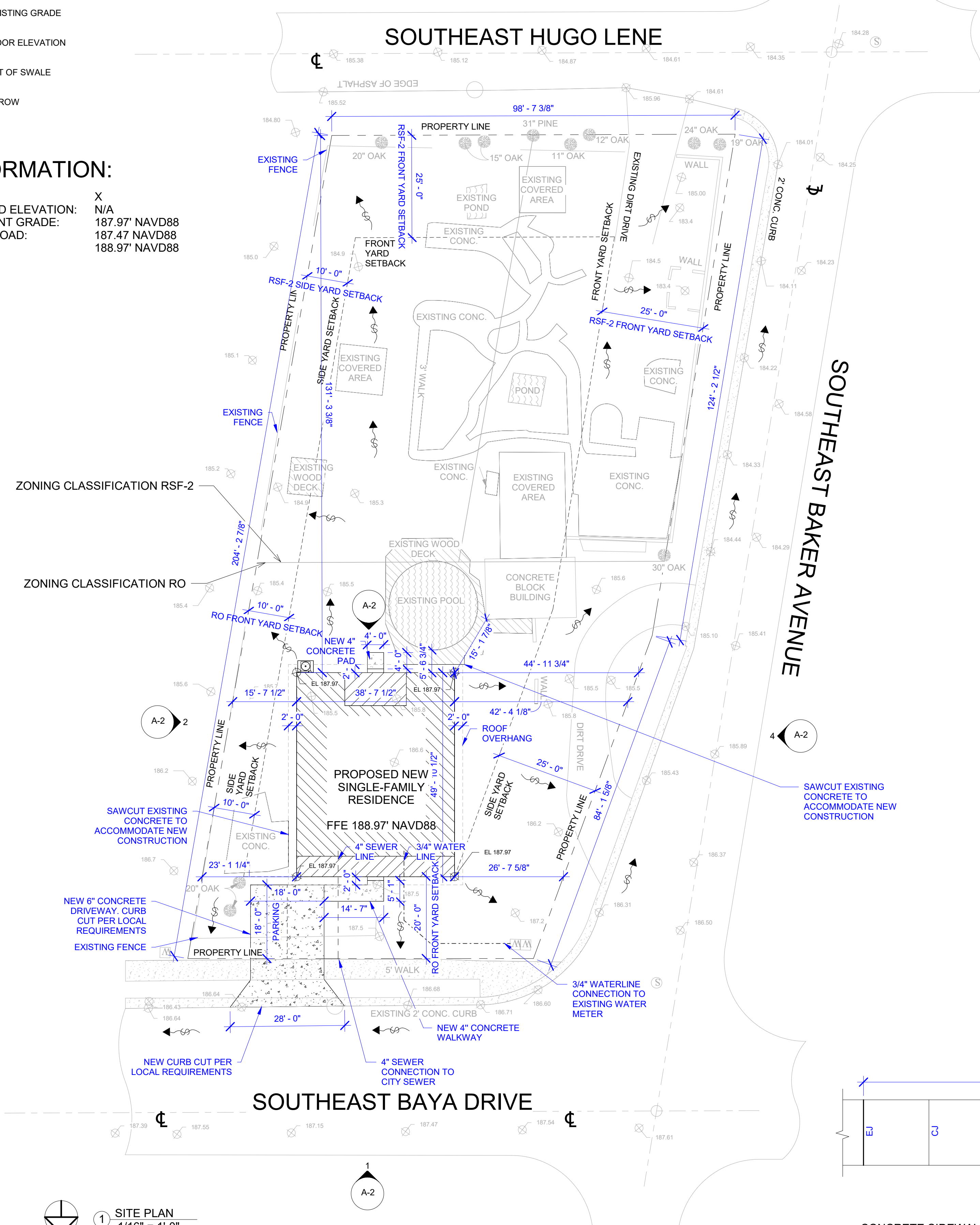


SITE PLAN LEGEND

- ⊕ EL XX.XX EXISTING GRADE
- ⊕ EL XX.XX PROPOSED GRADE
- ⊕ MEX MATCH EXISTING GRADE
- FFE FINISH FLOOR ELEVATION
- LOW POINT OF SWALE
- SLOPE ARROW

FFE INFORMATION:

FLOOD ZONE: X
FEMA BASE FLOOD ELEVATION: N/A
HIGHEST ADJACENT GRADE: 187.97' NAVD88
CROWN OF THE ROAD: 187.47 NAVD88
PROPOSED FFE.: 188.97' NAVD88



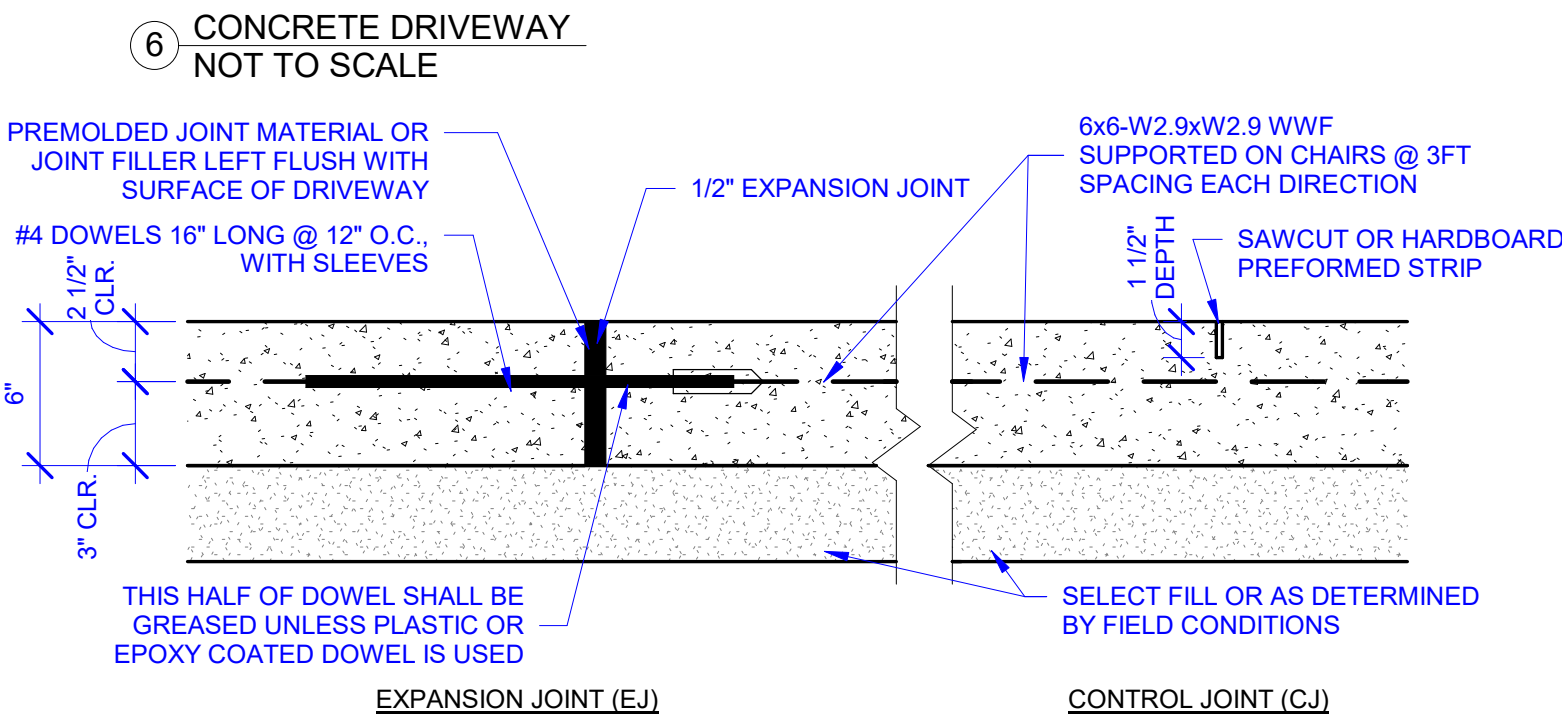
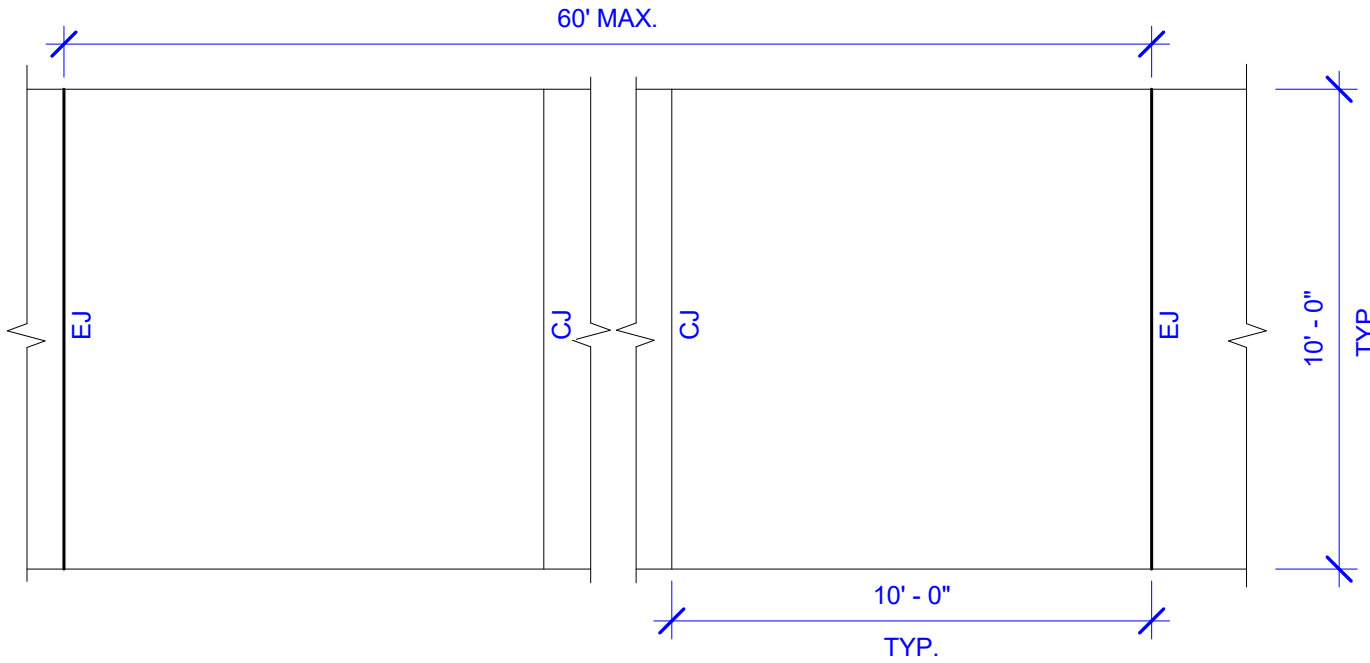
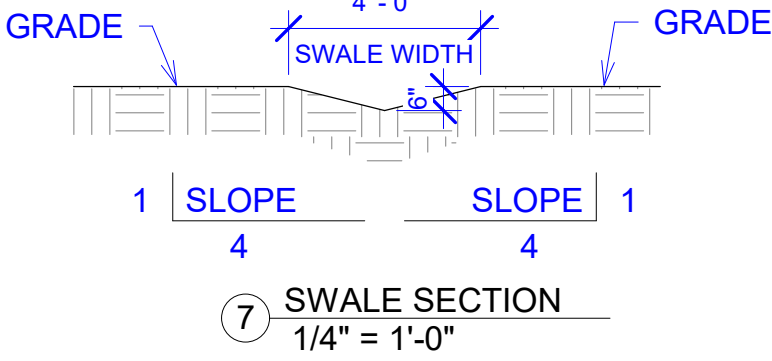
- GENERAL SITE PLAN NOTES:**
- ALL PAVEMENT IN PUBLIC RIGHT OF WAY SHALL MEET THE DETAILS AND REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.
 - ALL CURB CUTS AND DRIVEWAY APRONS SHALL MEET THE DETAILS AND REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.
 - ALL SIDEWALKS WITHIN THE PROPERTY BOUNDARY TO BE 4" THICK, 4000 PSI W/ 6x6-W2.9xW2.9 WWF, AND SHALL RECEIVE BROOM FINISH 90 DEG. TO THE DIRECTION OF TRAVEL.
 - ALL DRIVEWAYS WITHIN THE PROPERTY BOUNDARY TO BE 6" THICK, 4000 PSI W/ 6x6-W2.9xW2.9 WWF, AND SHALL RECEIVE BROOM FINISH 90 DEG. TO THE DIRECTION OF TRAVEL.
 - SLOPE ALL FINAL GRADING AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE. MAXIMUM SLOPE FOR LANDSCAPED AREAS IS 25%.
 - SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT 1% MINIMUM.
 - SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT 2% MINIMUM.
 - LAY NEW SOD TO COVER ALL AREAS OF YARD DISTURBED BY CONSTRUCTION ACTIVITIES. SOD MUST BE BAHIA, ZOYSIA, OR BERMUDA, EXCEPT FOR MONROE COUNTY WHERE ALL DISTURBED AREAS SHALL BE LIMESTONE.
 - SITE GRADING PLAN BASED ON AVAILABLE SURVEY DATA. EXISTING DRAINAGE PATTERNS TO BE CONFIRMED IN FIELD BY THE CONTRACTOR.
 - CONTRACTOR SHALL REGRADE SITE IMMEDIATELY ADJACENT TO THE NEWLY CONSTRUCTED HOUSE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION OF THE HOME.
 - THE CONTRACTOR SHALL NOT ALTER SITE DRAINAGE PATTERNS IN A WAY THAT DIRECTS ADDITIONAL FLOWS ONTO ADJACENT PROPERTIES.
 - UTILITY TIE-IN LOCATIONS ARE BASED ON LIMITED FIELD DATA. CONTRACTOR TO VERIFY SEWER AND WATER TIE-IN LOCATIONS IN FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCY.

SITE INFORMATION:

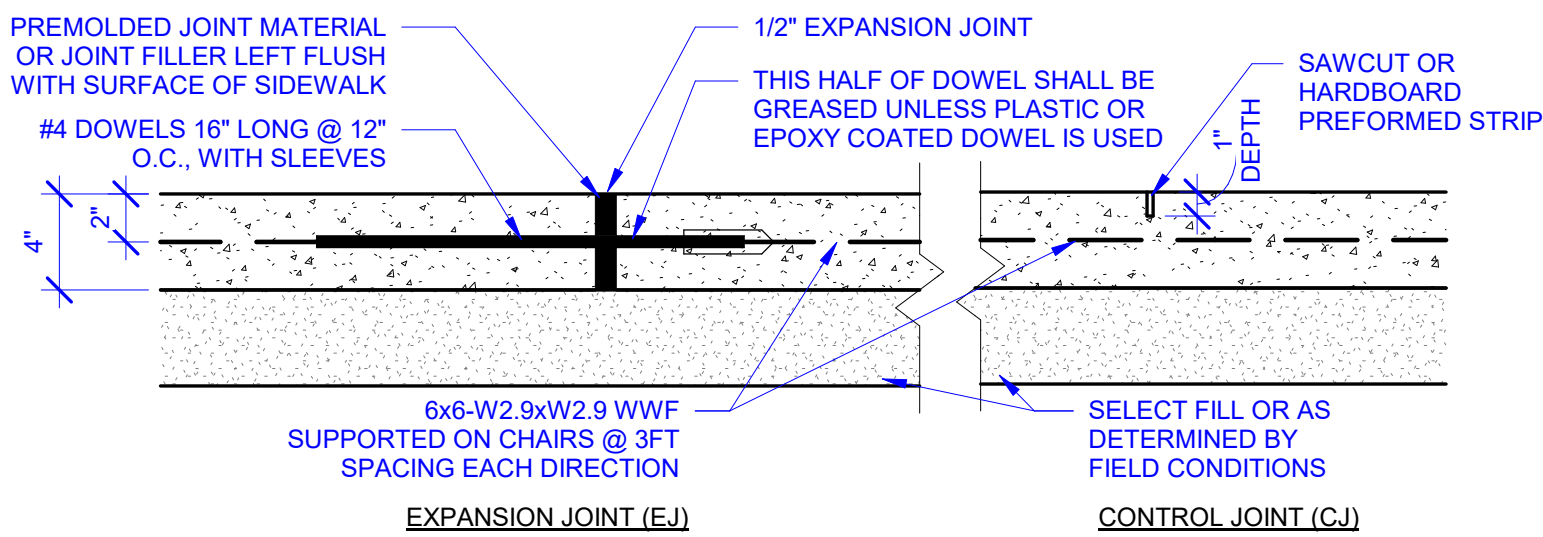
SITE AREA: 19,407 SF

NEW IMPERVIOUS AREA:	
• NEW HOME WITH 2' ROOF OVERHANG :	2,296 SF
• EXISTING COVERED AREA :	676 SF
• EXISTING CONCRETE :	1798 SF
• EXISTING WOOD DECK :	402 SF
• NEW CONCRETE :	414 SF
• TOTAL:	5,586 SF

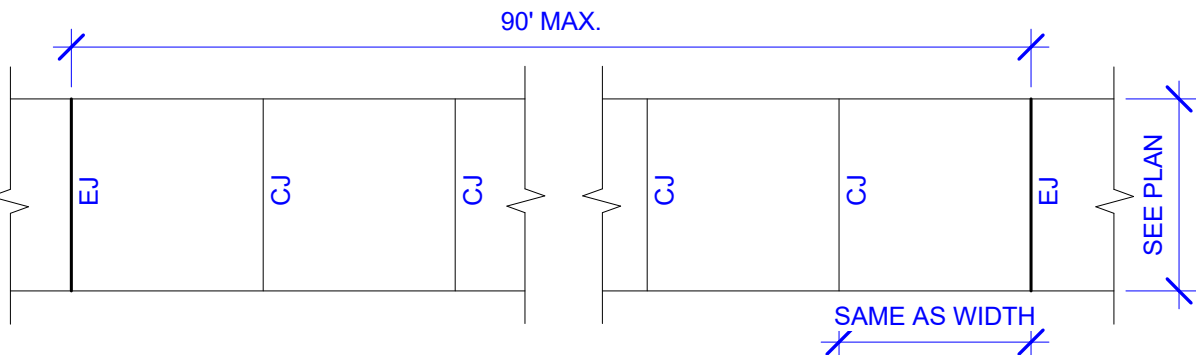
% NEW IMPERVIOUS AREA: 28.78 %
% NEW PERVIOUS AREA: 71.22 %



② DRIVEWAY JOINT DETAILS NOT TO SCALE



④ SIDEWALK JOINT DETAILS NOT TO SCALE



③ CONCRETE SIDEWALK NOT TO SCALE

① SITE PLAN 1/16" = 1'-0"

No.	Description	Date

ROYAL ENGINEERS & CONSULTANTS
1501 RELIGIOUS STREET
SUITE C
NEW ORLEANS, LA 70130
(504) 283-9400
www.royalengineering.net

ID-014432 COKER 3 BR
SOG
REBUILD FLORIDA
636 SE BAYA DR.
LAKE CITY, FL 32025

SITE PLAN & DETAILS

Project Number	2019-15
Date	04/11/2023
Drawn By	ZP
Checked By	IP

FOR CONSTRUCTION

