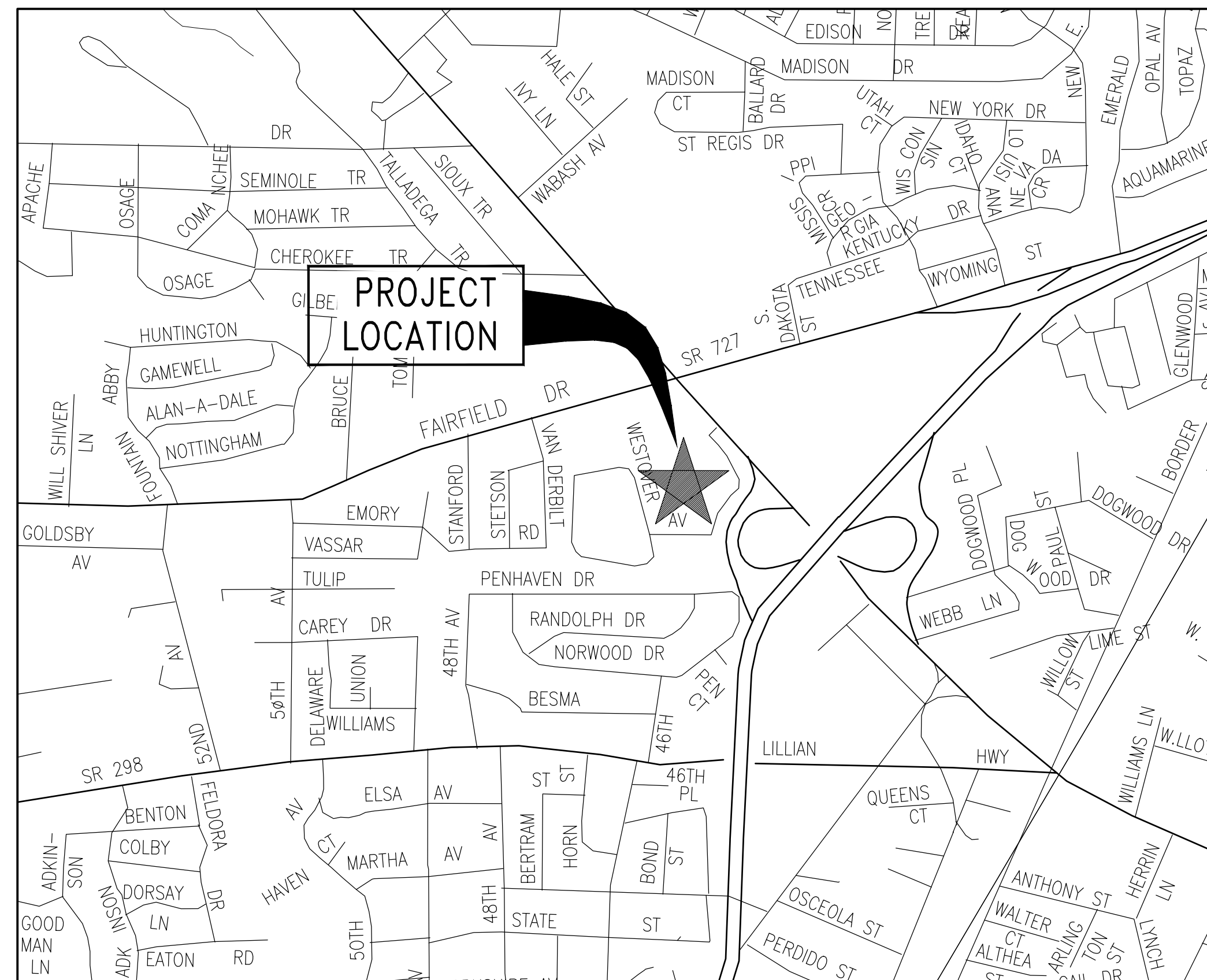


PRELIMINARY PLANS FOR

AREA HOUSING COMMISSION WESTOVER SENIOR TOWNHOMES

PARCEL ID: 34-2S-30-0061-000-002

WESTOVER STREET
PENSACOLA, FLORIDA 32506



VICINITY MAP
NOT TO SCALE



SHEET INDEX

SHEET	CONTENT
G-000	COVER SHEET
C-100	OVERALL PLAN, SITE DATA & LEGEND
C-101	SITE PLAN
C-102	SITE PLAN

OCTOBER 2020

PREPARED BY



SITE-CIVIL ENGINEERS

KG DEVELOPMENT SERVICES, LLC

1550 CREIGHTON RD, SUITE 1

PENSACOLA, FL 32504

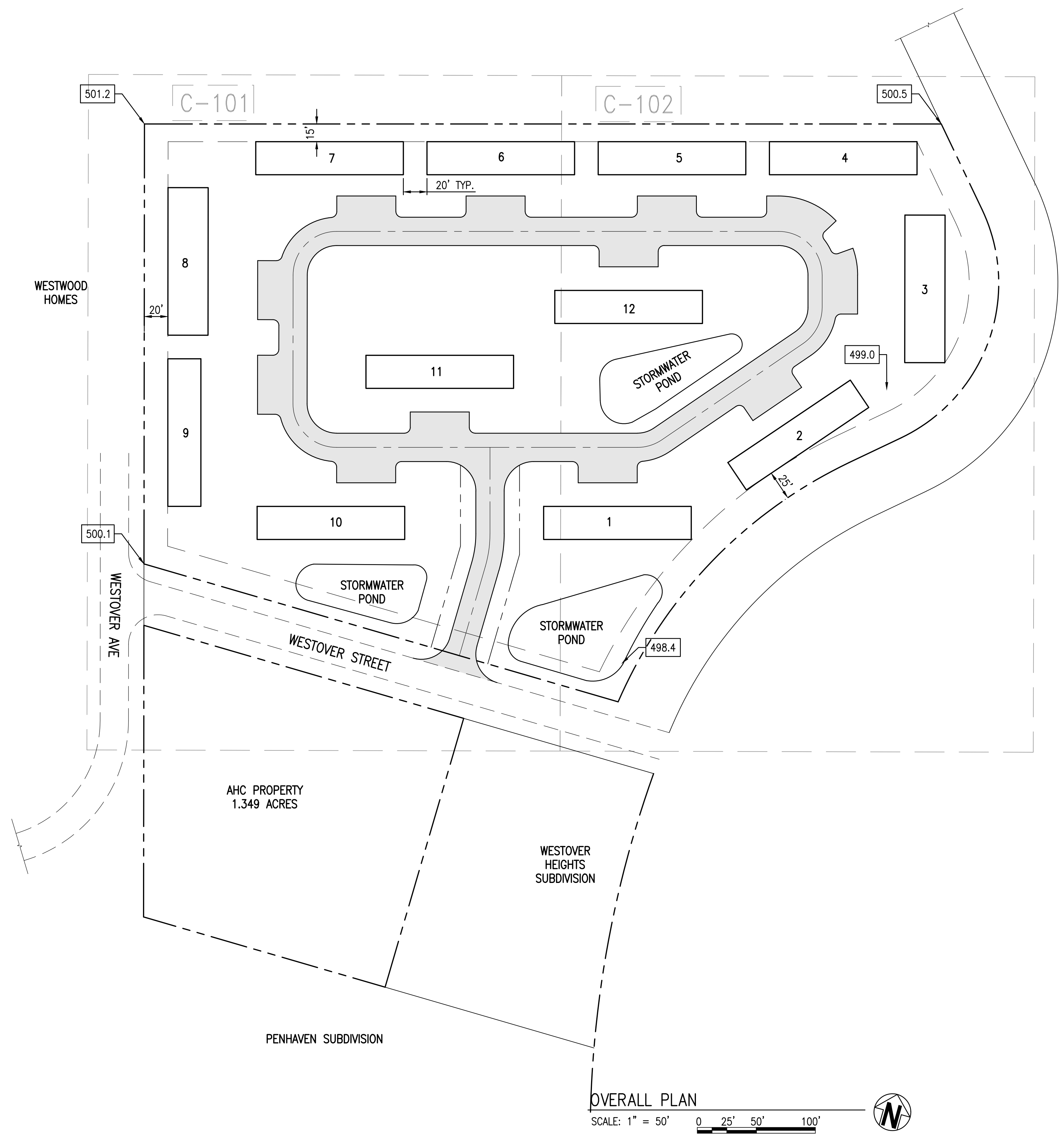
850-332-6288

FL Certificate of Auth. # 32274

KG PROJECT No. 2010

PRELIMINARY

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OVERALL PLAN
SCALE: 1" = 50' 0 25' 50' 100'

SUBJECT PARCEL:

PARCEL NO: 34-2S-30-0061-000-002
 PARCEL ADDRESS: WESTOVER STREET
 PENSACOLA, FLORIDA 32504

ZONING DISTRICT: COM
 FUTURE LAND USE: MU-S
 CURRENT LAND USE: VACANT

FIRM PANEL NUMBER 1233C0370G

SITE DATA

SITE AREA: 6.26 AC (272,772 SF)
 JURISDICTION: ESCAMBIA COUNTY

SETBACK SUMMARY:

FRONT YARD = 15'
 REAR YARD = 15'
 SIDE YARD = 10'
 MAX. BUILDING HEIGHT = 150 FT
 MAXIMUM IMPERVIOUS LOT COVERAGE = 80%

EXISTING LOT COVERAGE

IMPERVIOUS AREA = 170,160 SF (3.91 AC)
 PERVIOUS AREA = 92,383 SF (2.12 AC)

PROPOSED LOT COVERAGE

IMPERVIOUS AREA = 99,640 SF (2.29 AC) (0.37%)
 PERVIOUS AREA = 173,132 SF (3.97 AC) (0.63%)

WETLANDS: NO WETLANDS ON SITE

BUILDING SUMMARY:

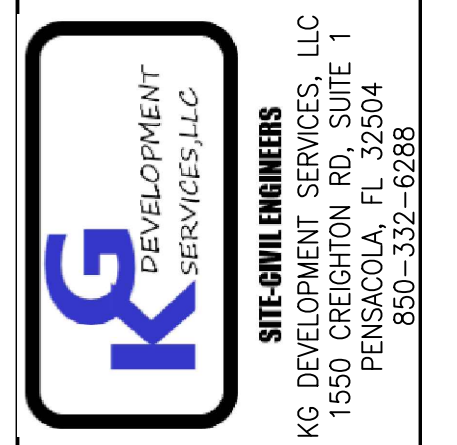
2 BEDROOM - UNITS 3 & 8
 ALL OTHERS 1 BEDROOM
 EACH BLDG CONTAINS 5 DU
 TOTAL: 60 DU
 60 UNITS ON 6.26 ACRES = 9.6 DU / ACRE

PARKING

60 PARKING SPACES

LEGEND

- EXISTING POWER POLE
- ASSUMED ELEVATION (FROM FEMA SURVEY)
- FINISHED CONTOUR LINE
- NEW ASPHALT
- NEW CONCRETE
- DRAINAGE FLOW DIRECTION
- SILT FENCE
- RIGHT OF WAY LINE
- PROPERTY BOUNDARY
- EXISTING POWER
- DETAIL MARK
- PARKING SPACES
- SHEET LAYOUT



SITE-CIVIL ENGINEERS
 KG DEVELOPMENT SERVICES, LLC
 1550 CREIGHTON RD, SUITE 1
 PENSACOLA, FL 32504
 850-332-6288
 KATHY P. GUTHRIE, P.E.
 FL. Reg. Engineer #47905

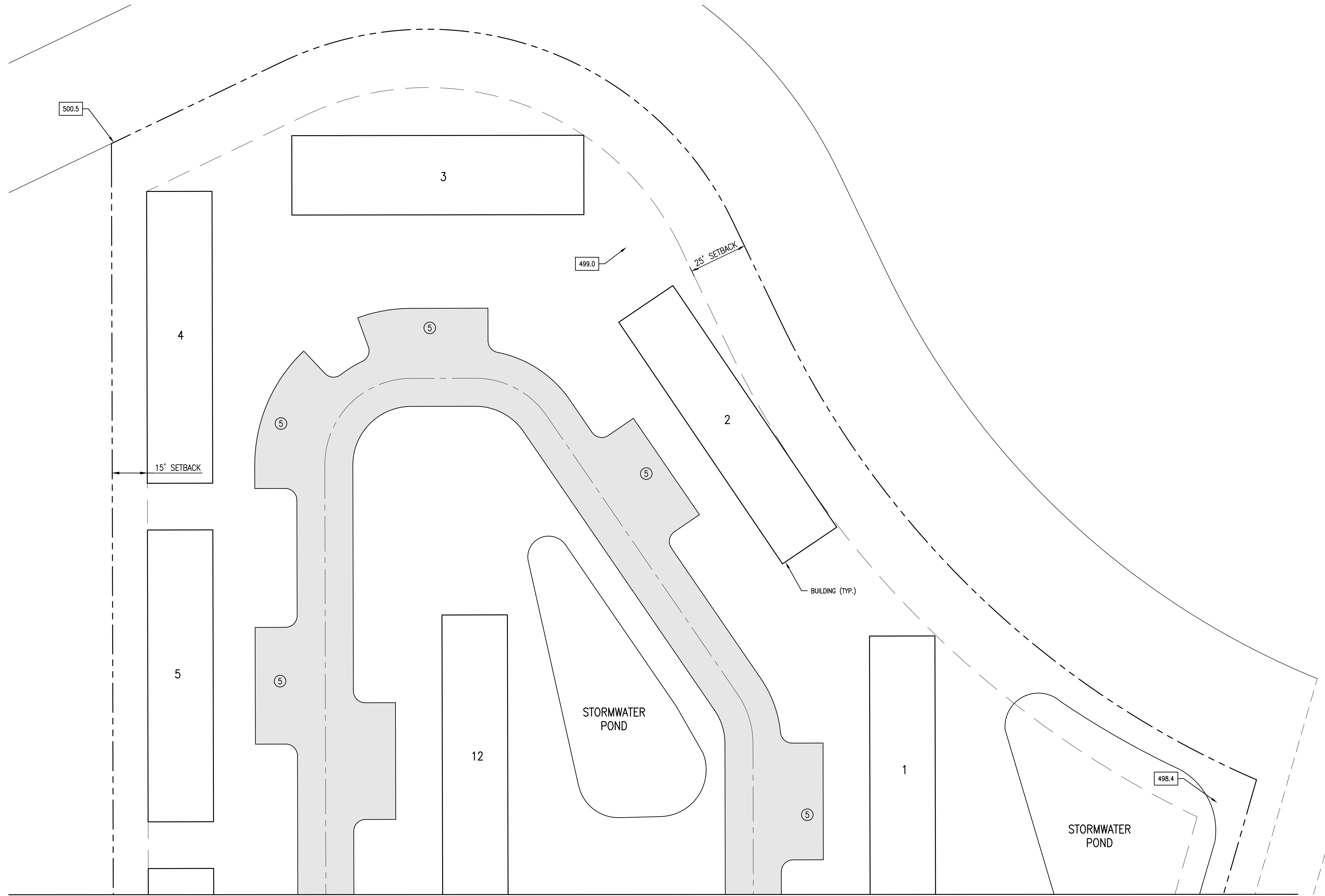
AREA HOUSING COMMISSION
 WESTOVER SENIOR
 TOWNHOMES

NO.	DATE	APPR.	REVISION / ACTION TAKEN

PROJECT NO: 2009
 DATE: OCT 2020
 PROJECT MGR: K GUTHRIE
 SCALE: AS SHOWN

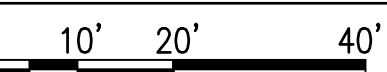
OVERALL PLAN, SITE DATA & LEGEND
NOT RELEASED FOR CONSTRUCTION

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SITE PLAN

SCALE: 1" = 20'



MATCHLINE A



KG DEVELOPMENT SERVICES, LLC
 SITE-CIVIL ENGINEERS
 KG DEVELOPMENT SERVICES, LLC
 1550 CREIGHTON RD., SUITE 1
 PENSACOLA, FL 32504
 850-332-6288

KEITH P. GUTHRIE, P.E.
 FL. Reg. Engineer #47905

AREA HOUSING COMMISSION
 WESTOVER SENIOR
 TOWNHOMES

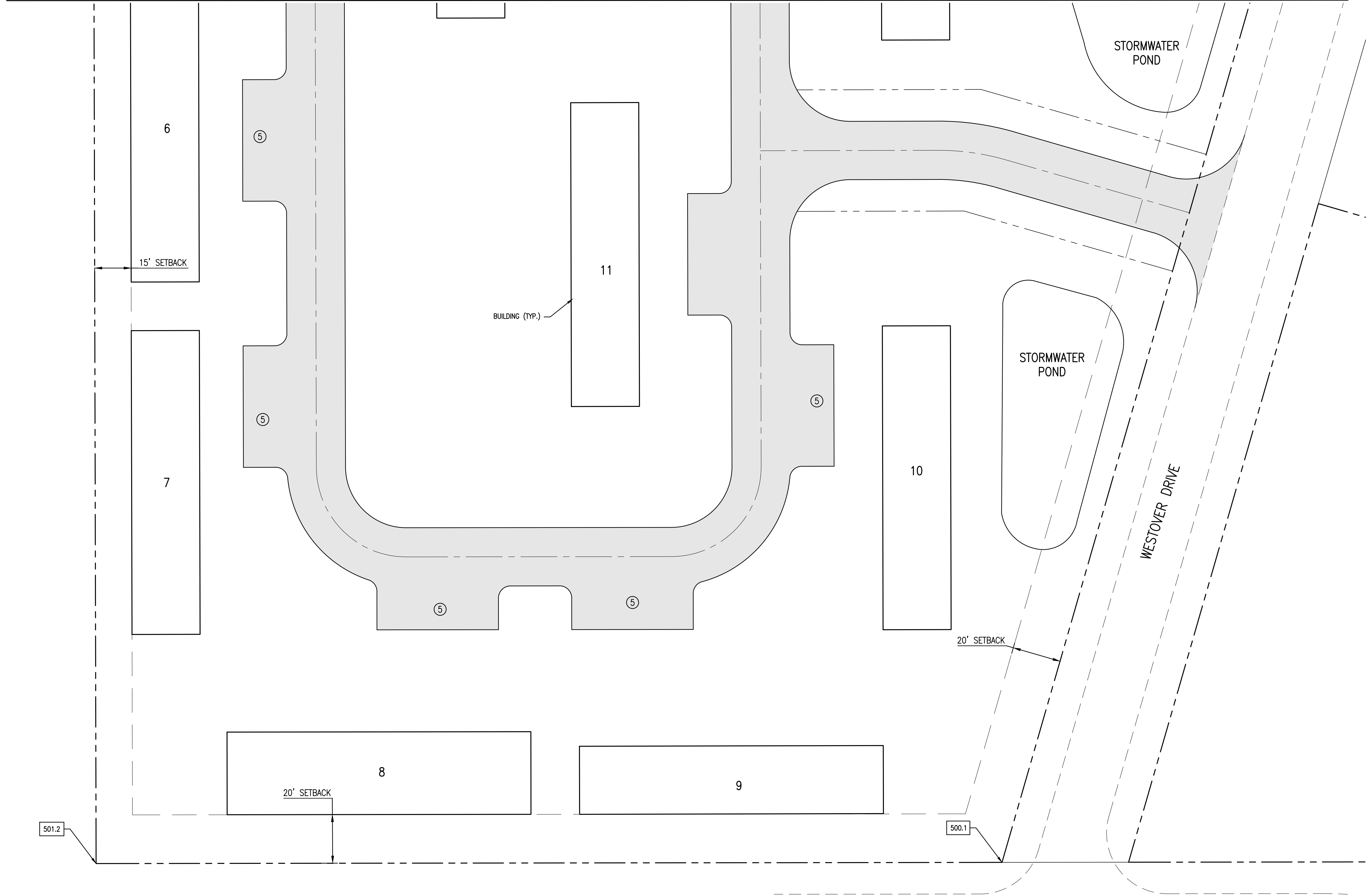
NO.	DATE	APPR.	REVISION / ACTION TAKEN

PROJECT NO: 2009
 DATE: OCT 2020
 PROJECT MGR: K GUTHRIE
 SCALE: AS SHOWN

SITE PLAN
NOT RELEASED
FOR CONSTRUCTION

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MATCHLINE A



SITE-CIVIL ENGINEERS
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 1550 CREIGHTON RD, SUITE 1
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KETH P. GUTHRIE, P.E.
 FL. Reg. Engineer #47905

**AREA HOUSING COMMISSION
 WESTOVER SENIOR
 TOWNHOMES**

NO.	DATE	APPR.	REVISION / ACTION TAKEN

PROJECT NO: 2009
 DATE: OCT 2020
 PROJECT MGR: K GUTHRIE
 SCALE: AS SHOWN

SITE PLAN

**NOT RELEASED
 FOR CONSTRUCTION**

C-102

SITE PLAN

SCALE: 1" = 20'

