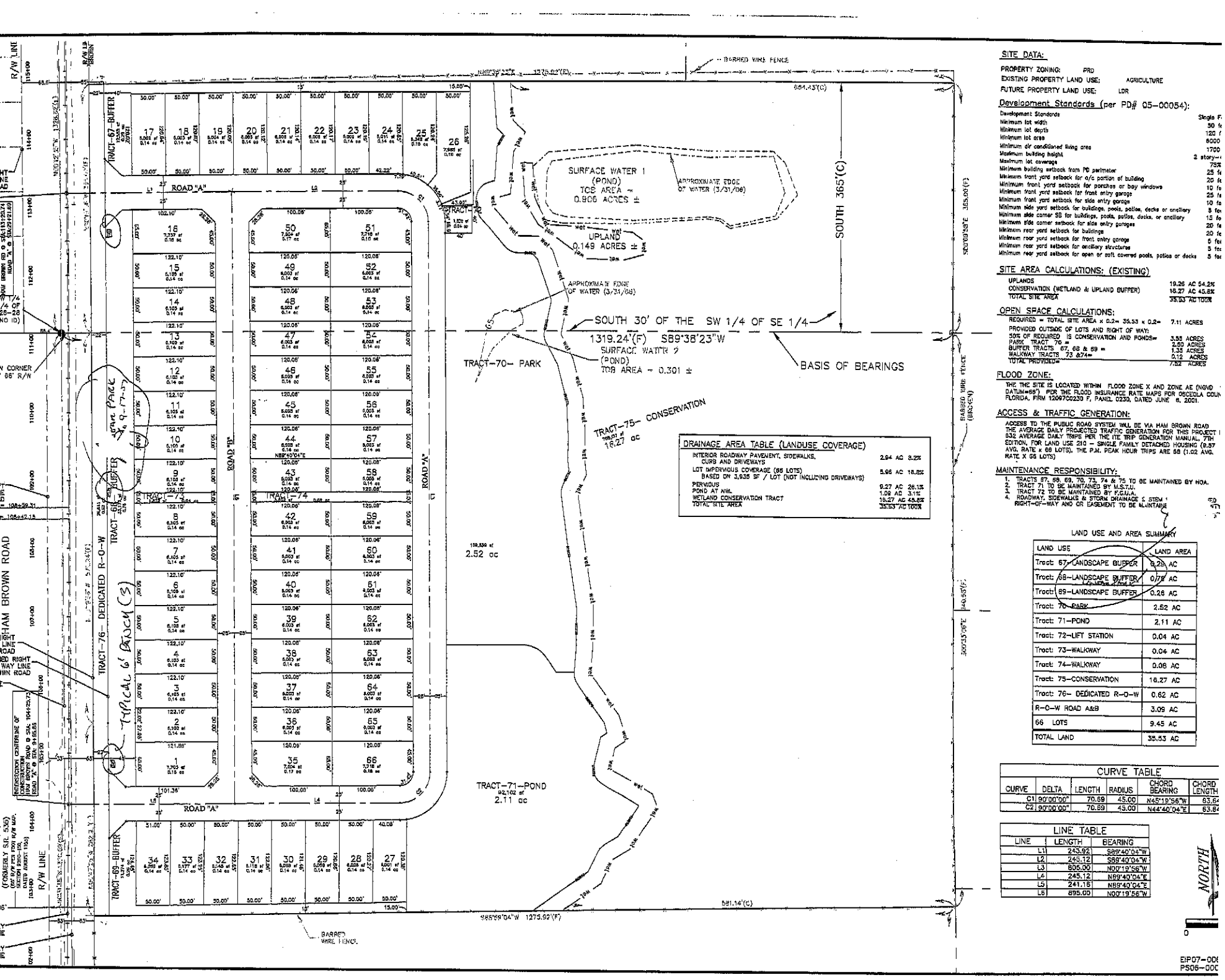

SITE DATA:

PROPERTY ZONING: PRD
EXISTING PROPERTY LAND USE: AGRICULTURE
FUTURE PROPERTY LAND USE: LDR

Development Standards (per PD# 05-00054):

Development Standards	Single F
Minimum lot width	50 fe
Minimum lot depth	120 f
Minimum lot area	6000
Minimum air conditioned living area	1700
Maximum building height	2 story
Maximum lot coverage	75%
Minimum building setback from PD perimeter	25 fe
Minimum front yard setback for o/s portion of building	20 fe
Minimum front yard setback for porches or bay windows	10 fe
Minimum front yard setback for front entry garage	25 fe
Minimum front yard setback for side entry garage	10 fe
Minimum side yard setback for buildings, pools, patios, decks or ancillary	5 fe
Minimum side corner SB for buildings, pools, patios, decks, or ancillary	15 fe
Minimum side corner setback for side entry garages	20 fe
Minimum rear yard setback for buildings	20 fe
Minimum rear yard setback for front entry garage	5 fe
Minimum rear yard setback for ancillary structures	5 fe
Minimum rear yard setback for open or soft covered pools, patios or decks	5 fe

SITE AREA CALCULATIONS: (EXISTING)

UPLANDS	19.26 AC 54.2%
CONSERVATION (WETLAND & UPLAND BUFFER)	16.27 AC 45.8%
TOTAL SITE AREA	35.53 AC 100%

OPEN SPACE CALCULATIONS:

REQUIRED = TOTAL SITE AREA x 0.2= 35.53 x 0.2=	7.11 ACRES
PROVIDED OUTSIDE OF LOTS AND RIGHT OF WAY:	
50% OF REQUIRED IS CONSERVATION AND PONDS=	3.55 ACRES
PARK TRACT 70 =	2.52 ACRES
BUFFER TRACTS 67, 68 & 69 =	1.33 ACRES
WALKWAY TRACTS 73 &74=	0.12 ACRES
TOTAL PROVIDED=	7.52 ACRES

FLOOD ZONE:

THE THE SITE IS LOCATED WITHIN FLOOD ZONE X AND ZONE AE (NGVD DATUM=88') PER THE FLOOD INSURANCE RATE MAPS FOR OSCEOLA COUN FLORIDA, FIRM 12097C0230 F, PANEL 0230, DATED JUNE 6, 2001.

ACCESS & TRAFFIC GENERATION:

ACCESS TO THE PUBLIC ROAD SYSTEM WILL BE VIA MAM BROWN ROAD THE AVERAGE DAILY PROJECTED TRAFFIC GENERATION FOR THIS PROJECT I 832 AVERAGE DAILY TRIPS PER THE ITE TRIP GENERATION MANUAL, 7TH EDITION, FOR LAND USE 210 - SINGLE FAMILY DETACHED HOUSING (8.57 AVG. RATE x 66 LOTS). THE P.M. PEAK HOUR TRIPS ARE 66 (1.02 AVG. RATE X 65 LOTS)

MAINTENANCE RESPONSIBILITY:

1. TRACTS 67, 68, 69, 70, 73, 74 & 75 TO BE MAINTAINED BY HOA.
2. TRACT 71 TO BE MAINTAINED BY M.S.T.U.
3. TRACT 72 TO BE MAINTAINED BY F.C.U.L.A.
4. ROADWAY, SIDEWALKS & STORM DRAINAGE S STEM RIGHT-OF-WAY AND OR EASEMENT TO BE MAINTAINE

DRAINAGE AREA TABLE (LANDUSE COVERAGE)

INTERIOR ROADWAY PAVEMENT, SIDEWALKS, CURB AND DRIVEWAYS	2.94 AC 8.2%
LOT IMPERVIOUS COVERAGE (66 LOTS) BASED ON 3,935 SF / LOT (NOT INCLUDING DRIVEWAYS)	5.96 AC 16.8%
PERVIOUS	9.27 AC 26.1%
POND AT NWL	1.09 AC 3.1%
WETLAND CONSERVATION TRACT	16.27 AC 45.8%
TOTAL SITE AREA	35.53 AC 100%

LAND USE AND AREA SUMMARY

LAND USE	LAND AREA
Tract: 67-LANDSCAPE BUFFER	0.29 AC
Tract: 68-LANDSCAPE BUFFER	0.78 AC
Tract: 69-LANDSCAPE BUFFER	0.26 AC
Tract: 70- PARK	2.52 AC
Tract: 71-POND	2.11 AC
Tract: 72-LIFT STATION	0.04 AC
Tract: 73-WALKWAY	0.04 AC
Tract: 74-WALKWAY	0.08 AC
Tract: 75-CONSERVATION	16.27 AC
Tract: 76- DEDICATED R-O-W	0.62 AC
R-O-W ROAD A&B	3.09 AC
66 LOTS	9.45 AC
TOTAL LAND	35.53 AC

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	70.69	45.00	N45°19'56"W	63.64
C2	90°00'00"	70.69	45.00	N44°40'04"E	63.64

LINE TABLE

LINE	LENGTH	BEARING
L1	245.92	S89°40'04"W
L2	245.12	S89°40'04"W
L3	805.00	N00°19'56"W
L4	245.12	N89°40'04"E
L5	241.16	N89°40'04"E
L6	895.00	N00°19'56"W

NORTH

0

EIP07-00
PS06-00