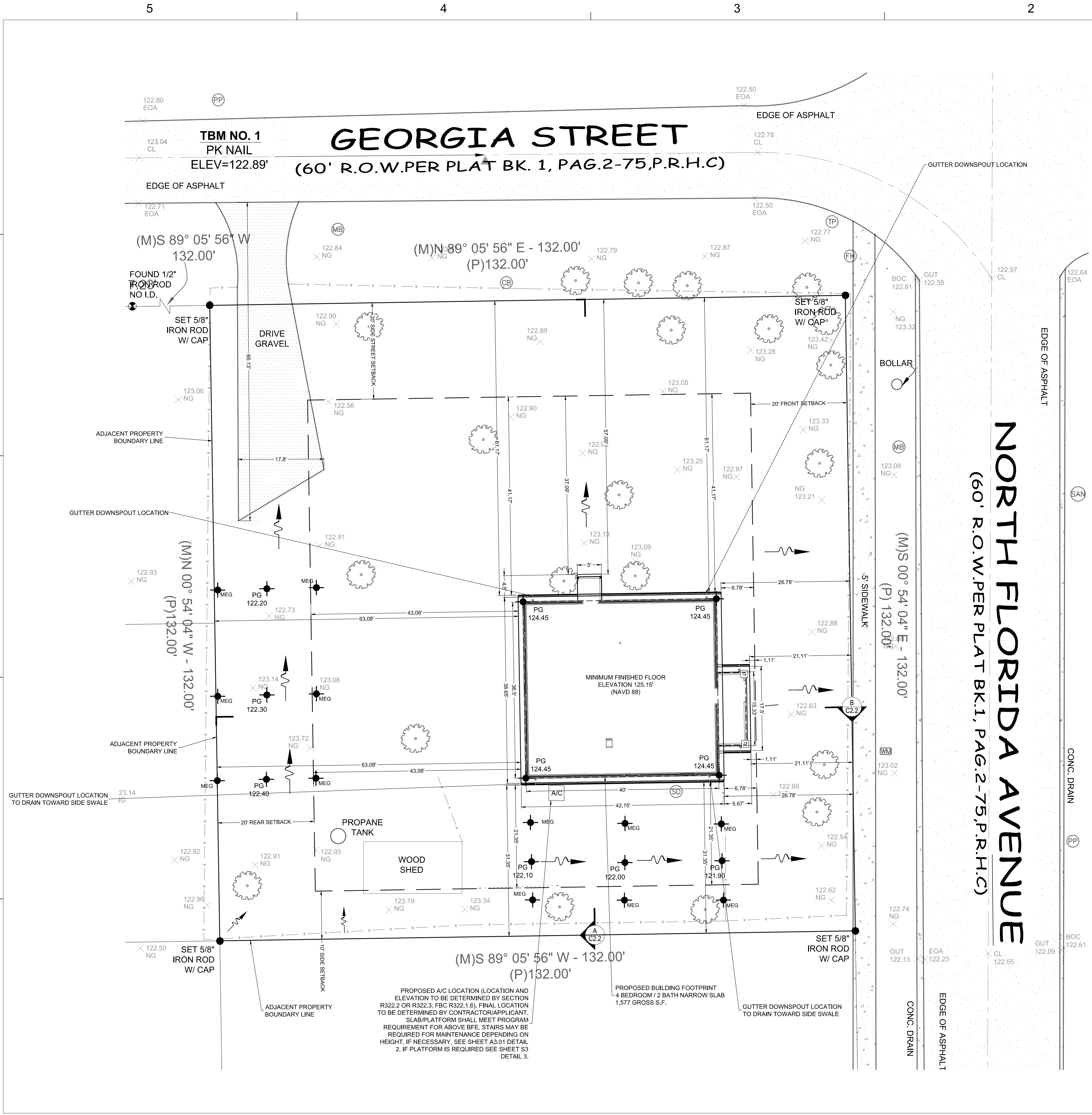


September 8, 2025 10:50 AM EST
\\SRVFS\SANTAROSA\BACHPROJECTS\0191227 - 23.24 HURRICANE PROGRAM\ARCHITECT & ENGINEERING (AEC)\EFL\2324-795083\ CIVIL\3D\FOLDER_1\PRODUCTION\FL_23_24-795083-CL1.DWG C2.0 (SITE PLAN) BY: INDLEVELAUX



LEGEND

DENOTES CONCRETE

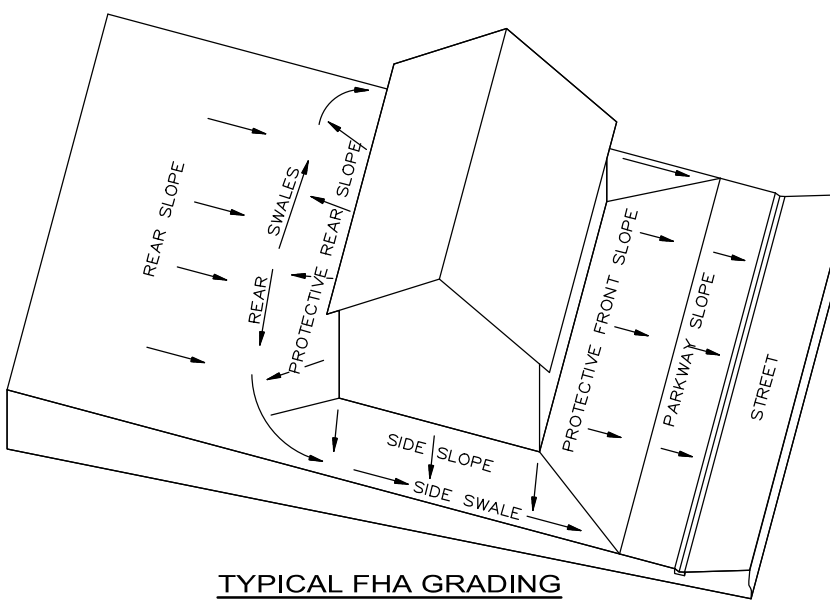
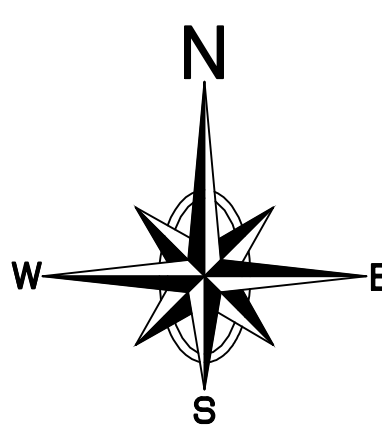
 DENOTES SITE DRAINAGE FLOW

SF

X NG

PG

MEG



TYPICAL FHA GRADING
LOT GRADING TYPE A

GRADING NOTE:
LOT GRADING SHALL BE KEPT TO A MINIMUM AND MUST NOT INADVERTENTLY AFFECT ADJACENT PROPERTIES. THE PROTECTIVE REAR SLOPE OF THE PROPERTY SHALL NOT BE ALTERED IN ANY WAY SO AS TO NOT AFFECT THE NATURAL AND EXISTING RUNOFF OF STORMWATER. THE REMAINING SITE DRAINAGE SHALL REMAIN UNALTERED AND/OR CORRECTED TO ENSURE THAT RUNOFF WILL BE DIRECTED TOWARDS THE RIGHT OF WAY AND BE CONTAINED WITHIN THE PROPERTY LINES.

PARCEL ID 04-34-25-0220-00016-0001

LEGAL DESCRIPTION (FROM SURVEYOR)

LOTS 1 & 4, BLOCK 16, OF THE AVALON PARK ADDITION TO WAUCHULA, IN WAUCHULA, HARDEE COUNTY, FLORIDA, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 2-75, OF THE PUBLIC RECORDS OF HARDEE COUNTY, FLORIDA.

SITE DATA TABLE	
409 N Florida Ave Wauchula, FL 33873	
DESCRIPTION	AREA
FLOOD ZONE	ZONE-X, TILE# 12048C0187D eff. 11/6/2013
PROJECT SITE	0.40 AC
BUILDING FOOTPRINT AREA	480/28A NARROW SLAB
ZONING / LAND USE	
DESCRIPTION	ZONING
PROJECT SITE	C - 1 (GENERAL COMMERCIAL)
NORTH OF PROJECT SITE	C - 2 (SERVICE COMMERCIAL)
SOUTH OF PROJECT SITE	C - 1 (GENERAL COMMERCIAL)
EAST OF PROJECT SITE	C - 2 (SERVICE COMMERCIAL)
WEST OF PROJECT SITE	R - 1 (SINGLE FAMILY RESIDENTIAL)
REQUIRED SETBACKS	
DESCRIPTION	BUILDING
STREET FRONTAGE	20 FT
REAR LOT	20 FT
SIDE LOT	10 FT
SIDE STREET FRONTAGE	20 FT
PROPOSED BUILDING DATA	
BUILDING HEIGHT	18' 10"
CONDITIONED AREA	1,460 SF
UNCONDITIONED AREA	117 SF
GROSS AREA	1,577 SF

NOTES

- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8 INCHES ABOVE THE HIGHEST ADJACENT GRADE. CONTRACTOR SHALL VERIFY MUNICIPALITY REQUIREMENTS.
- ALL PROPOSED SITE GRADES ARE THE RESPONSIBILITY OF THE CONTRACTOR BASED ON PROPOSED FFE AND SHALL MEET MUNICIPALITY REQUIREMENTS. AT A MINIMUM, CONTRACTOR SHALL INSTALL NECESSARY FILL TO PROVIDE 5:1 SLOPE AWAY FROM THE PROPOSED BUILDING FFE. CONTRACTOR SHALL NOT ALTER EXISTING DRAINAGE PATTERN IN A MANNER THAT COULD CAUSE ADVERSE IMPACTS TO ADJOINING PROPERTIES.
- CONTRACTOR TO GRADE SITE TO PROVIDE POSITIVE DRAINAGE TO RIGHT OF WAY OR EXISTING STORMWATER FACILITIES, AND PREVENT DETRIMENTAL IMPACTS TO ADJACENT PROPERTIES.
- BUILDING TO BE LOCATED IN THE SAME GENERAL FOOTPRINT OF THE DEMOLISHED BUILDING. ANY RELOCATION DUE TO CONFLICTS MUST BE APPROVED BY THE CONSTRUCTION MANAGER.
- ZONING AND SETBACK REQUIREMENTS REGULATED BY THE CITY OF WAUCHULA LAND DEVELOPMENT CODE (SEE SITE DATA TABLE).
- IF ON A SEPTIC SYSTEM THE CONTRACTOR IS TO EVALUATE SEPTIC TANK LOCATION AND CONDITIONS. IF MODIFICATIONS OR RELOCATION OF SEPTIC SYSTEMS ARE REQUIRED, CONTRACTOR TO PROVIDE MODIFICATIONS (LOCATION, SIZE, DEPTH, MATERIALS, ETC.) OR NEW LOCATION IF NEEDED.

IMPERVIOUS SURFACE RATIO		
DESCRIPTION	SF	AC
EXISTING IMPERVIOUS AREA	815.7	0.02
IMPERVIOUS PROPOSED HOUSE PLAN	1787.0	0.04
TOTAL IMPERVIOUS AREA	2602.7	0.06
PARCEL AREA	17424.0	0.40
IMPERVIOUS SURFACE RATIO	0.15	0.15
IMPERVIOUS SURFACE RATIO %	14.94	14.94

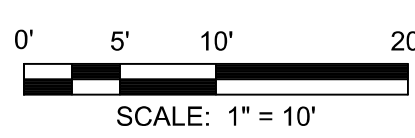
Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.267.0759 Phone
850.557.0076 Fax
www.dewberry.com

4 BEDROOM / 2 BATH NARROW SLAB
REBUILD FLORIDA - 2023 AND
2024 STORMS HOUSING
REPAIR AND REPLACEMENT
PROGRAM
409 N FLORIDA AVE, WAUCHULA
HARDEE COUNTY, FLORIDA
FL-2324-795083



SEAL

SCALE



DRAWN BY _____ MSD
APPROVED BY _____ BB
CHECKED BY _____ TN
DATE _____ AUGUST 31, 2026

TITLE

PROPOSED
SITE &
DRAINAGE
PLAN

PROJECT NO. 50191227

C2.0

SHEET NO.