

PROJECT NAME: PALM COVE SENIOR LIVING RESORT  
 PROJECT NO. PALMCOVE017



PREPARED FOR: PALM COVE SENIOR LIVING RESORT  
 PREPARED BY: JIM ZIMMER P.E. INC.  
 1800 S. SHANNON AVE., SUITE 202  
 WEST PALM BEACH, FL 33411  
 PHONE: (561) 744-2121

SHEET NAME: SITE PLAN  
 DRAWN BY: JVC  
 CHECKED BY: JVC  
 ISSUE DATE: 9/2/2018  
 REVISIONS: NONE

NO.	DATE	DESCRIPTION	BY

C-4  
 SHEET

SCALE: 1" = 40 FT

### GENERAL NOTES

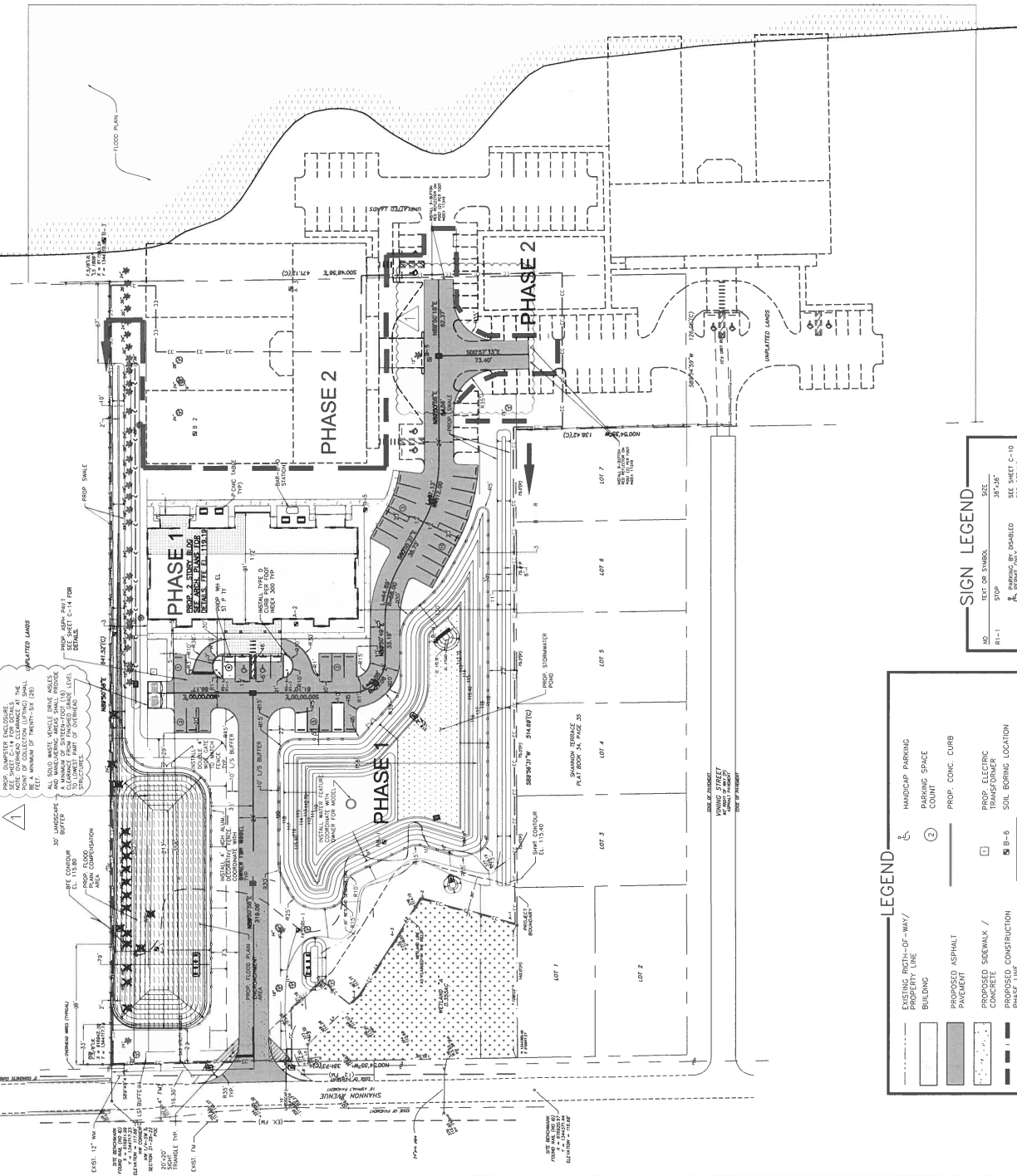
- THE PROJECT WILL CONNECT TO EXISTING PLANT CITY WASTEWATER AND WATER SERVICES.
- ALL UTILITIES SHALL BE DEEPENED TO THE PLANT CITY DEVELOPMENT REGULATIONS (LATEST EDITION) AND THE PLANT CITY WATER MANAGEMENT REGULATIONS AND FIRE CODES AT THE TIME OF PERMITTING.
- SHOWINGS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH THE PLANT CITY LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SHOWINGS SHALL BE APPROVED BY THE PLANT CITY.
- SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
- MINIMUM BUILDING HEIGHT SHALL BE AS SHOWN, EXCLUDING UNDECKED ROOFS.
- ALL SITE LIGHTING SHALL BE PLACED BELOW ROOF LEVEL UNLESS OTHERWISE REQUIRED BY THE PLANT CITY LAND DEVELOPMENT CODE.
- TRAFFIC SIGNAGE SHALL BE PER PLANT CITY LAND DEVELOPMENT CODE AND FOOT CURE REQUIREMENTS.
- SITE ACCESS HAS BEEN DESIGNED FOR EMERGENCY AND PARADIGM VEHICLES.
- 3000 GPM WASTE COLLECTION SHALL BE PROVIDED UP CURB SIDE AT SHANNON AVE. UNLESS OTHERWISE SPECIFIED.
- ALL BUILDING CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE, LATEST EDITION.
- ALL UTILITIES SHALL BE DEEPENED TO THE APPROPRIATE ENTITY AND ALL SHOWINGS SHALL BE FINISHED.

### SITE INFORMATION

- PLANT CITY ZONING: RESIDENTIAL CARE HOME - RCH  
 ZONING ASSOCIATION: CITY OF PALM BEACH, PLANT CITY FL 33463  
 PLANT CITY ZONING: RESIDENTIAL CARE HOME - RCH  
 PROPOSED LAND USE: ASSISTED LIVING FACILITY  
 PARCEL SIZE: 4,543,278 S.F. (103.7 AC.)  
 EXISTING ZONING: PD  
 NORTH: M.A. 11  
 EAST: B-1A
- WEST PLANT CITY - (SHANNON AVE.)  
 MARK JOHNSON  
 PLANT CITY, FL 33463  
 PHONE: (561) 744-2121
- SELLING AGENT: JIM ZIMMER P.E. INC.  
 PLANT CITY, FLORIDA 33463  
 PHONE: (561) 465-9388
- DESIGNER: JIM ZIMMER P.E. INC.  
 1800 S. SHANNON AVE., SUITE 202  
 WEST PALM BEACH, FL 33411  
 PHONE: (561) 744-2121
- ARCHITECTURAL CONSULTANT:  
 ARCHITECTURAL, INC.  
 1800 S. SHANNON AVE., SUITE 202  
 WEST PALM BEACH, FL 33411  
 PHONE: (561) 744-2121
- STAIRCASE (WEST) 75 FT (138 FT PROVIDED)  
 REAR (EAST) 35 FT (65 FT PROVIDED)  
 SIDE (SOUTH) 25 FT (40 FT PROVIDED)  
 SIDE (NORTH) 25 FT (40 FT PROVIDED)
- LANDSCAPE BUFFERS:  
 FRONT (WEST) 0 FT  
 FRONT (EAST) 30 FT  
 SIDE (SOUTH) 30 FT  
 SIDE (NORTH) 30 FT
- ZONE "Y" ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17001C-0101, HILLSBOROUGH COUNTY, FLORIDA.  
 SECTION TOWNSHIP RANGE: SEC 21 - T38S - R22E
- UTILITIES PROVIDED:  
 SANITARY SEWER / PLANT CITY  
 TELEPHONE / VERIZON  
 STORM WATER - PLANT CITY
- ALL MECHANICAL EQUIPMENT IS TO BE SCREENED.  
 ALL MECHANICAL CONDITIONS SHALL BE COORDINATED WITH TCO.
- PERMITS REQUIRED:  
 ASSISTED LIVING FACILITY - 5,000 SPACES PER BED - 17 SPACES REQUIRED  
 REGULAR SPACES (110-207) 27 SPACES PROVIDED  
 ADA SPACES (117-207) 2 SPACES PROVIDED
- BUILDING DATA:  
 BLDG. HEIGHT: 45'  
 TOTAL PROJECT AREA = 2,504,657  
 TOTAL WAREHOUSING AREA = 219,800 S.F.  
 LOT COVERAGE (PROPOSED) 11%  
 PROPOSED WAREHOUSING AREA = 29,985 S.F.  
 PROPOSED WAREHOUSING AREA = 48,992 S.F.  
 PROPOSED OPEN SPACE PROVIDED = 3,091 S.F.  
 PROPOSED OPEN SPACE PROVIDED = 11,882 S.F.

NOTE: THESE PLANS MAY NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION FROM THE REGISTERED PROFESSIONAL ENGINEER.

DATE: 11 OCT 2018 - 7048a



### SIGN LEGEND

NO.	TYPE OR SYMBOL	USE
RS-1	STOP SIGN	SEE SHEET C-10 FOR DETAILS
RS-2	DO NOT ENTER SIGN	35'x35'

### LEGEND

(---)	EXISTING BIKELANE	(---)	PROPOSED ASPHALT PAVEMENT
(---)	EXISTING BIKELANE	(---)	PROPOSED CONCRETE SIDEWALK
(---)	EXISTING BIKELANE	(---)	PROPOSED CONSTRUCTION PHASE 1
(---)	EXISTING BIKELANE	(---)	PROPOSED CONSTRUCTION PHASE 2
(---)	EXISTING BIKELANE	(---)	FLOOD PLAIN ENCROACHMENT AREA
(---)	EXISTING BIKELANE	(---)	FLOOD PLAIN COMPENSATION AREA
(---)	EXISTING BIKELANE	(---)	FLOOD PLAIN ENCROACHMENT AREA
(---)	EXISTING BIKELANE	(---)	FLOOD PLAIN COMPENSATION AREA