

SITE DATA SUMMARY

LEGAL DESCRIPTION:

PARCEL ID # 02-3S-20-34000-002-0022
 LEGAL DESCRIPTION THE S 150 OF THE W 147 FT OF THE W 2 OF E 2 OF S 2 OF S 2 OF SE 4 OF NW 4 DR 2382-46 DR 2676-535

PARCEL ID # 02-3S-20-34000-002-0020
 LEGAL DESCRIPTION W 2 OF E 2 OF S 2 OF SE 4 OF NW 4 LESS THE S 150 OF THE W 147 FT THEREOF DR 2686-2755

AREA TABULATION

TOTAL: 109,498.21 SQ FT OR 2.5137 ACRES

SITE DATA:

FUTURE LAND USE MAP (FLUM) DESIGNATIONS

SITE NEIGHBORHOOD PLANNING AREA / INFILL

NORTH CONSERVATION RESIDENTIAL 2:1

SOUTH NEIGHBORHOOD PLANNING AREA / INFILL

EAST COUNTY

WEST NEIGHBORHOOD PLANNING AREA / INFILL

CURRENT LAND USE

SITE SINGLE FAMILY

NORTH SINGLE FAMILY RESIDENCE

SOUTH SINGLE FAMILY RESIDENCE

EAST COUNTY

WEST SINGLE FAMILY RESIDENCE

FLOOD ZONE INFORMATION:

NOTE: THIS PARCEL IS LOCATED IN FLOOD ZONE X AS DETERMINED BY SCALE FROM FEMA FIRM 12131C0701 F 7 MARCH 2000X, WALTON COUNTY, FLORIDA.

DENSITY:

ACREAGE OF PROJECT: 2.51 ACRES
 DENSITY ALLOWED BY LDC: 8 UNITS PER ACRE (NPA/INFILL)
 DENSITY OF PROJECT ALLOWED: 2.51 ACRES X 8 UNITS PER ACRE = 20.08 (20 UNITS)
 DENSITY OF PROJECT: 20 UNITS OR 7.95 UNITS PER ACRE

AREA SUMMARY:

TOTAL AREA OF SITE 109,498.21 SQ. FT (2,537 ACRES)
 TOTAL PROPOSED BUILDING AREA 21,583 SQ. FT.
 TOTAL PROPOSED PAVEMENT AREA 27,329 SQ. FT.
 TOTAL PROPOSED AMENITIES AREA 1,960 SQ. FT.
 TOTAL PROPOSED IMPERVIOUS AREA 50,872 SQ. FT.
 PROPOSED IMPERVIOUS SURFACE RATIO (ISR) = 46.46%
 PROPOSED OPEN SPACE = 58,626.21 SQ. FT. OR 53.54%

SETBACK REQUIREMENTS: LDC 5.00.03.A.1

FRONT BUILDING SETBACK: 20' REQUIRED / 20' PROVIDED
 REAR BUILDING SETBACK: 15' REQUIRED / 15' PROVIDED
 SIDE BUILDING SETBACKS: 7.5' REQUIRED / 5' PROVIDED (EXCEPTION APPROVED)

LANDSCAPE BUFFER REQUIREMENTS: LDC 5.01.02.C.1

RESIDENTIAL LANDSCAPE BUFFER: 10' REQUIRED / 10' PROVIDED
 LANDSCAPE BUFFER AREA TO BE RETAINED AS PRESERVATION
 LANDSCAPE BUFFER TO RETAIN NATURAL VEGETATION

OFF-STREET PARKING REQUIREMENTS: 5.02.02.A.1

TABULATION OF REQUIRED SPACES: 2-3 BEDROOM RESIDENTIAL UNITS REQUIRE 2 SPACES PER UNIT
 TOTAL RESIDENTIAL SPACES REQUIRED = 2 SPACES / UNIT X 20 UNITS = 40 SPACES REQUIRED
 TOTAL RESIDENTIAL SPACES PROVIDED = 40 SPACES

RIGHT-OF-WAY / ROAD WIDTH PER LDC 5.04.02.C.2.a & c

RIGHT-OF-WAY: 40.00'
 ROAD WIDTH: 22.00' (20' ASPHALT w/RIBBON CURB EACH SIDE)

DEVELOPMENT TYPE: SINGLE FAMILY SUBDIVISION

UNITS WILL BE 2 STORY (30 FEET) 2-3 BEDROOM FLORIDA STYLE COTTAGES

DEVELOPMENT RESTRICTIONS:

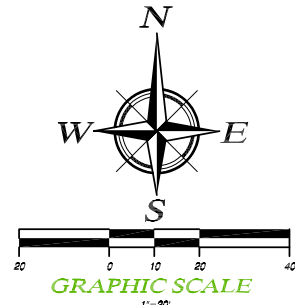
UNITS WILL BE ELEVATED AS REQUIRED ON PILINGS

UNITS WILL NOT ENCRUCH ON PRESERVATION AREA

DEVELOPMENT OWNER DATA

SEACROFT HEIGHTS LLC
 30 TRAE LANE, SANTA ROSA BEACH, FLORIDA 32459

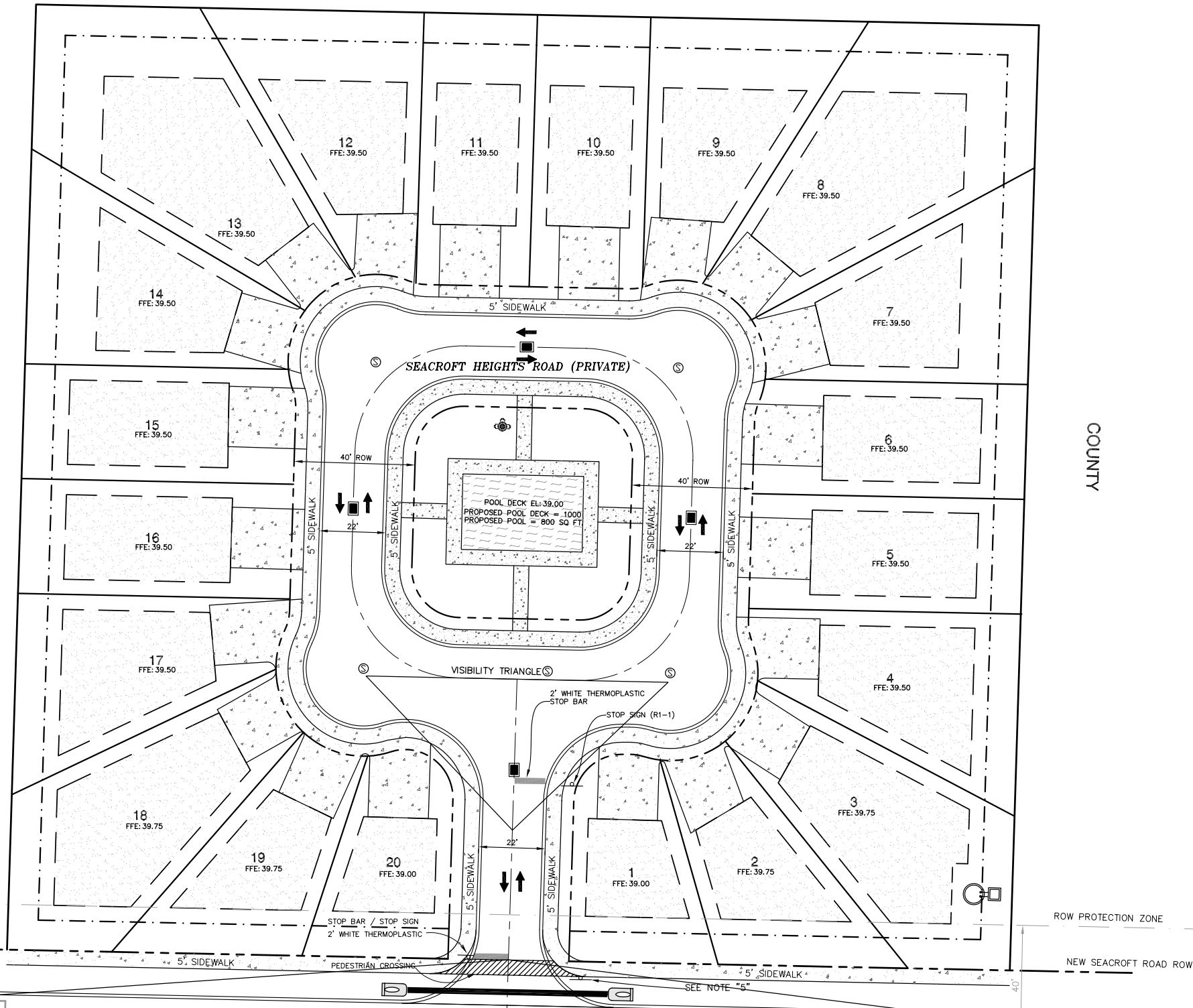
APPROVED SEACROFT DRIVE ROADWAY UPGRADE
 CONSTRUCTION PLANS PREPARED BY BARNHILL,
 BARNHILL, AND BARNHILL, LLC



SINGLE FAMILY RESIDENCE CR 2:1

SINGLE FAMILY RESIDENCE
NPA / INFILL

COUNTY



CONTRACTOR NOTES:

CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG ALL WALTON COUNTY RIGHT OF WAYS.

NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN THE PUBLIC RIGHT OF WAYS.

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 THE WRITTEN PERMISSION OF THE WALTON COUNTY ENGINEER.

ALL STOP SIGNS AND STOP BARS SHALL BE PLACED BETWEEN THE PROPERTY BOUNDARY AND THE MULTI-USE PATH AS TO FACILITATE THE TRAFFIC STOPPING BEFORE THE MULTI-USE PATH.

CONTRACTOR SHALL MARK ALL CROSSWALKS AND MULTI-USE PATH CROSSINGS TO INDICATE THEM AS A PEDESTRIAN PATHWAY AFTER THE FINAL DRIVEWAY IS IN PLACE.

ALL LANDSCAPING WITHIN THE COUNTY RIGHT OF WAY SHALL CONSIST OF DROUGHT TOLERANT SPECIES.

SIGHT VISIBILITY TRIANGLE

MINOR ROAD / MINOR ROAD CALCULATION FROM STOP: SPEED LIMIT 25 MPH

LEFT TURN SIGHT DISTANCE: 280 FEET (AASHTO EXHIBIT 9-55)
 RIGHT TURN SIGHT DISTANCE: 240 FEET (AASHTO EXHIBIT 9-58)

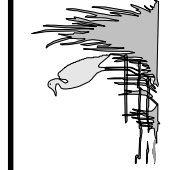
CRITERIA:

BASED ON FULL STOP
 MEASURED FROM POINT OF DEPARTURE
 SOURCE: AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS 2004

NOTE:

- SEACROFT DRIVE TO BE UPGRADED (22' DRIVING SURFACE, GRADED & PAVED).
- 5' SIDEWALK TO BE CONSTRUCTED AT COMPLETION OF SEACROFT DRIVE UPGRADE.
- VISIBILITY TRIANGLE TO BE REVISED IN ACCORDANCE WITH LDC UPON COMPLETION OF SEACROFT ROAD UPGRADE.
- STANDARD PEDESTRIAN CROSSWALK TO BE PROVIDED IN ASSOCIATION WITH ITEM 2 ABOVE.
- SIGNAGE STATING "ALL ROADS AND DRAINAGE STRUCTURES WITHIN THIS SUBDIVISION ARE PRIVATE AND NOT MAINTAINED BY WALTON COUNTY"

BARNHILL, BARNHILL & BARNHILL, LLC.
 PROFESSIONAL ENGINEERS
 CERTIFICATE OF AUTHORIZATION NO. 26457
 P.O. BOX 1159, SANTA ROSA BEACH, FL 32459
 PHONE: (850) 622-9567
 FAX: (850) 622-1276



NO.	DATE	APPR.	REVISIONS	COMMENTS

Van R. Butler III, P.E.
 FL. REG. NO. 49456

PROJECT NAME:	SEACROFT HEIGHTS PLANNED UNIT DEVELOPMENT
SHEET TITLE:	SITE PLAN
DATE:	11/15/06
SCALE:	1" = 20'
DESIGNED:	TET
DRAWN:	BCB
CHECKED:	VNB
DWG. NO.	C-3

NOT VALID UNLESS BEARING ENGINEER'S EMBOSSED SEAL
 THIS DRAWING IS THE PROPERTY OF BARNHILL, BARNHILL & BARNHILL, LLC. IS NOT TO BE REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT.