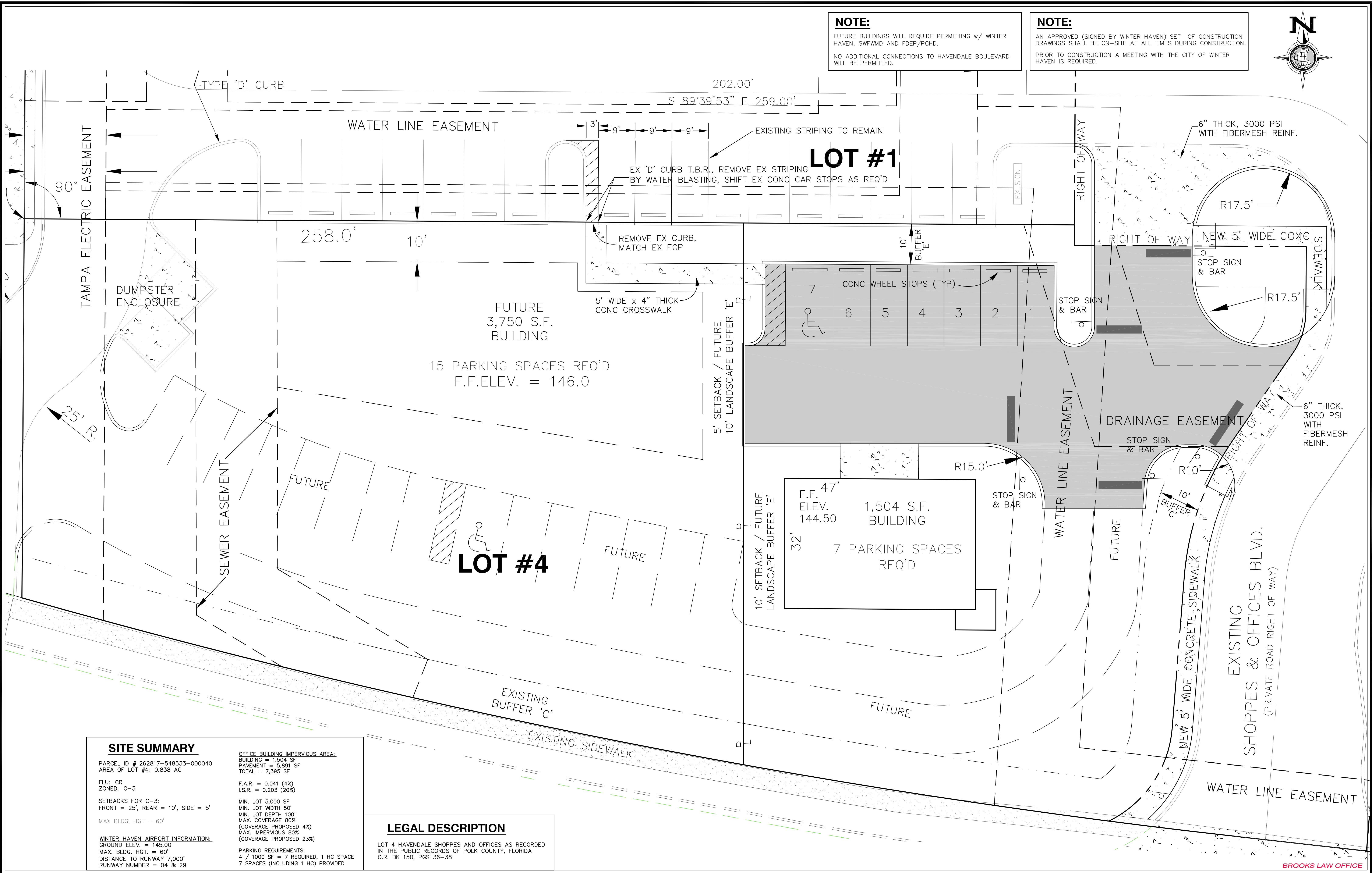




NOTE:
 FUTURE BUILDINGS WILL REQUIRE PERMITTING w/ WINTER HAVEN, SWFWMD AND FDEP/PCHD.
 NO ADDITIONAL CONNECTIONS TO HAVENDALE BOULEVARD WILL BE PERMITTED.

NOTE:
 AN APPROVED (SIGNED BY WINTER HAVEN) SET OF CONSTRUCTION DRAWINGS SHALL BE ON-SITE AT ALL TIMES DURING CONSTRUCTION.
 PRIOR TO CONSTRUCTION A MEETING WITH THE CITY OF WINTER HAVEN IS REQUIRED.



SITE SUMMARY

PARCEL ID # 262817-548533-000040
 AREA OF LOT #4: 0.838 AC

FLU: CR
 ZONED: C-3

SETBACKS FOR C-3:
 FRONT = 25', REAR = 10', SIDE = 5'

MAX BLDG. HGT = 60'

WINTER HAVEN AIRPORT INFORMATION:
 GROUND ELEV. = 145.00
 MAX. BLDG. HGT. = 60'
 DISTANCE TO RUNWAY = 7,000'
 RUNWAY NUMBER = 04 & 29

OFFICE BUILDING IMPERVIOUS AREA:
 BUILDING = 1,504 SF
 PAVEMENT = 5,891 SF
 TOTAL = 7,395 SF

F.A.R. = 0.041 (4%)
 I.S.R. = 0.203 (20%)

MIN. LOT 5,000 SF
 MIN. LOT WIDTH 50'
 MIN. LOT DEPTH 100'
 MAX. COVERAGE 80%
 (COVERAGE PROPOSED 4%)
 MAX. IMPERVIOUS 80%
 (COVERAGE PROPOSED 23%)

PARKING REQUIREMENTS:
 4 / 1000 SF = 7 REQUIRED, 1 HC SPACE
 7 SPACES (INCLUDING 1 HC) PROVIDED

LEGAL DESCRIPTION

LOT 4 HAVENDALE SHOPPES AND OFFICES AS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA O.R. BK 150, PGS 36-38

No.	DATE	APPROVED	REVISION

Morgan - Phillips Engineering Group, LLC
 2225 East Edgewood Drive, Suite 5
 Lakeland, Florida 33803
 (863) 665-4835 (office) (863) 583-0130 (fax)
 Certificate of Authorization No. 00009654

Horizontal Scale:	1" = 10'	Filename:	1565-BASE.dwg
Vertical Scale:	N/A	View:	SITE
Initial dwg. date:	03-11-09	Designed/Drawn by:	KGB
Current dwg. date:	4-3-09	Checked by:	KSP

BROOKS LAW OFFICE
 SITE PLAN
 WINTER HAVEN, FLORIDA

PROJECT No. 1565
 SHEET No. 1 OF 5
 Kendall S. Phillips, P.E. # 16930 Date

1565
 1 OF 5