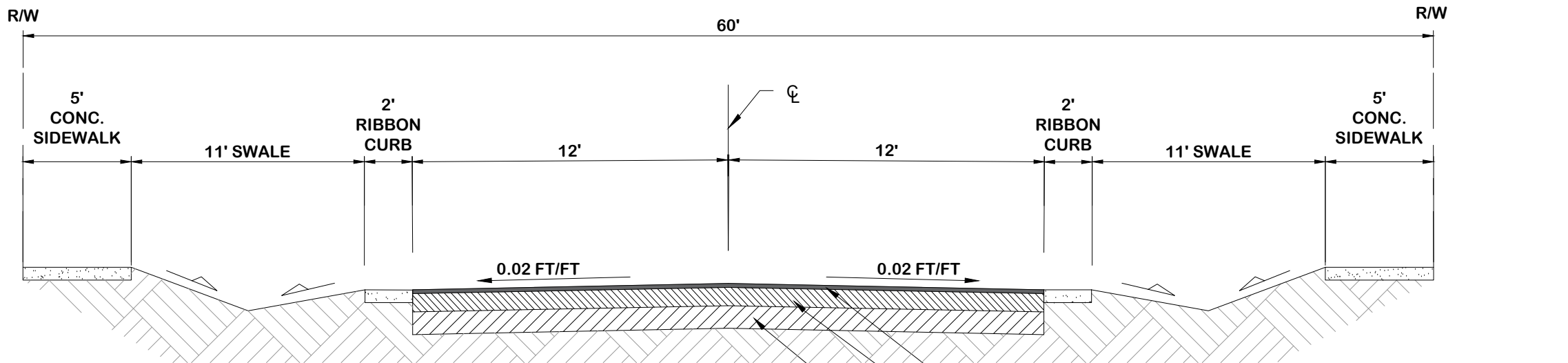


LEGEND

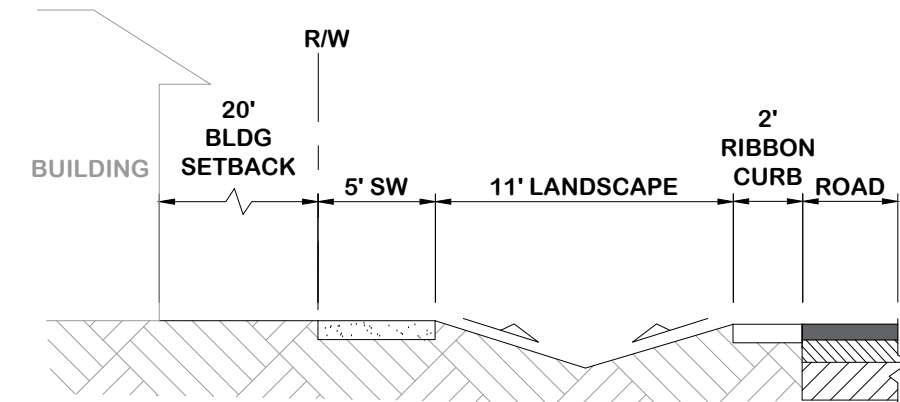
- PROPOSED ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT (OUTSIDE 1.29 AC.)
- PROPOSED CONCRETE
- PROPOSED OPEN SPACE

23.22 AC - 1.19 AC. (ROW TAKE) = 22.03 AC.
22.03 X 50% (OPEN SPACE) = 11.41 AC. (MIN)
11.41 AC OPEN SPACE PROPOSED - 1.74 AC. (ROW) = 9.67 AC.
9.67 AC / 17 LOTS = 0.5 AC PER LOT



TYPICAL CROSS SECTION A

NTS



TYPICAL SWALE B

NTS

KEY NOTES

THIS CONCEPT PLAN HAS BEEN PRODUCED WITHOUT A BOUNDARY SURVEY. THE SITE BOUNDARY WAS CREATED FROM ORANGE COUNTY PARCEL FILE AND ORANGE COUNTY PROPERTY APPRAISERS ONLINE SITE INFORMATION.

GENERAL FUTURE LAND USE: RS1/1
EXISTING ZONING: PD
PROJECT AREA: 22.03 AC
PROPOSED UNITS: 17
LOT SIZE PROPOSED: 0.5 AC.
DENSITY: 0.77 DU/AC.
MIN. LOT WIDTH: 130'
MIN BUILDING AREA: 2,500 S.F. UNDER HEAT/AIR
MAX. BUILDING HEIGHT: 35' (2 STORIES)

SETBACKS FRONT: 20'
REAR: 25'
SIDE: 5'
CORNER: 25'
PERIMETER: 25'
PROGRESS ENERGY ESMT.: 10'
NHW: 50' (NO NHWE ASSOC. WITH PROJECT)

UTILITY PROVIDERS WATER: INDIVIDUAL WELLS
SEWER: INDIVIDUAL SEPTIC SYSTEM
SOLID WASTE: ORANGE COUNTY

SCHOOLS 17 UNITS X .404 STUDENTS/UNIT = 7 STUDENTS

TRAFFIC WEEKDAY = 208
PEAK HOUR ONE HOUR BETWEEN 7 AND 9 A.M. = 16
PEAK HOUR ONE HOUR BETWEEN 4 AND 6 P.M. = 20

STORMWATER STATEMENT THE PROJECT'S STORMWATER MANAGEMENT SYSTEM SHALL COMPLY WITH THE ORANGE COUNTY PUBLIC WORKS CRITERIA AND THE ST. JOHNS RIVER WATER MANAGEMENT CRITERIA FOR TREATMENT.

THE PROJECT SHALL RETAIN THE RUNOFF RATE AND VOLUME DIFFERENCE FOR THE 10 YEAR AND 25 YEAR STORM EVENTS. VOLUME IN EXCESS OF THIS AMOUNT MAY DISCHARGE TO THE EXISTING POND LOCATED IN THE CHESTERHILL PHASE IV SUBDIVISION (PARCEL I.D. 05-20-27-1300-00-001) PER O.R. BOOK 9865, PAGE 7214.

PROJECT PHASING THE STORMWATER MANAGEMENT SYSTEM AND COMMON AMENITIES WILL BE CONSTRUCTED IN ONE PHASE. INDIVIDUAL LOTS AND DRIVEWAY WILL BE CONSTRUCTED BY INDIVIDUAL LOT OWNERS.

FLOOD PLAIN INFORMATION THE PROJECT IS LOCATED IN FLOOD ZONE 'X' (AREA DETERMINED OUTSIDE THE 500 YEAR FLOOD EVENT)

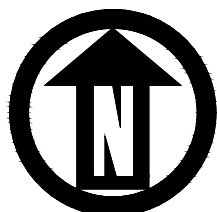
FIRM PANEL 12095C0020F, DATED SEPTEMBER 25, 2009

OPEN SPACE REQUIREMENTS PROJECT AREA: 22.03 AC (100%)
OPEN SPACE REQUIRED: 11.01 AC (50.00%) MIN.
OPEN SPACE PROVIDED: 11.14 AC (50.56%)
STORMWATER POND REQUIRED: OFFSITE RETENTION POND
STORMWATER POND PROVIDED: OFFSITE RETENTION POND

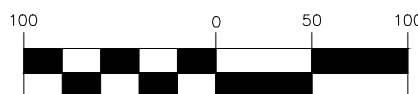
RECREATION REQUIREMENTS POPULATION: 17 UNITS X 3.1 RESIDENTS/UNIT = 53 RESIDENTS
RECREATION SPACE REQUIRED: 2.5 AC/1000 RESIDENTS = 0.0025 AC
RECREATION SPACE PROVIDED: 0.05 AC

- BCC CONDITION OF APPROVAL#3 (FROM 7/19/2005):
- A. MAXIMUM NUMBER OF LOTS, 20.
 - B. MAXIMUM NUMBER OF LOTS FRONTING ON THE ADJACENT ROADS, 13. THE OTHER LOTS TO BE FLAG TYPE LOTS WITH SHARED INGRESS/EGRESS.
 - C. THE SHARED INGRESS/EGRESS SHALL BE EXECUTED EASEMENTS WITH MAINTENANCE REQUIREMENTS CONTROLLED THROUGH THE HOME OWNERS' ASSOCIATION AND BE A MINIMUM OF 25 FEET IN WIDTH.
 - D. MINIMUM LOT WIDTH AT BUILDING LINE TO BE 130 FEET.
 - E. MINIMUM FRONT YARD BUILDING SETBACK ON THE ROAD TO BE 50 FEET WITH FRONT YARD SETBACKS VARYING ON ADJACENT LOTS.
 - F. MINIMUM REAR YARD BUILDING SETBACK TO BE 50 FEET.
 - G. THE 10-FOOT EASEMENT ON THE ROAD TO BE IDENTIFIED AS A UTILITY EASEMENT.
 - H. NO CLEAR-CUTTING OF PLANTED PINES DURING DEVELOPMENT. ONLY HOUSE PAD AREA BUFFER, GRADING, THINNING AND FIRE BUFFER TO DETERMINE LIMITS OF THE TREE REMOVAL.
 - I. PLAN A MINIMUM OF 2 LIVE OAKS PER LOT ALONG THE ROADS.

WEKIVA ADVISORY NOTE THIS SITE IS LOCATED WITHIN THE WEKIVA STUDY AREA, AS ESTABLISHED BY THE WEKIVA PARKWAY AND PROTECTION ACT, SECTION 3669316 F.S. ADDITIONAL ENVIRONMENTAL REGULATIONS APPLY. RURAL SETTLEMENTS PER THE ORANGE COUNTY COMPREHENSIVE PLAN SEC. OS 1.36 WHICH REQUIRED 50% OPEN SPACE.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DATE: 2025-06-19
PROJECT NO.: 2227.11
DRAWN BY: SF
DESIGNED BY: SH
CHECKED BY: SH

ENGINEER IN CHARGE:
SEAN A. HICKMAN, P.E.

REG. # 82177
BURKETT ENGINEERING, INC.
CERT. OF AUTH. NO. 7105

SHEET NO.

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OF: