



Sand Lake Resort Club PD
Westgate Lakes Resort Phase 5B DP
CDR-15-06-167/CDR-16-06-207

Orange County BCC Hearing

October 18, 2016

2016-10-18 Public Hearing F11 Ex-3 Hall



Westgate Resorts – Aerial Map

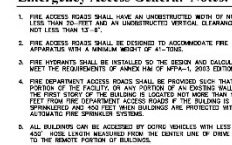


NOTE:
IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM
COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN
THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BOC ARE
INVALID.



1. THE BUILDING CONSTRUCTED TYPE IS ASSUMED TO BE TYPE R (222).
2. NFPA CHAPTER 18, TABLE 18-6.5.1.2 MINIMUM REQUIRED FIRE FLOW FOR FIRE FLOW DURATION FOR BUILDINGS OF TYPE R (222) & LHA (200) AT 31-32-00.
3. NFPA CHAPTER 18, SECTION 18-6.5.1.2 ALLOWS FOR A REDUCTION IN FIRE FLOW DURATION WITH FIRST SPRINKLERS. THIS BUILDING IS SPRINKLER PROTECTED AND THEREFORE THE REQUIRED FIRE FLOW IS 1,079 GPM. AS PER SEC 34-206 OF GEORGIA COUNTY CODE OF ORDINANCES MINIMUM REQUIRED FLOW FROM ONE ANCHOR PUMP INDUSTRIAL 2,000 GPM. THEREFORE FIRE FLOW NEEDED IS 2,000 GPM.
4. NFPA ANNEX I, TABLE I.3 MINIMUM DISTRIBUTION OF FIRST FLOW FLOW BETWEEN 2,000 AND 2,500 GPM = REDUCING A MINIMUM OF 2,000 GPM. MINIMUM REQUIRED FLOW FROM ONE ANCHOR PUMP INDUSTRIAL DISTANCE FROM ROAD FRONTAGE TO A HICRANT = 225 FEET.
5. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED SUCH THAT ALL AREAS OF THE FACILITY CAN BE REACHED BY FIRE TRUCKS. THE FIRST STORY OF THE BUILDING IS LOCATED NOT MORE THAN 4' FROM THE FACILITY DRIVEWAY.
6. ALL BUILDINGS ARE PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM.

1. FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20-Feet AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 12-Feet.
2. FIRE ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE FIRE APPARATUS WITH A MINIMUM WEIGHT OF 40-TONS.
3. FIRE HYDRANTS SHALL BE INSTALLED SO THE DEPTH AND CALCULATED FLOW MEET THE REQUIREMENTS OF ANNEX HAN OF NFPA-1, 2003 EDITION.
4. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED SUCH THAT PORTION OF THE FACILITY, OR ANY PORTION OF AN EXISTING BUILDING, THE FIRST STORY OF THE BUILDING IS LOCATED NOT MORE THAN 100-Feet FROM THE FIRE ACCESS ROAD. IF THE BUILDING IS SPINNIALIZED AND 400 FEET WHEN BUILDINGS ARE PROTECTED WITH AUTOMATIC FIRE SUPPRESSION SYSTEMS.
5. ALL BUILDINGS CAN BE ACCESSED BY DRIVING VEHICLES WITH LESS THAN 10-Feet CLEARANCE MEASURED FROM THE CENTER LINE OF DRIVE TO THE EXISTING PORTION OF BUILDINGS.



100 YEAR FLOOD ELEVATION 120.0'
FIRM PANEL 12350524169 EFFECTIVE DATE: 09/05/2009

TREATMENT VOLUME:
PHASE 3B SOIL IMPEROVISE = 5.71 ACRES
 REQUIRED: 2.87 I.P.E. x 5.71 AC = 1.64 AC-FT
TOTAL REQUIRED TREATMENT VOLUME = 5.18 AC-FT

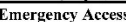
UTILITY SUMMARY - PHASE 5

POTABLE WATER DEMAND:

1187.04 GPD

181 UNITS - 0 ROOMS x 187 G.P.D. = 0 GPD
289 UNITS - 306 ROOMS x 187 G.P.D. = 54,038 GPD
381 UNITS - 30 ROOMS x 187 G.P.D. = 5,628 GPD
448 UNITS - 12 ROOMS x 187 G.P.D. = 2,644 GPD
TOTAL 60,310 GPD

SERVICE PROVIDERS	
WATER SERVICE PROVIDED BY:	ORANGE UTILITIES COMMISSION
SEWER SERVICE PROVIDED BY:	ORANGE COUNTY UTILITIES
STORM WATER MAINTENANCE PROVIDED BY:	OR ITS RETROCOMMISSION SYSTEM TO BE DESIGNED IN ACCORDANCE WITH ORANGE COUNTY AND DESIGN CRITERIA
POWER SERVICE PROVIDED BY:	PROGRESS ENERGY
GAS SERVICE PROVIDED BY:	



PROJECT AREA:		9.81 ACRES
DEVELOPMENT PROGRAM:		RESIDENT/RESIDENTIAL/TIMBERHIRE
NEW UNITS		190 UNITS - 126/THIRDS
CURRENT LAND USE:		RESIDENT/RESIDENTIAL/TIMBERHIRE
CURRENT/FUTURE LAND USE:		MEDIAN DENSITY RESIDENTIAL
CURRENT ZONING:		P-D
NET PARCELS DENSITY - TOTAL PHASE 1/5		
353 UNITS/37.81 AC		35.83 DU/AC
BUILDING		
MAX. HEIGHT:		100 FT
MAX. STOREYS:		10 STOREYS
BUILDING SETBACKS:		
ADJACENT LOT	REAR/ALIAS	FRONTED
TUNNEL LAKE RIGHT-OF-WAY	40 FT	150 FT
MINIMUM HIGH WATER ELEVATION	40 FT	175 FT
100'	25 FT	150 FT
ADJACENT PUB	55 FT	180 FT
MINIMUM OPEN SPACE		REQUIREMENT
CAPACITY/AC		2.46 AC 208K
LANDSCAPE AREA		2.03 AC 35.47K
LANDSCAPE YIELD		1.18 AC 11.81K
TOTAL YIELD		4.20 AC 44.28K
OPEN SPACE		
TOTAL OPEN SPACE = 5.50 X 100 = 42.50K		

SPACES REQUIRED

BUILDING 60 AND 70: 1.5¹ SPACES/UNIT x 1 UNIT = 1.5 SPACES
PHASE 5: 1.0² SPACES/UNIT x 353 UNITS = 353 SPACES

SPACES PROVIDED

SURFACE SPACES IN PHASE 5 = 358 SPACES
SPACES IN PARKING GARAGE = 154 SPACES
TOTAL SPACES PROVIDED = 502 SPACES

* PER SECTION 38-1476 OF THE GRAND JURY (LAND DEVELOPMENT CODE), THE REQUIRED PARKING & TRAVELITY FOR THE PHASE UNITS IS 1.5 SPACES PER UNIT. PLUS .02 SPACES FOR EACH LOUNGE UNIT. IT IS ASSUMED THAT ALL UNITS WILL BE OCCUPIED BY THE PURCHASER OF THE UNIT. THIS CALCULATION IS BASED ON THE ASSUMPTION THAT THE PHASE UNITS WILL BE OCCUPIED BY THE PURCHASER OF THE UNIT.

ADA ACCESSIBLE SPACES:
PHASE 5: 1.0³ SPACES/UNIT x 353 UNITS = 353 SPACES
PROVIDED = 16 SPACES

PROVIDED OVERALL: 1.0⁴ SPACES/UNIT x 1268 UNITS = 1268 SPACES
PROVIDED OVERALL: 1.0⁵ SPACES/UNIT x 1268 UNITS = 1268 SPACES

NOTE: THERE IS EXCESS PARKING PROVIDED UNITS FOR THE OVERALL DEVELOPMENT AND A SHUTTLE SERVICE IS PROVIDED TO ASSIST IN THE TRANSPORTATION OF RESIDENTS TO AND FROM THE DEVELOPMENT.

CATEGORY	AREA (AC.)	AREA (%)
BUILDING COVERAGE	1.85	18.87
SIDEWALK/PARKING	3.86	38.95
TOTAL	5.71	57.82%

[illegible]

NOTES

1. IN ACCORDANCE WITH SECTION 38-1222, ANY VARIATIONS FROM STATE CODE MINIMUM STANDARDS REPRESENTED ON THIS FORM THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BOC ARE INVALID.

PHASING PHASE 2

Unit/Bedroom Count for Approved Units to Date

Wengiers Lakes Property: Additions

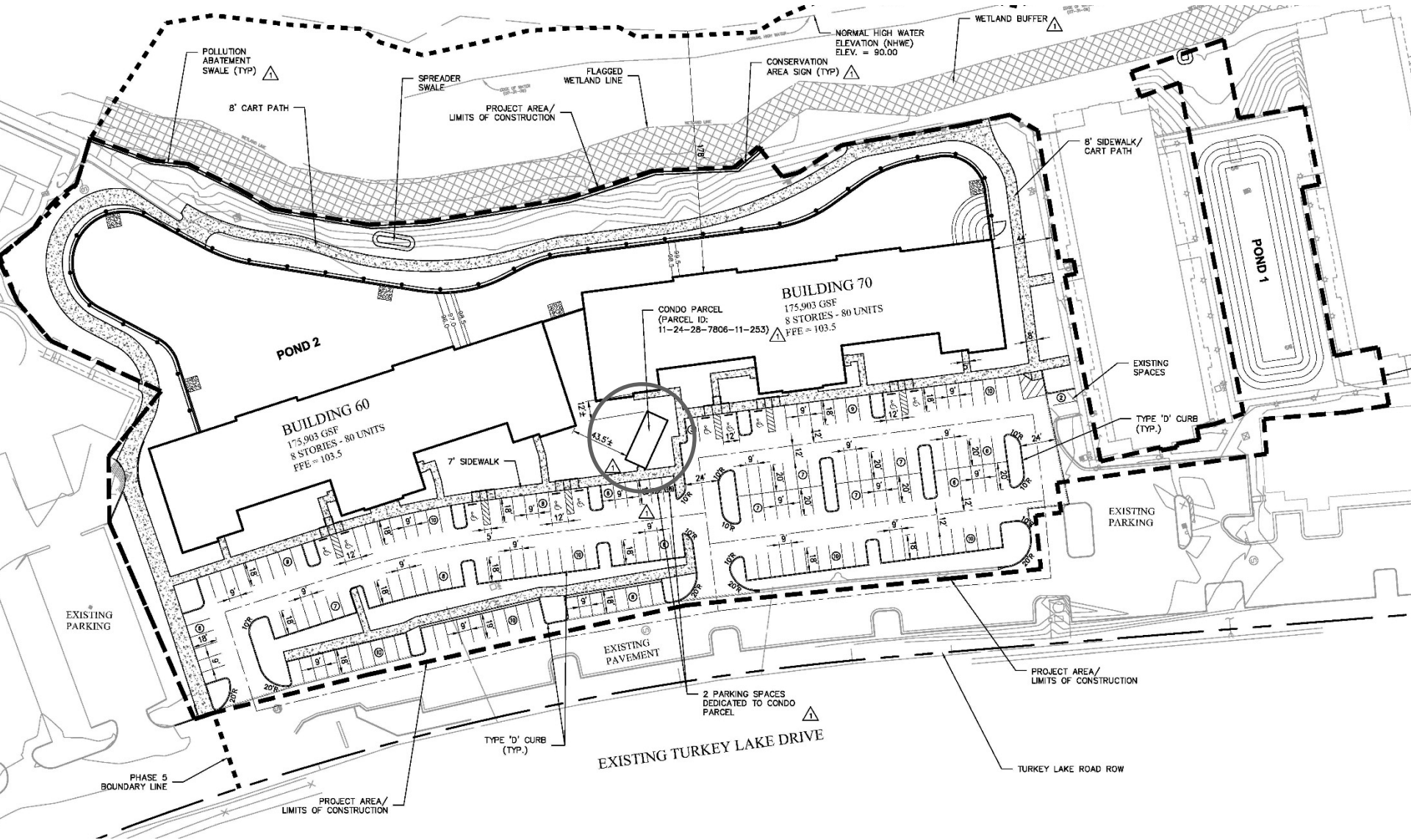
Build- ing	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total Units	Total Bedrooms
100		62			52	121
93		52		6	58	144
44		62		6	74	144
73		84	8		92	144
60		62	8		70	138
8-02		1			1	2
	330	32	12		374	762

Sonoma Village Courts: Demolitions

Build- ing	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total Units	Total Bedrooms
2	3	3			6	9
3	0	3			3	5
3	6				6	6
4	1	7			8	10
7	8	5			13	15
8	6	3			9	15
9	4	3			7	9
10	7	5			12	17
	45	44	0	0	89	133
Total:	45	265	32	12	264	629

A CAPACITY RESERVATION CERTIFICATE (COC-140) COSTS FOR THIS PROJECT ALLOWING UP TO 326 THIRDSIDE UNITS WITHIN PHASE 5 OF VESTGATE LAKES. 351 NEW UNITS (BUILDINGS 80, 70, 82, 90, AND 100) WILL BE CONSTRUCTED AND 85 WILL BE REMOVED FOR A TOTAL OF 266 UNITS. THEREFORE, THE PROJECT IS CONCURRENT.

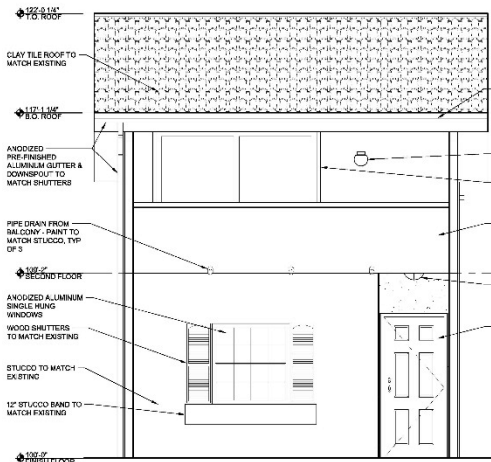
Westgate Resorts – Approved Development Plan



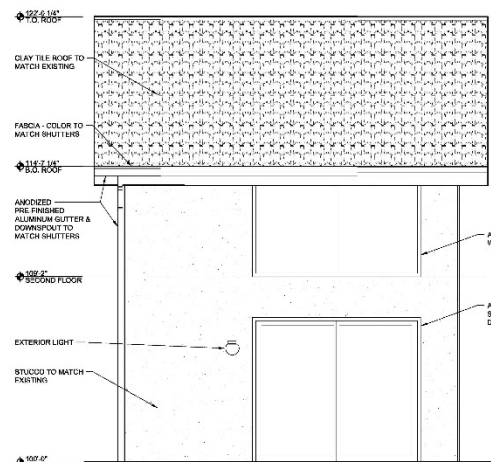
Westgate Resorts – Alternatives

- Money escrowed to buy the condo parcel
- Money escrowed to rebuild the condo unit
- A similar condo unit within the resort has been offered
- Money has been escrowed to pay for the demolition of the condemned condo unit

Westgate Resorts – Approved Plans



FRONT ELEVATION
SCALE: 3/8" = 1'-0"

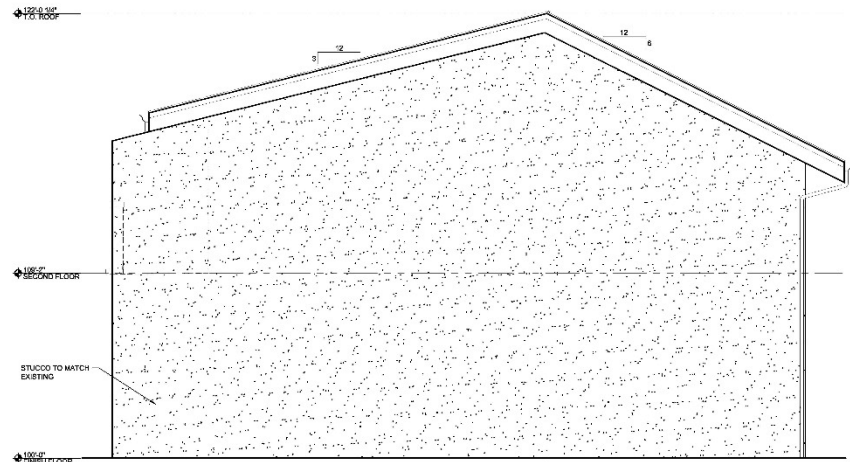


REAR ELEVATION
SCALE: 3/8" = 1'-0"

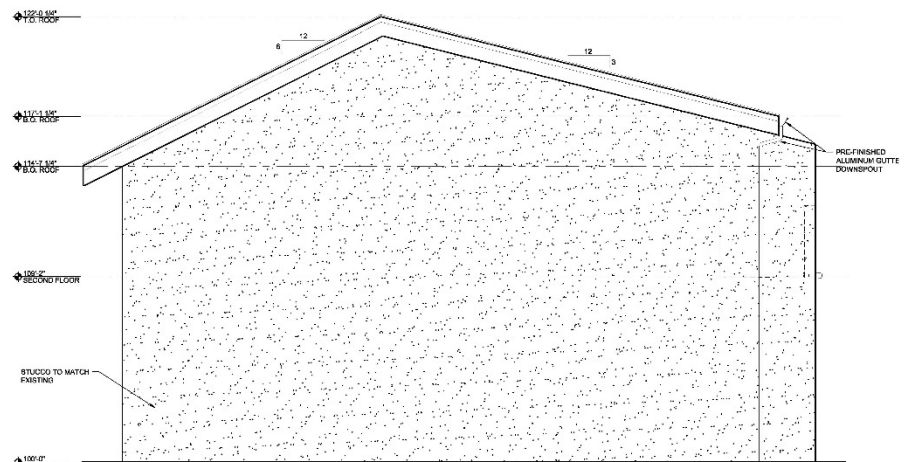
FINISH NOTE:
STUCCO TO SUDDEN
MARBLE OSMOTA COLOR
WITH MONTEREY FINISH.



FINISH NOTE:
ROOF TO MATCH EXISTING
CLAY TILE ROOF COLOR AND
STYLE.



SIDE ELEVATION
SCALE: 3/8" = 1'-0"



SIDE ELEVATION
SCALE: 3/8" = 1'-0"

MAXIMUM BUILDING HEIGHT 100'-0" ABOVE FINISH GRADE

Westgate Resorts – Alternative Location



