

LEGEND
----- PROJECT BOUNDARY
- - - - - SETBACK

- NOTES**
1. HANDICAP (RAMP) MUST BE CONSTRUCTED AT THE STREET INTERSECTIONS AND DRIVEWAY CONSTRUCTIONS TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND MEET FOOT CURB STANDARDS.
 2. DETECTABLE WARNING SURFACE SHALL BE REQUIRED AT ALL PLACES WHERE PEDESTRIAN WITH WHEELCHAIR OR WITH ALL PAVED MARKINGS WILL BE THERMOPLASTIC.

GENERAL/MISCELLANEOUS
PARCEL ID #: 03-21-28-0000-00-048
EXISTING L&C: SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: SINGLE FAMILY RESIDENTIAL R-1A-907D
PROPOSED ZONING: R-3A

SITE DATA
TOTAL PDP AREA: 4.56 AC
ROOFTOP OF MAIN (ENTIREAL): 1.01 AC
OPEN SPACE TRACT AREA: 1.06 AC
RESIDENTIAL LOT AREA: 1.07 AC
TOTAL LOTS: 12 UNITS
DENSITY: 2.89 DU / AC

SCHOOLS
SCHOOL TYPE / WORKING TYPE: BASED ON LOT COUNT OF 12
ALL: 12 CHILDREN

OPEN SPACE
SEE SHEET 03-21-28-0000-00-049

LOT / BUILDING CRITERIA

	REQUIRED	PROVIDED
MIN. LOT WIDTH:	30'	32.5'
MIN. LOT AREA:	7,300 SF	6,749 SF
MIN. LOT AREA:	2000 SF PER DU	1,025 SF PER DU
MIN. BUILDING SEPARATION:	30'	30'
TOTAL LOT AREA:	N/A SF	83,585 SF
TOTAL LOTS:	N/A LOTS	12 LOTS
AVERAGE LOT AREA:	N/A SF	6,959 SF

SETBACKS

FRONT:	30'	30'
SIDE:	5'	5'
REAR:	20' PRINCIPAL STRUCTURE	20' PRINCIPAL STRUCTURE
GARAGE:	5' ACCESSORY STRUCTURE PER SECTION 38-3304(C)	5' ACCESSORY STRUCTURE PER SECTION 38-3304(D)

LIGHTING
SITE LIGHTING SHALL COMPLY WITH ARTICLE XVI OF ORANGE COUNTY CODE.

SIGNAGE
SIGNAGE SHALL COMPLY WITH ORANGE COUNTY CODE.

SOILS
CANDLER FINE SAND 100.00%

FLOOD PLAIN
2008 FLOOD AREAS DETERMINED TO BE OUTS OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. FROM FEMA MAP NUMBER 22885C0205, DTD: 07/25/2009

PHASING
PROJECT WILL BE DEVELOPED IN ONE PHASE.

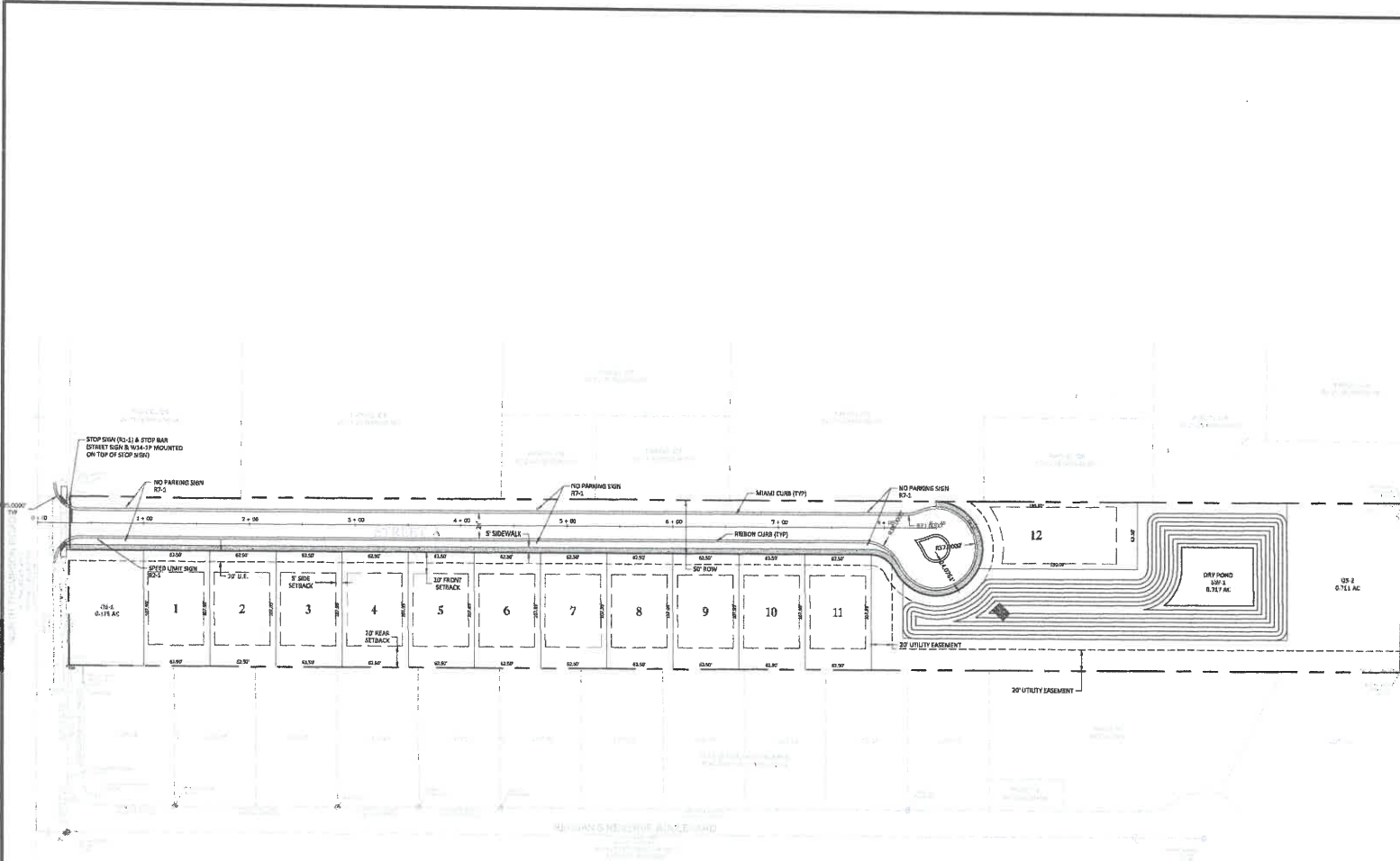
IMPERVIOUS / PERVIOUS AREAS:

	AREA	PERCENT
LOT AREA IMPERVIOUS (EXCLUDES ALLEYS)	0.98 AC	21.49%
PAVEMENT CURB	0.26 AC	7.31%
SIDEWALK	0.11 AC	2.41%
IMPERVIOUS TOTAL	1.35 AC	29.80%
PERVIOUS TOTAL	2.89 AC	62.99%
SITE TOTAL	4.55 AC	100.00%

RECREATION AREA
REQUIRED RECREATION AREA PER O.C. CODE 38-3303
2.5 AC RECREATION AREA PER 1,000 POPULATION = 12 UNITS = 37 POPULATION
PROVIDED RECREATION AREA (SEE SHEET 03-21-28-0000-00-049) = 0.89 ACRES

OWNERSHIP/MAINTENANCE

ROADWAYS	PUBLIC:	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
DRAINAGE EASEMENTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNERS ASSOCIATION
DRAINAGE EASEMENTS	PUBLIC:	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
UTILITY EASEMENTS	PUBLIC:	TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION WITH EASEMENT GRANTED TO ORANGE COUNTY
WATER, WASTEWATER, & RECLAIMED WATER	PUBLIC:	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES
OPEN SPACE	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNERS ASSOCIATION
LANDSCAPE & SIGNAGE EASEMENTS	PUBLIC:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNERS ASSOCIATION



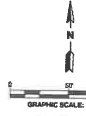
SIGNAGE TABLE

SIGNAGE LABEL	QUANTITY	SIZE
R1-1 STOP SIGN	1	30X30
R1-1 SPEED LIMIT SIGN	1	24X30
W1A-1P "READ AHEAD" SIGN	1	24X30
06-1 "STREET NAME SIGN"	1	30X12



NOTE: SIGN TO BE 30" X 30" HIGH IN COMBINATION WITH STOP SIGN PER O.C. SPEC.
R1-1

NOTE: SIGN TO BE IN COMBINATION WITH STOP SIGN PER O.C. SPEC.



NOTE: ALL CONSTRUCTION DETAILS ARE CONCEPTUAL & SUBJECT TO REVISION & MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS