



Interoffice Memorandum

November 6, 2017

TO: Mayor Teresa Jacobs
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director
Community, Environmental and Development
Services Department

CONTACT PERSON: **John Smogor, Chairman**
Development Review Committee
Planning Division
(407) 836-5616

SUBJECT: November 28, 2017 – Public Hearing
Applicant: David M. Kelly, Poulos & Bennett, LLC
Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan
Case # CDR-17-04-131 / District 4

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of October 4, 2017, to approve the Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) to reduce the rear setbacks from 20' to 18'; reduce the Arbor Meadows Boulevard setbacks from 35' to 33'; and to convert the PSP from a gated community to a non-gated community with public roads.

The required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PSP may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan (CP) and approve the Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan dated "Received October 4, 2017", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 4

JVW/JS/sfv
Attachments

CASE # CDR-17-04-131

Commission District # 4

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of October 4, 2017, to approve the Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) to reduce the rear setbacks from 20' to 18'; reduce the Arbor Meadows Boulevard setbacks from 35' to 33'; and to convert the PSP from a gated community to a non-gated community with public roads

2. PROJECT ANALYSIS

- A. Location: East of Landstar Boulevard / North of Rhode Island Woods Circle
- B. Parcel IDs: 25-24-29-5567-01-003
- C. Total Acres: 36.79 acres (total project) / 29.73 acres (subject parcel)
- D. Water Supply: Orange County Utilities
- E. Sewer System: Orange County Utilities
- F. Schools: Wyndham Lakes ES: Capacity 828 / Enrollment 918
South Creek MS: Capacity 1,125 / Enrollment 1,005
Cypress Creek HS: Capacity 2,771 / Enrollment 3,167
- G. School Population: 89
- H. Parks: Meadow Woods Park - 1.7 Miles
- I. Proposed Uses: 206 single-family residential dwelling units (attached and detached)
- J. Site Data: **Detached:**
Maximum Building Height: 35' (2-stories)
Minimum Living Area: 1,500 Square Feet
Minimum Lot Width: 34'
Maximum Lot Coverage: 60% (deviation from 30%)
Building Setbacks:
20' Front
15' Side Street
5' Interior Side
35' Arbor Woods Boulevard
20' Rear

Attached:

Maximum Building Height: 35' (2-stories)
Minimum Living Area: 1,000 Square Feet
Minimum Lot Width: 24' (deviation from 25')
Maximum Lot Coverage: 60% (deviation from 30%)
Building Setbacks:
 20' Front
 15' Side Street
 0' / 10' Interior Side
 33' Arbor Woods Boulevard
 18' Rear

K. Fire Station: 55 – 801 Greenway Professional Court

L. Transportation: This property is vested from transportation concurrency under vested rights certificate 92-056.

3. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Commercial. The PD was approved in 1980. Per Comprehensive Plan Policy FLU8.1.5, PDs approved prior to adoption of the CP in 1991 are considered to be consistent with the Comprehensive Plan. The PD/LUP designates the parcel for commercial and medium density residential uses. The request is consistent with the Comprehensive Plan.

4. ZONING

PD (Planned Development District) (Meadow Woods PD)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Meadow Woods PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Parcel 30.1 Preliminary Subdivision Plan dated "Received October 4, 2017," and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the BCC, or by action of the BCC. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated " Received October 4, 2017," the condition of approval shall control to the extent of such conflict or inconsistency.

2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this preliminary subdivision plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.

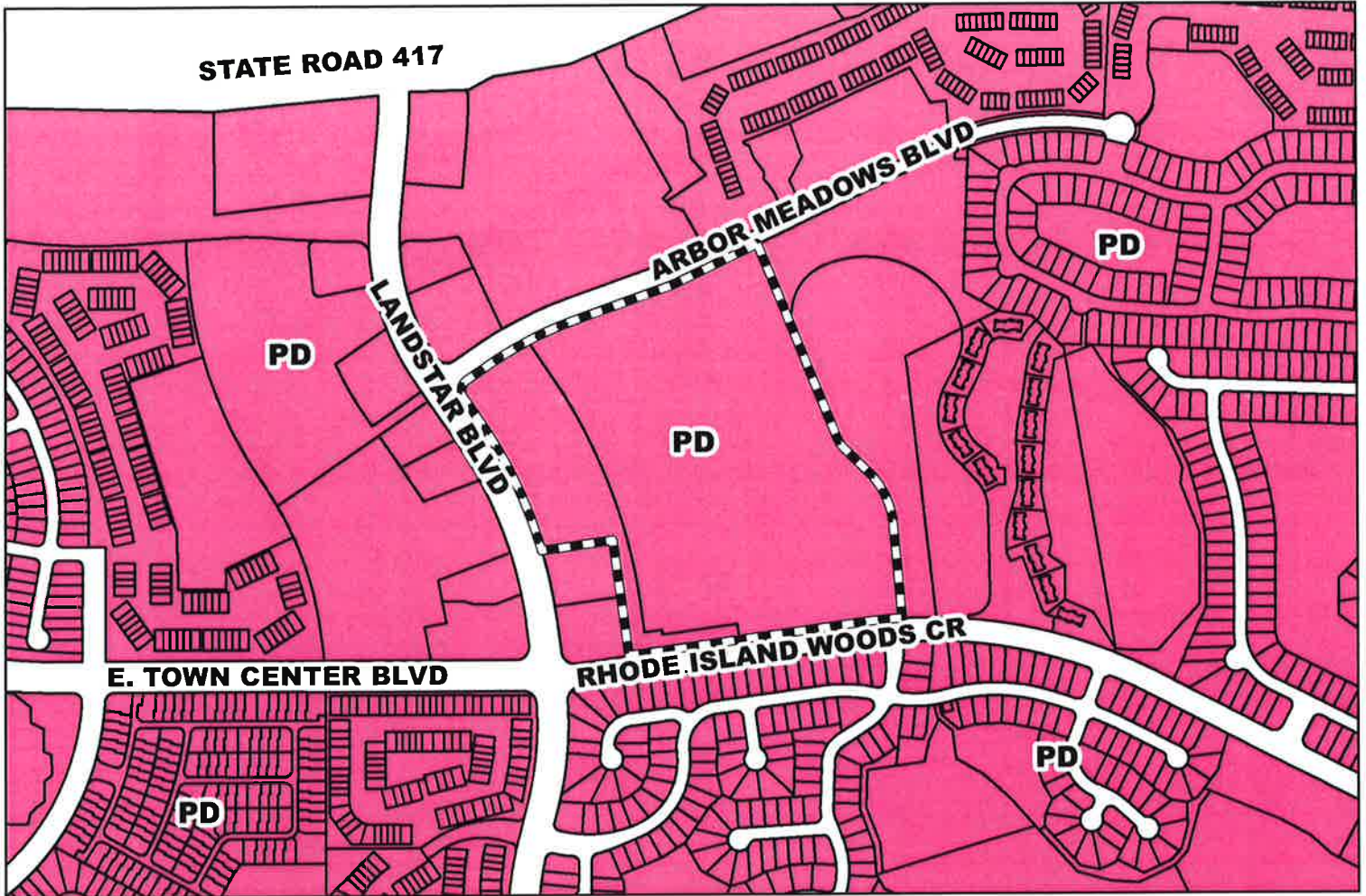
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As

part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

6. The roads and drainage system(s) will be owned by Orange County and the stormwater pond(s) will be owned by the property owner's association with a maintenance easement granted to the county. The roads and drainage system(s), including retention ponds, will be maintained by the county with a municipal services benefit unit (MSBU) established for stormwater system functionality. Routine maintenance, including mowing, beyond that provided by the county shall be the responsibility of the homeowners association or property owner's association.
7. A Municipal Service Benefit Unit (MSBU) shall be established for the standard operation and maintenance of street lighting inventory including leasing, fuel, and energy costs for this project. Street lighting fixtures, poles, and luminaries used in this project shall be selected from the approved inventory list supplied by the Orange County Comptroller. Street lighting fixtures, poles, and luminaries used in this project shall be supplied and installed by the utility company that services the area of the project, as authorized by law or agreement, and thereafter maintains the street lighting inventory. The developer shall obtain approval of the street lighting fixtures, poles, and luminaries from the Orange County Comptroller Special Assessments Department via a "Letter of Commitment" prior to the installation of the street lighting fixtures, poles, and luminaries and prior to the plat being recorded by Orange County Comptroller Official Records section. All installation costs and street lighting operational costs prior to the effective date of the MSBU approval by the Orange County Board of County Commissioners shall be the sole responsibility of the developer.
8. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated September 13, 2016, shall apply:
 - a. The site shall be stabilized following grubbing, clearing, earth work, or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans, a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.
 - b. Prior to construction plan approval, documentation with supporting calculations shall be submitted which certifies that the existing drainage

system and pond have the capacity to accommodate this development and that this project is consistent with the approved master drainage plan (MDP) for this PD.

- c. Prior to the issuance of any vertical building permits, the property shall be replatted.
- d. Prior to construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system.
- e. A mandatory pre-application/sufficiency review meeting for the re-plat shall be required prior to re-plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application/ sufficiency review meeting prior to formal submittal of the re-plat to the County.
- f. Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement. Unless the property is otherwise vested or exempt, the applicant shall be subject to school concurrency and required to go through the review process prior to platting.
- g. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan / preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
- h. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.
- i. If public wastewater main will be located outside public right of way on property owned by an entity other than the developer, a public utility easement shall be granted to OCU and recorded prior to construction plan approval.
- j. Short term rental shall be prohibited. Length of stay shall be for 180 days or greater.
- k. Signage shall comply with Chapter 31.5-73.



 Subject Property



 Subject Property

Zoning Map

ZONING: PD (Planned Development District)
(Meadow Woods PD)

APPLICANT: David . Kelly, P.E., Poulos & Bennett, LLC

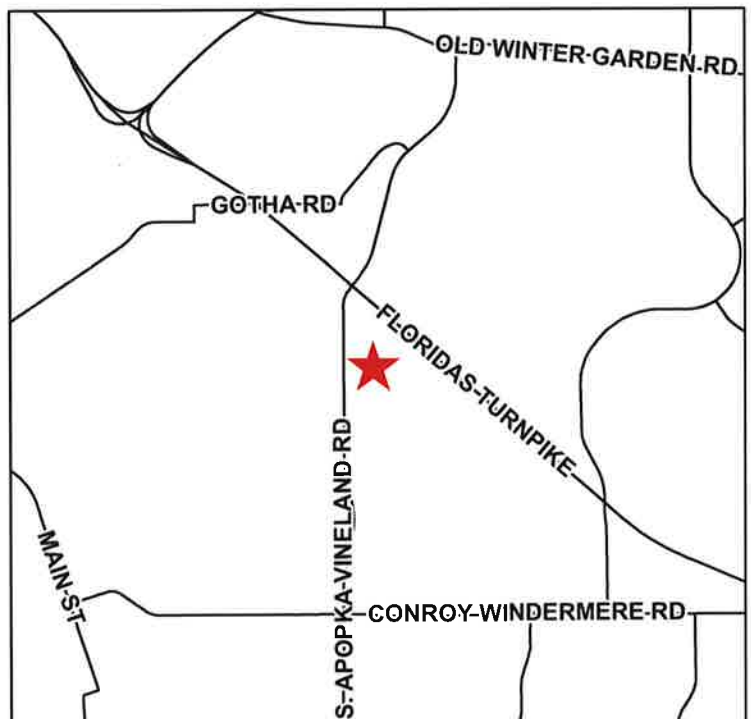
LOCATION: East of Landstar Boulevard /
North of Rhode Island Woods Circle

TRACT SIZE: 36.79 acres (total project) /
29.73 acres (subject parcel)

DISTRICT: # 4

S/T/R: 25/24/29

1 inch = 667 feet



General Site Data

	Residential Portion	Commercial Portion
Project Site Area	29.73 Ac	7.06 Ac
Total Wetlands	0.00 Ac	0.00 Ac
Total Stormwater Provided	0.00 Ac	0.00 Ac
Net Developable Acres	29.73 Ac.	7.06 Ac
Proposed Residential Dwelling Units	208 Units	NA
Density	6.9280 DU/Ac.	NA
Zoning	PD-MDR (PATIO HOMES)	PD-C
Existing Land Use	Vacant	Vacant
Proposed Land Use	Single-Family Residential (Attached/Detached)	Commercial

(Building & Lot Data Per Table 3.1 Revised Map 11 (CDR 16-04-135))

	SF ATTACHED	SF DETACHED	Commercial
max. Building Height (2 stories)	35'-0"	35'-0"	50' **

Building Setbacks:

	20'	20'	25'
Front	20'	20'	25'
Street Side	15'	15'	15'
Interior Side	0'-10'	5'	10'
Rear	18'	20'	10'
Arbor Meadow Blvd.	33'	35'	30'
Londastor Blvd.			30'(Blot)20'(Pvm)
Rhode Island Woods Circle			30'
Street E			30'
Building Separation-Attached	20'	N/A	
Min. Lot Width Required Per Section 38-1501 (Attached)	20'	25'	80'
Min. Lot Width Required Per Design Standards (Detached)	25'	25'	
Min Lot Width Provided (Deviation From LUP)	24'	34'	N/A
Min. Lot Depth	100'	110'	
Min. Lot Size Required Per NW Standards	1,000 S.F.	1,000 S.F.	
Min. Lot Size Provided	1,680 S.F.	4,250 S.F.	
Min. Living Area Required Per NW Standards	500 S.F.	500 S.F.	500 s.f.
Min. Living Area Provided	1,000 S.F.	1,500 S.F.	N/A

** Building Height Limited To 17.5' Within 100' Or Residential

General Notes

Ownership / Maintenance

	Ownership	Maintenance
Roadways	Public	To Be Owned & Maintained By Orange County.
Drainage Easement	Private	Drainage Outfall From Future Commercial Tract & Driveway Is To Be Private With A Drainage Easement Between Property Owners.
Drainage Easement	Public	To Be Dedicated To Orange County.
Utility Easement	Public	To Be Dedicated To Orange County. Utilities Within The Easement Are To Be Owned And Maintained By Orange County
Wastewater	Public	To Be Owned & Maintained By Orange County
Potable Water	Public	To Be Owned & Maintained By Orange County
Sidewalk In R/W	Public	To Be Owned & Maintained By Orange County
10' Landscape/Wall & Drainage Easement	Private	To Be Owned & Maintained By HOA
Recreation Tracts (R-1 & R-2)	Private	To Be Owned & Maintained By HOA
Open Space & Landscape Buffer Tracts (LS-1,LS-2, OS-1-OS-3) Including Proposed Wall	Private	To Be Owned & Maintained By HOA
Future Development Tract (F-1)	Private	To Be Owned & Maintained By Developer
Utility Tract (U-1, U-2)	Private	To Be Owned & Maintained By HOA
Sign Tract (S-1)	Private	To Be Owned & Maintained By HOA
Alley "A" & "B" Tracts	Private	To Be Owned & Maintained By HOA

Miscellaneous

Potable Water Services	Orange County Utilities Division
Reclaim Services	N/A
Wastewater Services	Orange County Utilities Division
Electric Services	Duke Energy
Fire Protection	Orange County
Average Daily Traffic	2,060 (206 Units X 10)
School Age Population	89 (206 Units X 0.431)

Needed Fire Flow Calculations (NFFA)

Building	Construction Type (NFFA 220)	Number of Floors	Required Floor Area (sf)	Floor Area Used in Calculation (sf)	Unadjusted Fire Flow (gpm)	Sprinkler System Credit (%)	Needed Fire Flow (gpm)	Orange Co. Minimum Fire Flow (gpm)
8-Flex Building	NFFA - V (000)	2	12,398	12,398	3,000	0%	3,000	1,000
S.F. Detached	NFFA1							

Notes:

1. Floor Area based on maximum area under roof unprotected, in accordance with NFPA 1 Chapter 18
2. Required Fire Flow based on NFPA 1 & 101 2012 ED., FFPC 5th (2012)
3. No reduction taken for reduced required fire flow for sprinklers
4. Required Fire Hydrant(s) per NFPA 1 & 101 2012 ED., FFPC 5th (2012)
5. Homes 5,000 s.f. or less 1,000 gpm; homes exceeding 5,000 s.f. shall provide fire flow in accordance with Table 18.4.5.1.2 of NFPA 1 (FFPC 5th edition). Reduction of fire flow may be permitted if dwelling is equipped with an automatic sprinkler system or separated from other structures by 30 feet but in no case shall the flow be less than 500 gpm per 18.4.5. NFPA 1, 2012 edition (FFPC 5th edition) (FR)

Site Data & Notes

Meadow Woods Parcel 30.1

SITE DATA

1. PARCEL ID NO.: 25-24-29-5567-01-000
2. COMMISSION DISTRICT: 4
3. PROJECT AREAS:

TOTAL PROJECT BOUNDARY:	36.79 AC
PROJECT DEVELOPMENT:	29.72
ONSITE ROAD ROW:	6.8 AC
RETENTION AREA:	0 AC (EXISTING)
WETLANDS:	0 AC
UPLAND CONSERVATION	0 AC
FUTURE COMMERCIAL AREA:	6.07 AC (INCLUDED ONLY FOR OFFSITE STORMWATER CONVEYANCE)
OFFSITE ROAD (STREET 'E'):	1.0 AC (TO BE DESIGNED AND PERMITTED WITH THIS PROJECT)
4. SITE DATA:

SINGLE FAMILY DETACHED UNITS:	62
SINGLE FAMILY ATTACHED UNITS:	144
TOTAL RESIDENTIAL UNITS:	206
5. EXISTING USE: THE SITE IS CURRENTLY VACANT AND IS COVERED WITH A MIXTURE OF TREES, SHRUBS AND GRASSES. THERE ARE TWO OUTPARCELS LOCATED AT THE SOUTHWEST CORNER OF THE SITE AT THE INTERSECTION OF LANDSTAR BOULEVARD AND RHODE ISLAND WOODS CIRCLE. ONE OF THESE PARCELS REMAINS VACANT WITH THE SOUTHERNMOST PARCEL IS CURRENTLY A WALGREENS. THE PROPERTY WAS PLATTED CONCURRENTLY WITH WALGREENS, PLAT BOOK 69, PAGE 141.
6. SUPPORT SERVICES:

WATER SERVICE:

THE DOMESTIC WATER DEMAND FOR THE PROJECT WILL BE SUPPLIED BY ORANGE COUNTY UTILITIES. THE COUNTY HAS TWO (2) EXISTING MAINS LOCATED IN THE VICINITY OF THE PROJECT, A 16" MAIN ON RHODE ISLAND WOODS CIRCLE AND A 20" MAIN ON ARBOR MEADOWS BOULEVARD. THE SYSTEM WILL BE LOOPED AND CONNECT TO BOTH SYSTEMS. THE PROJECTS FIRE FLOW REQUIREMENTS WILL BE PROVIDED BY ON-SITE WATER DISTRIBUTION MAINS AND HYDRANTS DESIGN IN ACCORDANCE WITH ORANGE COUNTY'S FIRE FLOW DETERMINATION AND FIRE HYDRANT SPACING STANDARD 6006 AND NFPA ANNEX H & I. THE MAXIMUM DISTANCE FROM ANY PORTION OF A PROPOSED BUILDING TO AN ADJACENT FIRE DEPARTMENT ACCESS ROADWAY IS 150', UNLESS THE BUILDINGS ARE EQUIPPED WITH FIRE SPRINKLER SYSTEMS THEN UP TO 450' IS ALLOWED.

SEWER SERVICE:

THE SANITARY WASTEWATER WILL FLOW VIA ON-SITE GRAVITY MAINS TO A POINT OF CONNECTION TO THE ORANGE COUNTY WASTEWATER COLLECTION SYSTEM IN ARBOR MEADOWS BOULEVARD IN THE NORTHEAST CORNER OF THE SITE AS SHOWN ON THE PLANS. THIS CONNECTION POINT AND THE FLOWS BELOW WERE VERIFIED CORRECT WITH OCU.

RECLAIMED WATER SERVICE: THERE IS NO EXISTING RECLAIMED WATER IN THIS AREA.

STORMWATER MANAGEMENT:THE PROJECT STORMWATER MANAGEMENT, I.E. WATER QUALITY TREATMENT AND WATER QUANTITY ATTENUATION WILL BE PROVIDED FOR IN THE ADJACENT EXISTING STORMWATER MANAGEMENT POND AS PART OF THE PERMITTED DESIGN. THE PROPERTY CAN BE DEVELOPED WITH A MAXIMUM OF 70% IMPERVIOUS COVERAGE. THE POND WAS PERMITTED AS A MASTER DRAINAGE SYSTEM POND. THIS WILL PROVIDE COMPLIANCE WITH THE MOST STRINGENT CRITERIA BETWEEN ORANGE COUNTY AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. THE INLET-PIPE COLLECTION SYSTEM WILL UTILIZE THE PERMITTED DESIGN STAGES AS REQUIRED BY ORANGE COUNTY FOR SYSTEM TAILWATER TO ENSURE THAT ADEQUATE CONVEYANCE IS PROVIDED FOR.

SCHOOLS: THE SCHOOLS FOR THIS PROJECT ARE WYNDHAM LAKES ELEMENTARY, MEADOW WOODS MIDDLE AND CYPRESS CREEK HIGH. THE PROJECT SCHOOL AGE POPULATION FOR THIS PROJECT IS 89 STUDENTS. A CAPACITY ENHANCEMENT AGREEMENT (CEA) HAS BEEN OBTAINED FOR THIS PROJECT, CEA# OC-15-047, DATED MARCH 3, 2016.

TRAFFIC: MEADOW WOODS CONCURRENCY WAS OBTAINED WITH VESTED RIGHTS CERTIFICATE # 92-000056.
7. FUTURE LAND USE: CC
8. EXISTING ZONING: PUD
9. PROPOSED ZONING: PUD
10. REQUESTED USES: CC/MDR SINGLE FAMILY CONSISTENT WITH THE RECENT LUP AMENDMENT
11. OPEN SPACE / RECREATION FACILITIES:
REQUIRED: PER APPROVED PD (25% OF THE GROSS LAND AREA IS REQUIRED SEE OPEN SPACE TABLE)
12. FLOODPLAIN
PER FEMA PANEL 12095C0650F DATED SEPT 25, 2009, PORTIONS OF THE PROPERTY ARE ADJACENT TO BUT OUTSIDE OF THE MAPPED FLOODPLAIN. (SEE SHEET C1.10)
13. CONFIRMATION OF THE EXISTING CAD (PERMIT #96-046) WILL BE PROVIDED BY ENVIRONMENTAL CONSULTANT. A MEMORANDUM DATED 6/20/88 INDICATED THE CONSERVATION RATING OF ONSITE WETLANDS WITH PROPOSED IMPACTS WAS PERFORMED (NOTE: PRE CAD). THIS DOCUMENT WAS USED TO SUPPORT PARCELS 15,15.1, 15.2 AND 48 CAD DETERMINATION. APPLICANT PROPOSES TO REQUEST SIMILAR DETERMINATION FOR THIS PARCEL DUE TO ORIGINAL 1988 DATE OF ENVIRONMENTAL STUDIES AND DETERMINATION.
14. NON GATED COMMUNITY
THE PROJECT IS NOT PROPOSED TO BE GATED.
15. A TREE SURVEY IS ATTACHED AND A TREE MITIGATION PLAN FOR ANY O.C. SPECIMEN TREES IS PROVIDED IN ACCORDANCE WITH O.C. CODE ARTICLE VIII 15.276-307
16. THERE SHALL BE NO VEHICULAR ACCESS FROM STREET E (COMMERCIAL DRIVEWAY) TO SUBDIVISION.

Site Data & Notes

Meadow Woods Parcel 30.1

Exhibit 4B

OPEN SPACE REQUIREMENTS (1)

LAND USE	DEVELOPABLE ACRES	REQUIRED		PROVIDED									
		REQUIRED PD PERCENTAGE OF OPEN SPACE BY LAND USE (38-1234)	RECREATION TRACT (100% CREDIT)	CATEGORY A			CATEGORY B		CATEGORY C				
				BUFFER/OPEN SPACE (100% CREDIT)	TOTAL CATEGORY A OPEN SPACE PROVIDED (2)	CATEGORY A OPEN SPACE REQUIRED (3)	STORMWATER TRACTS (TOTAL)	STORMWATER TRACTS OPEN SPACE CREDIT (50%)	CONSERVATION WETLANDS (TOTAL)	CONSERVATION WETLANDS OPEN SPACE CREDIT (50%)	TOTAL TYPE B AND C OPEN SPACE PROVIDED	TOTAL OPEN SPACE PROVIDED	
SINGLE FAMILY	29.72	25.00%	7.43	1.59	2.19	3.78	1.86	16.88	8.44	0.00	0.00	8.44	12.22
TOTALS	29.72		7.43	1.59	2.19	3.78	1.86	16.88	8.44	0.00	0.00	8.44	12.22
OPEN SPACE REQUIRED			7.43										
OPEN SPACE PROVIDED													12.22

1. ALL UNITS ARE ACRES
2. INCLUDES UPLAND BUFFER
3. CATEGORY A OPEN SPACE MUST BE PROVIDED FOR A MINIMUM OF 25% OF THE REQUIRED OPEN SPACE. THE REMAINING 75% MAY BE PROVIDED BY CATEGORY B AND C OPEN SPACE.
4. COMMERCIAL OPEN SPACE SHALL BE 20% OF GROSS LAND AREA.

PARK/RECREATION SPACE CALCULATIONS

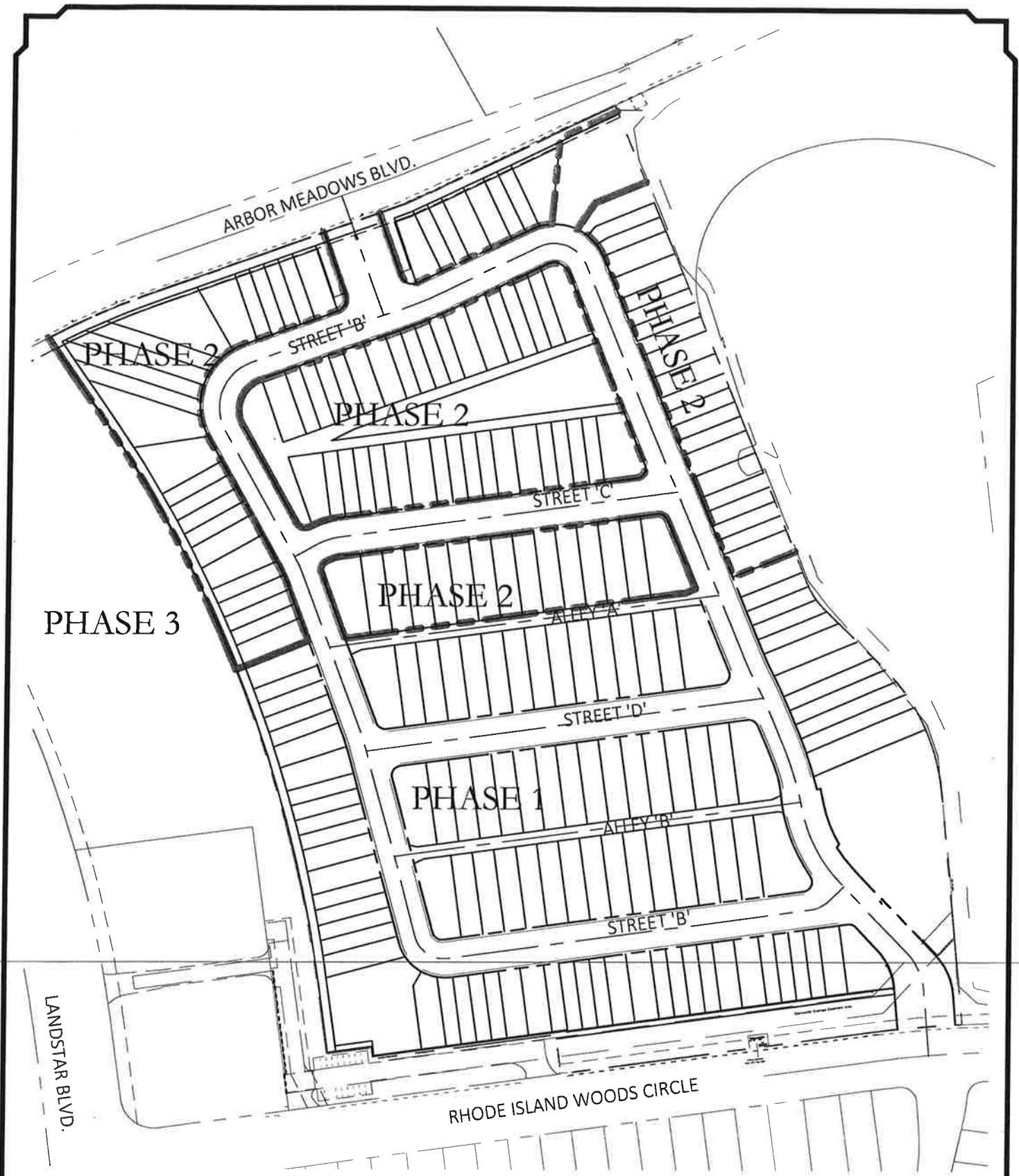
RECREATION AREA REQUIRED = 2.5 ACRES PER 1000 POPULATION	
UNITS X 0.0031 PEOPLE PER UNIT X 2.5 ACRES = REQUIRED RECREATION AREA	
REQUIRED RECREATION AREA = 1.59 ACRES	
RECREATION AREA PROVIDED	
TRACT ID	ACREAGE
R-1	1.16
R-2	0.43
R-1, R-2	GROUP C: PICNIC AREAS, TRAILS, EXERCISE COURSES
R-1, R-2	GROUP D: PLAYFIELDS, PLAYGROUND, TOT-LOTS
R-1	GROUP B: POOLS/SPA
TOTAL	1.59

OPEN SPACE TRACTS

TRACT ID	ACREAGE
OS-1	0.14
OS-2	0.39
OS-3	0.59
TOTAL	1.12

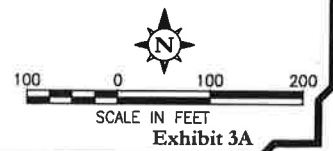
Site Data & Notes

Meadow Woods Parcel 30.1



Site Plan (8.5"x11")

Meadow Woods Parcel 30.1





Meadow Woods PD / Parcel 30.1 PSP

Parcels		Subject Property		Jurisdiction		Hydrology
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1 : 2,400
1 in : 200 ft