



GENERAL PRELIMINARY SITE PLAN NOTES:

1. THIS SITE PLAN IS FOR PRELIMINARY DESIGN ONLY AND IS NOT APPROVED BY TLE. THE FINAL SITE PLAN WILL BE PROVIDED BY A CIVIL ENGINEER RETAINED BY THE OWNER/DEVELOPER OF THE PROPERTY. LIMA ARCHITECTS WILL NOT BE RESPONSIBLE FOR ITS ACCURACY.
2. SITE LIGHTING SHALL BE PROVIDED BY OTHERS. THIS INCLUDES ALL EXTERIOR AREAS, ALONG WITH PHOTO-METRICS INDICATING ALL LIGHT INTENSITY LEVELS, AS WELL AS THE LOCATION, TYPE AND HEIGHT OF ALL EXTERIOR LIGHTING FIXTURES.
3. UNLESS LOCAL MUNICIPALITIES OR LACK OF SPACE REQUIRE THE UNITS TO PLACED ON OR WITHIN THE ROOF OF THE BUILDING, ALL EXTERIOR HVAC UNITS SHALL BE LOCATED ON THE GROUND WITHIN THE PROPERTY LINES. UNITS SHALL NOT BLOCK SIDEWALKS AND MUST BE FENCED IN.
4. PROVIDE A MINIMUM OF (4) PARKING SPACES, PER 1000 SQ. FT. OF BUILDING, INCLUDING (2) HANDICAP ACCESSIBLE PARKING SPACES. PROVIDE ADDITIONAL PARKING SPACES IF REQUIRED BY LOCAL ZONING ORDINANCE. IF SUCH REQUIREMENT EXCEEDS THE RATIO INDICATED HEREIN.
5. PROVIDE STEEL BOLARDS AT EXTERIOR PLAY AREA FENCING WHICH IS ADJACENT TO A STREET OR CLOSE TO ANY INTERNAL VEHICLE TRAFFIC.
6. PROVIDE A GATED DUMPSTER ENCLOSURE WITH INTERIOR DIMENSIONS OF 13'-4" WIDE X 8'-0" DEEP. ENCLOSURE TO BE WHITE PVC FENCING SIMILAR TO THE PLAYGROUND FENCING UNLESS OTHER MATERIALS ARE REQUIRED BY LOCAL ZONING ORDINANCE.
7. DUMPSTER LOCATION TO BE NEAR THE BUILDING BUT AWAY FROM THE FRONT ENTRANCE.
8. PROVIDE A MINIMUM OF A 4'-0" SIDEWALK AROUND THE COMPLETE PERIMETER OF THE BUILDING (4 SIDES). SIDEWALK WITHIN THE PLAY AREA SHALL BE LOCATED ADJACENT TO THE EXTERIOR WALL. SIDEWALKS NOT WITHIN THE PLAY AREA SHALL BE SEPARATED A MINIMUM OF 3'-0" FROM THE EXTERIOR WALLS WITH CONNECTIONS TO EACH EXTERIOR DOOR.
9. ALL SIDEWALKS EXCEPT FOR THE ONES IN THE PLAY AREA AND IN THE FRONT OF THE BUILDING SHALL BE ENCLOSED WITH A 4'-0" HIGH PVC FENCE AND GATES AND SHALL LEAD TO THE PLAYGROUND AND THE FRONT SIDES OF THE BUILDING.
10. PROVIDE A MONUMENT SIGN WHICH IS VISIBLE FROM THE MAIN STREET OR ROADWAY SERVING THE PROPERTY.
11. A MINIMUM OF (1) BUILDING SIGN SHALL BE PROVIDED ABOVE THE MAIN ENTRANCE TO THE BUILDING. IF THE FRONT OF THE BUILDING IS NOT FACING THE MAIN STREET OR ROAD, A SECONDARY BUILDING SIGN MAY BE REQUIRED BY TLE IF PERMITTED BY ZONING.

PRELIMINARY SITE PLAN

WINTER SPRINGS, FLORIDA
(SEMINOLE COUNTY)

NTS.

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