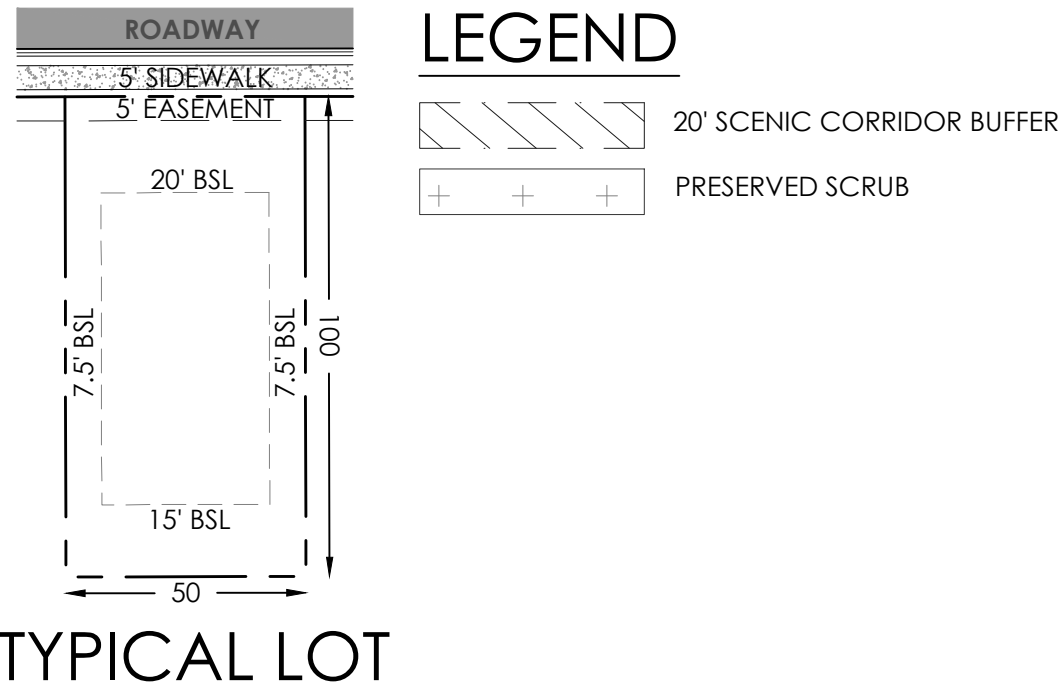


C:\DROPTBOX (EC)\PROJECTS\DRAPER LAKE\3.ENGINEERING\1.CDS\2.SHEETS\C400 - SITE GEOMETRY PLAN.DWG, FlorinLazar, 2/3/2021 11:10:21 AM



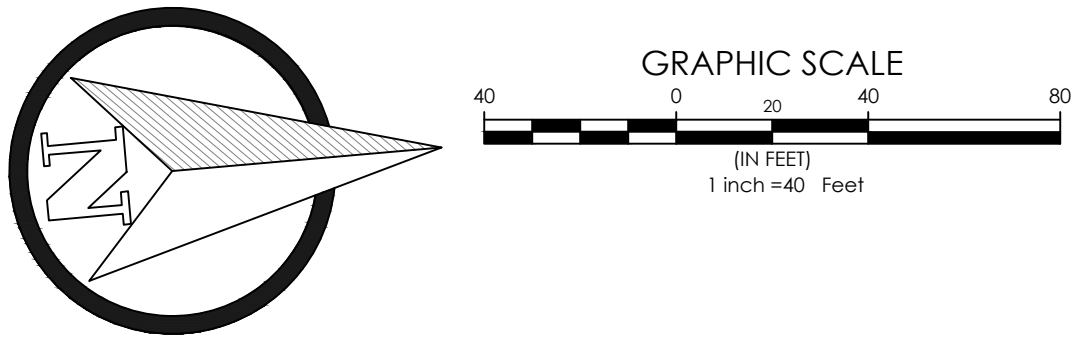
SITE GEOMETRY PLAN NOTES

- CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG WALTON COUNTY RIGHT-OF-WAYS.
- NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PUBLIC RIGHT-OF-WAY AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOT RELOCATE ANY SIDEWALK OR MULTI-USE PATH WITHIN THE COUNTY RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE WALTON COUNTY ENGINEER.
- ALL LANDSCAPING WITHIN THE COUNTY RIGHT-OF-WAY SHALL CONSIST OF DROUGHT TOLERANT SPECIES.
- NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO FEET AND TEN FEET ABOVE THE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION FOR CLEAR VISIBILITY TRIANGLE.
- DISTANCES AND RADII, WHERE APPLICABLE, ARE MEASURED FROM BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL ROADS ARE PRIVATE.
- IN AREAS WHERE 10 FT VEGETATIVE BUFFER IS TO BE CLEARED DUE TO GRADING, REVEGETATION IS REQUIRED PER THIS SHEET.
- OPEN SPACE - ALL ROW NOT INCLUDING PAVEMENT.



BLUEWATER LANDING		
JURISDICTION:	WALTON COUNTY, FLORIDA	
REGULATIONS	LAND DEVELOPMENT CODE	
TAX PARCEL ID NUMBER:	01-35-20-34000-008-000	
EXISTING LAND USE:	VACANT	
FUTURE LAND USE (FLUM):	MIXED USE	
ZONING DISTRICTS	SMALL NEIGHBORHOOD	
ADJACENT FLUM/ZONING CATEGORIES:		
	NORTH:	CO HWY 30A RIGHT OF WAY
	SOUTH:	DRAPER LAKE
	EAST:	RETREAT DRIVE RIGHT OF WAY
	WEST:	MIXED USE/VILLAGE MIXED USE
SITE AREA:		
NUMBER OF LOTS		35.19 ACRES
WETLAND AREA		31
TOTAL WETLAND IMPACT:		16.36 ACRES
TOTAL SCRUB AREA:		0.00 ACRES
SCRUB IMPACT:		11.82 ACRES
SCRUB IMPACT:		5.88 ACRES
SCRUB IMPACT:		49.7%
PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
RESIDENTIAL	4 SPACES PER LOT (124 SPACES)	124
AMMENITY PARKING	1 SPACE PER 200 SF (7 SPACES)	31
TOTAL PARKING REQUIRED		
TOTAL PARKING PROVIDED		131
ADA SPACES PROVIDED		155
		2 SPACES

CHAPTER V (DEVELOPMENT DESIGN & IMPROVEMENT STANDARDS)			
5.00.03 BUILDING SETBACKS:	REAR:	REQUIRED	PROVIDED
	FRONT:	15'	15'
	FRONT:	20'	20'
	SIDE:	7.5'	7.5'
5.00.02 LANDSCAPE BUFFERS:	NORTH:	20' SCENIC CORRIDOR	20'
	SOUTH:	300' DUNE LAKE BUFFER	300'
	EAST:	N/A	N/A
	WEST:	N/A	N/A
5.00.05 IMPERVIOUS SURFACE RATIO (ISR):			
PROPOSED IMPERVIOUS AREA (AC):			4.88 ACRES
PROPOSED ISR:			14%
ALLOWABLE ISR:			60%
CHAPTER II (ZONING DISTRICTS)			
2.02.18 SMALL NEIGHBORHOOD REQUIREMENTS:	REQUIRED	PROVIDED	
	COMMERCIAL AREA:	5% (1.76 AC)	1.77 AC
	RECREATION AREA:	1% (0.35 AC)	0.36 AC
	DENSITY (RESIDENTIAL):	4 DWELLING UNITS PER AC	.88 UNITS/AC



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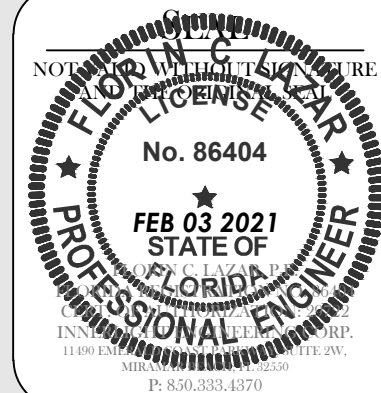
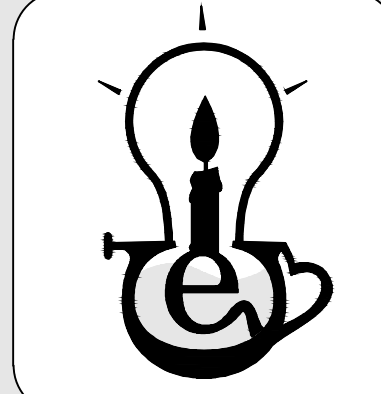
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

BLUEWATER LANDING
PHASE I

D.R. HORTON
25366 PROFIT DRIVE
DAPHNE, AL 36526

RECORD DATA

DATE: 02.03.2021
REV. NO: N/A
REV. DATE: N/A
DRAWN BY: CP
REVIEWED BY: FCL



SHEET TITLE

SITE GEOMETRY PLAN

SHEET NUMBER

C400