



DIX-HITE
150 WEST JESSUP AVENUE
LONGWOOD, FLORIDA 32750
407.667.1777

Date: 01/25/21
Drawn by: SAT
Reviewed by: SAT
Job Number: 201201

EPOCH NEW SMYRNA
New Smyrna, Florida
Epoch Residential
359 Carolina Ave, Winter Park, FL 32789

PRELIMINARY SITE PLAN
SITE PLAN

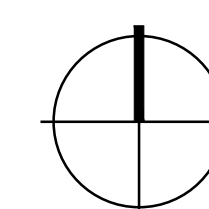
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SITE DATA

ACREAGE: 6.9 +/-
TOTAL UNITS: 100 +/-
TOTAL PARKING:
GARAGE: 100
TANDEM: 16
GUEST: 26
RETENTION
POND: 0.2 AC (3%)
VAULT (50'X100')
OPEN SPACE: 3.6 AC (52%)
SPECIMEN TREES: 101
PRESERVED: 20 (20%)
HISTORIC TREES: 2
PRESERVED: 2
BLDG SETBACK: 25' FROM
EXISTING ROW/PROPERTY LINE



SCALE: 1" = 40'

