

OPEN SPACE

GROSS PROJECT AREA: 74.19 AC.
 ROW DEDICATION: 2.15 AC.
 NET DEVELOPABLE AREA: 47.80 AC.
 SINGLE FAMILY LOT AREA: 27.22 AC.

REQUIRED OPEN SPACE PER SEC. 24-29 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE, NO OPEN SPACE IS REQUIRED FOR RESIDENTIAL CLUSTER DISTRICTS WITH LESS THAN OR EQUAL TO 1 DU/AC.

OPEN SPACE AT 10% EXCLUDING LOT AREA AND ROW DEDICATION
 = (0.10)(72.04 AC. - 27.22 AC.) = 4.48 ACRES
 BUFFER ZONE REQUIREMENT: 2% OF GROSS PROJECT AREA
 = (.02)(74.19) = 1.48 ACRES

PROVIDED OPEN SPACE:

- △ CATEGORY A: 100% COUNTED TOWARDS OPEN SPACE
- TRACT OS-1: 0.23 AC. - BUFFER, OPEN SPACE
- TRACT OS-2: 4.08 AC. - BUFFER, OPEN SPACE
- TRACT OS-3: 0.37 AC. - RECREATION, OPEN SPACE
- TRACT OS-4: 0.61 AC. - LANDSCAPED, OPEN SPACE
- TRACT OS-5: 0.46 AC. - RECREATION, OPEN SPACE
- TRACT OS-6: 0.45 AC. - BUFFER, OPEN SPACE
- TRACT OS-7: 0.34 AC. - OPEN SPACE
- TRACT OS-8: 0.02 AC. - OPEN SPACE
- TRACT OS-9: 0.02 AC. - OPEN SPACE
- TRACT OS-10: 0.02 AC. - OPEN SPACE
- TRACT WB-1: 3.03 AC. - UPLAND BUFFER, OPEN SPACE

CATEGORY B: CAN COUNT FOR NO MORE THAN 50% OF TOTAL OPEN SPACE REQUIRED (1.68 AC. MAX.)
 TRACT SW-1: 4.69 AC. - RETENTION POND

CATEGORY C: CAN COUNT FOR NO MORE THAN 30% OF TOTAL OPEN SPACE REQUIRED (1.68 AC. MAX.)
 TRACT W-1: 8.57 AC. - CLASS II WETLAND W1

CATEGORY B & C CAN COUNT FOR NO MORE THAN 75% OF TOTAL OPEN SPACE REQUIRED (3.36 AC. MAX.)

PROVIDED OPEN SPACE: CATEGORY A: 9.81 ACRES
 CATEGORY B&C: 3.36 ACRES
 TOTAL: 12.97 ACRES

TRACT TABLE

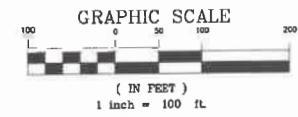
TRACT	LAND USE	OWNERSHIP/ MAINTENANCE	AREA (AC.)
A-1	INTERIOR ROW	HOA	3.99 (5.38%)
SW-1	RETENTION POND	HCA	4.69 (6.32%)
OS-1	BUFFER, OPEN SPACE	HOA	0.23 (0.31%)
OS-2	BUFFER, OPEN SPACE	HOA	4.08 (5.47%)
OS-3	RECREATION, OPEN SPACE	HOA	0.37 (0.50%)
OS-4	OPEN SPACE	HOA	0.61 (0.82%)
OS-5	RECREATION, OPEN SPACE	HOA	0.46 (0.62%)
OS-6	BUFFER, OPEN SPACE	HOA	0.45 (0.61%)
OS-7	OPEN SPACE	HDA	0.34 (0.46%)
OS-8	ROW ISLAND, OPEN SPACE	HOA	0.02 (0.02%)
OS-9	ROW ISLAND, OPEN SPACE	HOA	0.02 (0.02%)
OS-10	ROW ISLAND, OPEN SPACE	HOA	0.02 (0.02%)
W-1	CLASS II WETLAND W1	HDA	8.57 (11.55%)
WB-1	CONSERVATION, UPLAND BUFFER	HCA	3.03 (4.08%)
ROW-1	ROW DEDICATION	ORANGE COUNTY	2.15 (2.90%)
SINGLE FAMILY LOTS			27.46 (37.01%)
CORNER LAKE & WETLAND	CONSERVATION AREA W2		17.72 (23.88%)
SITE TOTAL			74.19 (100%)

TRACT/EASEMENT NOTES:

1. A HOMEOWNERS ASSOCIATION (HOA) WILL BE ESTABLISHED AND A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) WILL BE RECORDED IN THE PUBLIC RECORDS SIMULTANEOUSLY WITH THE PLAT.
2. THE ENVIRONMENTAL SWALE EASEMENT WILL BE DEDICATED TO AND MAINTAINED BY THE HOA.
3. THE CONSERVATION EASEMENT WILL BE DEDICATED TO ORANGE COUNTY BY SEPARATE INSTRUMENT.
- △ 4. WALL EASEMENTS ARE TO BE DEDICATED TO AND MAINTAINED BY THE HOA.
- △ 5. DRAINAGE EASEMENTS WITHIN THE SUBDIVISION ARE TO BE PRIVATE, DEDICATED TO, AND MAINTAINED BY THE HOA.
- △ 6. UTILITY EASEMENTS (FOR WATER MAINS & SERVICE LINES) ARE TO BE DEDICATED TO ORANGE COUNTY/PUBLIC.
- △ 7. DEVELOPMENT RIGHTS WILL BE GRANTED TO ORANGE COUNTY OVER THE PLATED CONSERVATION TRACT.
- △ 8. ALL CONSERVATION AREAS (AS DEFINED IN ORANGE COUNTY CODE CHAPTER 15) AND THEIR WETLAND SETBACKS SHALL BE DESIGNATED AS CONSERVATION TRACTS OR CONSERVATION EASEMENTS ACCORDING TO THE APPLICABLE SUBSECTION OF OC CODE CHAPTER 34 SUBDIVISION REGULATION, ARTICLE V DESIGN STANDARDS, DIVISION 1 GENERAL, SECTION 152 LOTS AND BLOCKS, SUBSECTION (G)(1).

DEDICATION NOTES:

1. 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).
2. ALL CONVEYANCES TO THE COUNTY SHOULD BE FREE AND CLEAR OF ALL ENCUMBRANCES, AND DEDICATED UPON REQUEST BY ORANGE COUNTY, OR PRIOR TO ANY HORIZONTAL OR VERTICAL PLAN APPROVAL AND IN ACCORDANCE WITH ORANGE COUNTY CONVEYANCE PROCEDURES.
3. A CURRENT PHASE ONE ENVIRONMENTAL SITE ASSESSMENT (ESA) AND CURRENT TITLE OPINION SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW AS PART OF ANY PRELIMINARY SUBDIVISION PLAN (PSP) AND /OR DEVELOPMENT PLAN (DP) SUBMITTAL AND MUST BE APPROVED PRIOR TO PRELIMINARY SUBDIVISION PLAN (PSP) AND /OR DEVELOPMENT PLAN (DP) APPROVAL FOR ANY STREETS AND/OR TRACTS ANTICIPATED TO BE DEDICATED TO THE COUNTY AND/OR TO THE PERPETUAL USE OF THE PUBLIC.



TRACT LEGEND

- INTERIOR ROW - TRACT A-1
- RETENTION POND - TRACT SW-1
- BUFFER, RECREATION, OPEN SPACE - TRACTS OS-1, OS-2, OS-3, OS-4, OS-5, OS-6, OS-7, OS-8, OS-9, & OS-10
- CLASS II WETLAND W1 - TRACT W-1
- CONSERVATION - UPLAND BUFFER - TRACT WB-1
- ROW DEDICATION - TRACT ROW-1



MADDEN
 ENGINEERS
 431 E. Horatio Avenue
 Suite 260
 Maitland, Florida 32751
 (407) 629-8330

TRACT PLAN
 FOR
SOLACE AT CORNER LAKE
 ORANGE COUNTY, FLORIDA

M/I HOMES
 400 INTERNATIONAL PARKWAY
 LAKE MARY, FLORIDA 32746
 (407) 531-9177

ENGINEER: **CHRISTOPHER MORRHEAD**, No. 81781
 LICENSED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 CERTIFICATE OF REGISTRATION: CA-0007723

NO.	DATE	REVISIONS
1	04.12.23	REVISED PER ORANGE COUNTY COMMENT
2	05.24.23	REVISED PER ORANGE COUNTY COMMENT
3	07.12.23	REVISED PER ORANGE COUNTY COMMENT
4		
5		
6		
7		
8		
9		
10		
11		

JOB #: 21097
 DATE: 02/20/23
 SCALE: 1"=100'
 DESIGNED BY: CHM
 DRAWN BY: GUS
 APPROVED BY: CHM

C100

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