# VICINITY MAP

# SITE DEVELOPMENT PLANS

# POINCIANA SUBDIVISION

Kissimmee, FL 34759

# UTILITY PROVIDERS

# WATER & SEWER

TOHO WATER AUTHORITY 951 Martin Luther King Boulevard, Kissimmee, FL 34741 Phone: (407) 944-5000

# DRAINAGE

SFWMD

**NOTES** 

Orlando Service Center 1707 Orlando Central Parkway Suite 200, Orlando, FL 32809 Phone:(407) 858-6100

# TELEPHONE

**CENTURY LINK** 33 N. MAIN STREET WINTER GARDEN, FL 34787 Phone: (407) 814-5344

**ELECTRICITY** 

452 E CROWN POINT RD

WINTER GARDEN, FLORIDA 34787

THE SITE CONTRACTOR TO CONTACT ALL RIGHT-OF-WAY USERS PRIOR TO PRE-CONSTRUCTION CONFERENCE CONFERENCE WITH OSCEOLA COUNTY

> CABLE BRIGHTHOUSE 844 MAGUIRE ROAD ORLANDO, FL 34761 Phone (407) 532-5809



# PROJECT TEAM

CIVIL LANDSCAPE SURVEY

OSCEOLA ENGINEERING, INC. OSCEOLA ENGINEERING, INC. JOHNSTON'S SURVEY, INC.

# LEGAL DESCRIPTION

SW 1/4 OF SW 1/4 OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA

PARCEL ID NO. 28-27-34-000000-044010

PARCEL B:

SE 1/4 OF NW 1/4 OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA

PARCEL ID NO. 28-27-34-000000-032010

AND

PARCEL C:

E 1/2 OF SW 1/4 OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA

PARCEL ID NO. 28-27-34-000000-041010

# PERMITS REQUIRED

# SITE DATA

PROPERTY LOCATION PIN 28-27-34-000000-044010 28-27-34-000000-041010 28-27-34-000000-032010

33.22 AC DEVELOPABLE AREA: 127.05 AC

DESIGN STANDARDS : ZONING: PUD (PROPOSED) FUTURE LAND USE: A/RR MININUM LOT AREA = 5,400 SF

MINIMUM LOT WIDTH = 45 FT MAXIMUM ALLOWABLE BUILDING HEIGHT: THREE STORIES MAXIMUM LOT COVERAGE = 80%

SET BACKS . FRONT = 15 FT PRIMARY STRUCTURE

FRONT = 25 FT GARAGE REAR = 10 FTSIDE = VARIES, SEE LOT TYPICALS

PROPOSED DEVELOPMENT: SITE AND UTILITY IMPROVEMENTS FOR A 430 UNITS SUBDIVISION

PARKING CALCULATION: PARKING REQUIRED (LDC Table 7.10): Single Family Detached (Excluding Garage)

1 SPACE PER 15 UNITS - LESS THAT 65FT 430 UNITS / 15 = 29 SPACES 1 SPACE PER 10 UNITS LESS THAN 55 FT 390 UNITS/ 10 = 39 SPACES

ADDITIONAL PARKING REQUIRED

SPACES PROVIDED = 860 REGULAR (Driveway) ADDITIONAL PARKING PROVIDED = 68

## DENSITY:

430 UNITS / 127.05 AC = 3.39 UNITS / AC

ACCORDING TO THE SOIL SURVEY OF POLK COUNTY, FLORIDA THIS PROPERTY CONSISTS PRIMARILY OF ASTATULA SAND AND TAVARES FINE SAND.

2 Per Unit

# FLOOD STATEMENT:

PER FEMA COMMUNITY PANEL NUMBER 12105C0385H EFFECTIVE DECEMBER 22, 2016, THE SITE LIES WITHIN ZONE X (WHITE) AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN

DEVELOPMENT TIMELINE: 10/2025 COMMENCEMENT COMPLETION 10/2028

ROADWAYS SHALL BE DEDICATED TO POLK COUNTY FOR OWNERSHIP &

MAINTENANCE

# SHEET INDEX

SHEET II	)	TITLE
C0.001	CO	VER SHEET
C0.002	воі	JNDARY & TOPOGRAPHICAL SURVEY
C0.003	SIT	E PLAN
C0.004	OPE	EN SPACE PLAN
C0.005	AMI	ENITY PLAN
C0.006	UTI	LITY AND FIRE PROTECTION PLAN
C0.007	FLU	J MAP
C0.008	EXI	STING CONDITIONS MAPS

OSCEOLA ENGINEERING 1003 FLORIDA AVENUE, SAINT CLOUD, FL 34769 PHONE 407.891.0452 FAX 407.891.9173 PRINCE POINCIANA,

POINCIANA

SUBDIVISION

Polk County, FL 34759

OEI 24-009

**BKJ** 

GRAPHIC SCALE BAR

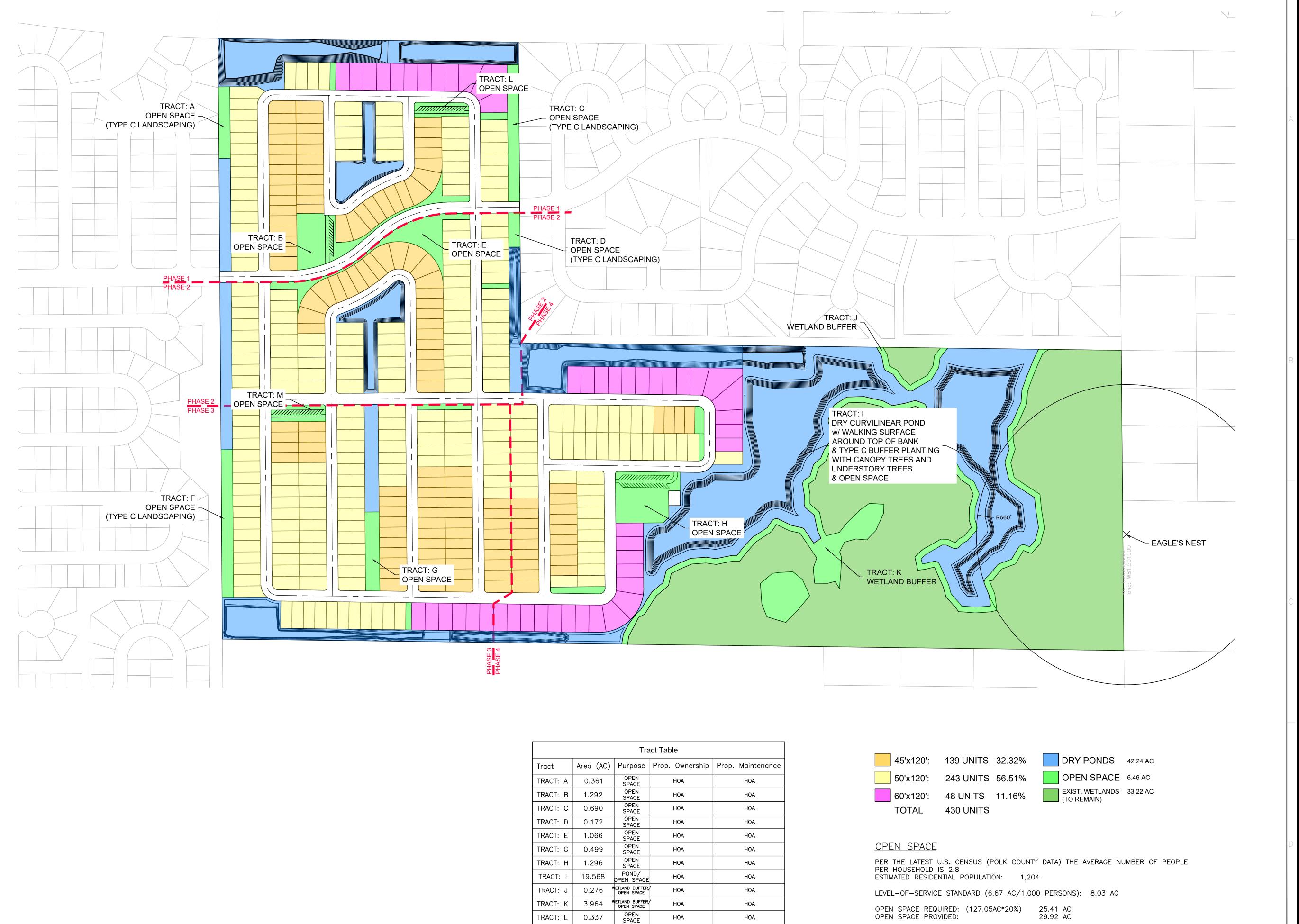
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**COVER** 

SDP22-000XX





OPEN SPACE

HOA

HOA

TRACT: M | 0.402

OSCEOLA ENGINEERING

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SEAL

CLIENT

PRINCE POINCIANA, LLC



POINCIANA SUBDIVISION

Polk County, FL 34759

NO. DATE

GRAPHIC SCALE BAR 0' 50' 100' 200'

OEI JOB # OEI 24-009
DESIGNED BK.J

DESIGNED BKJ

DRAWN BKJ

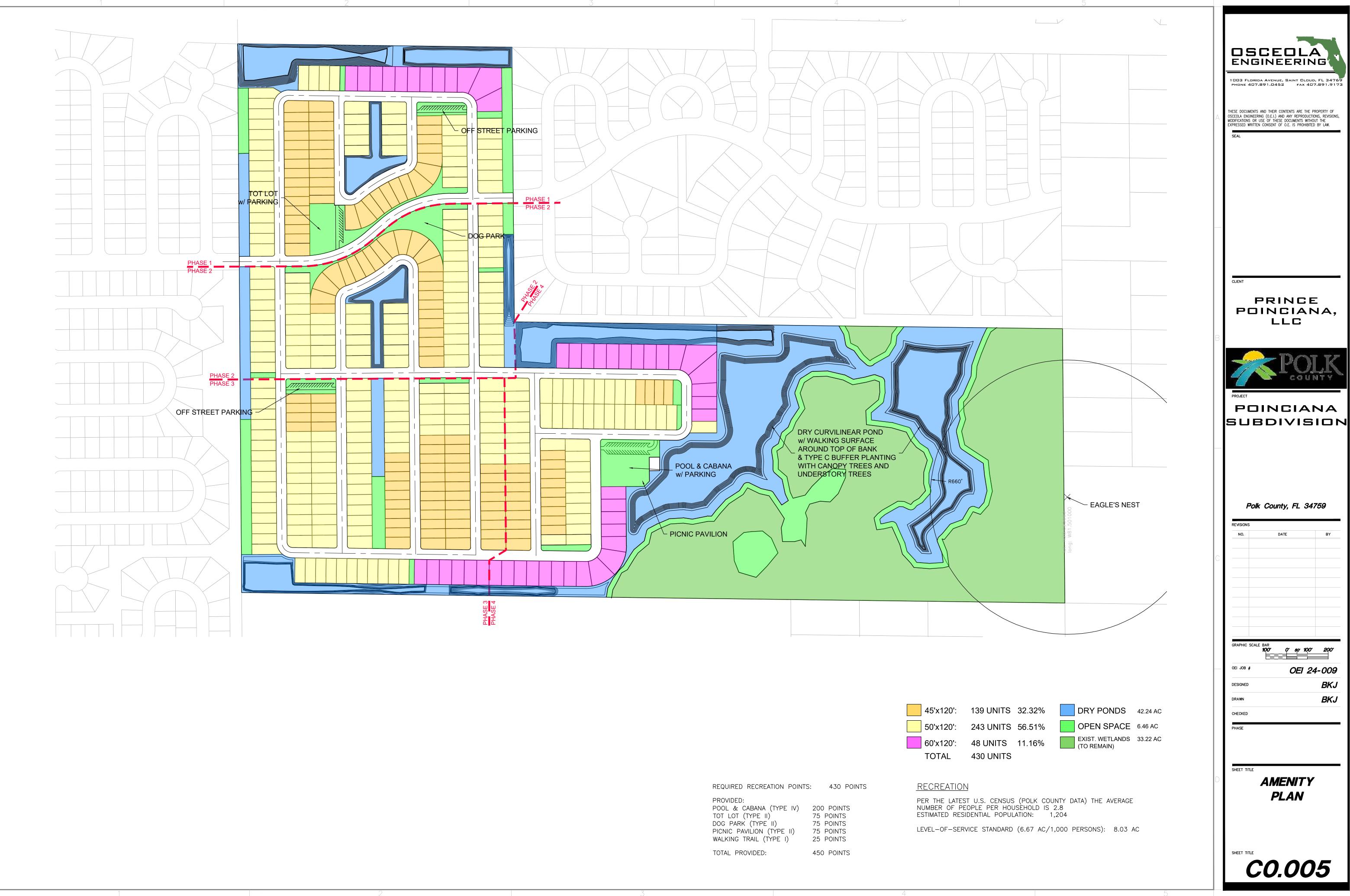
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PHASE

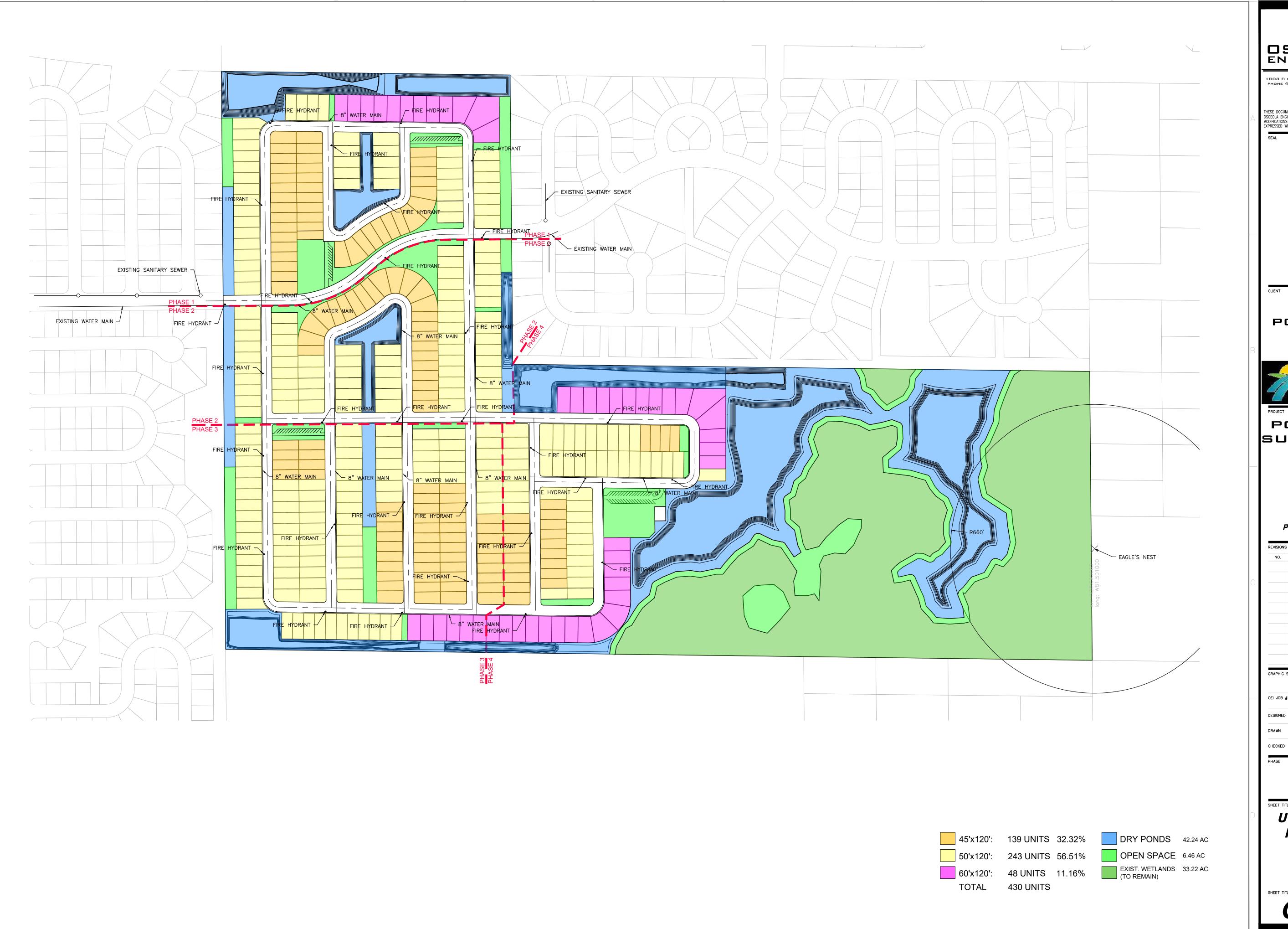
OPEN

SPACE PLAN

SHEET TITLE









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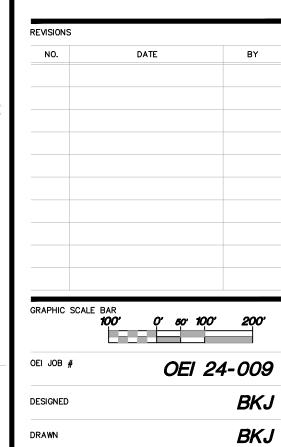
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PRINCE POINCIANA, LLC

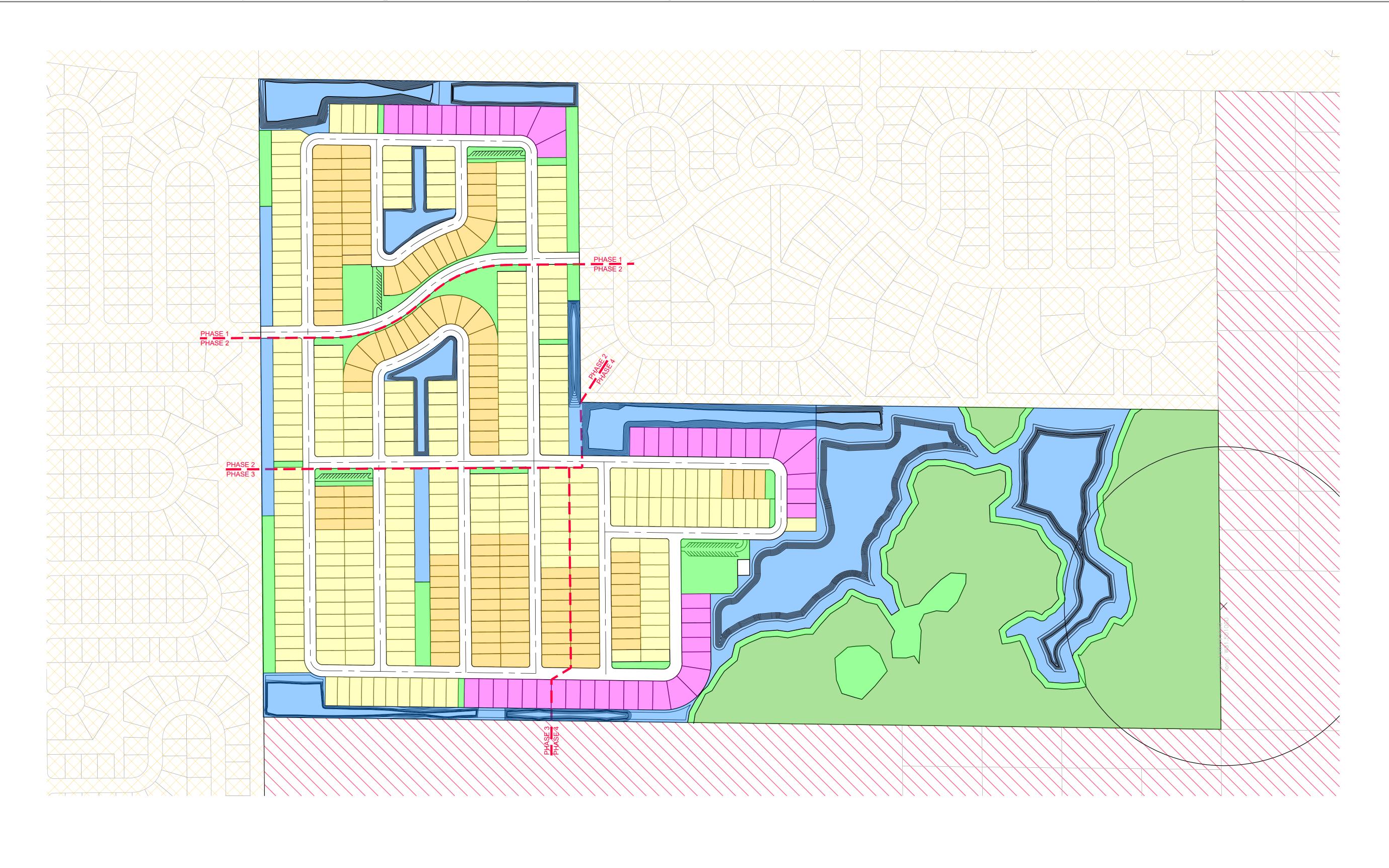


POINCIANA SUBDIVISION

Polk County, FL 34759



UTILITY & FIRE **PROTECTION** PLAN





DRI — DEVELOPMENT OF REGIONAL IMPACT



A/RR - AGRICULTURE/RESIDENTIAL RURAL



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PRINCE POINCIANA, LLC



POINCIANA SUBDIVISION

Polk County, FL 34759

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GRAPHIC SCALE	BAB	
SKAPHIC SCALE	100' 0' 50'	100° 2

OB # OEI 24-009
NED BKJ

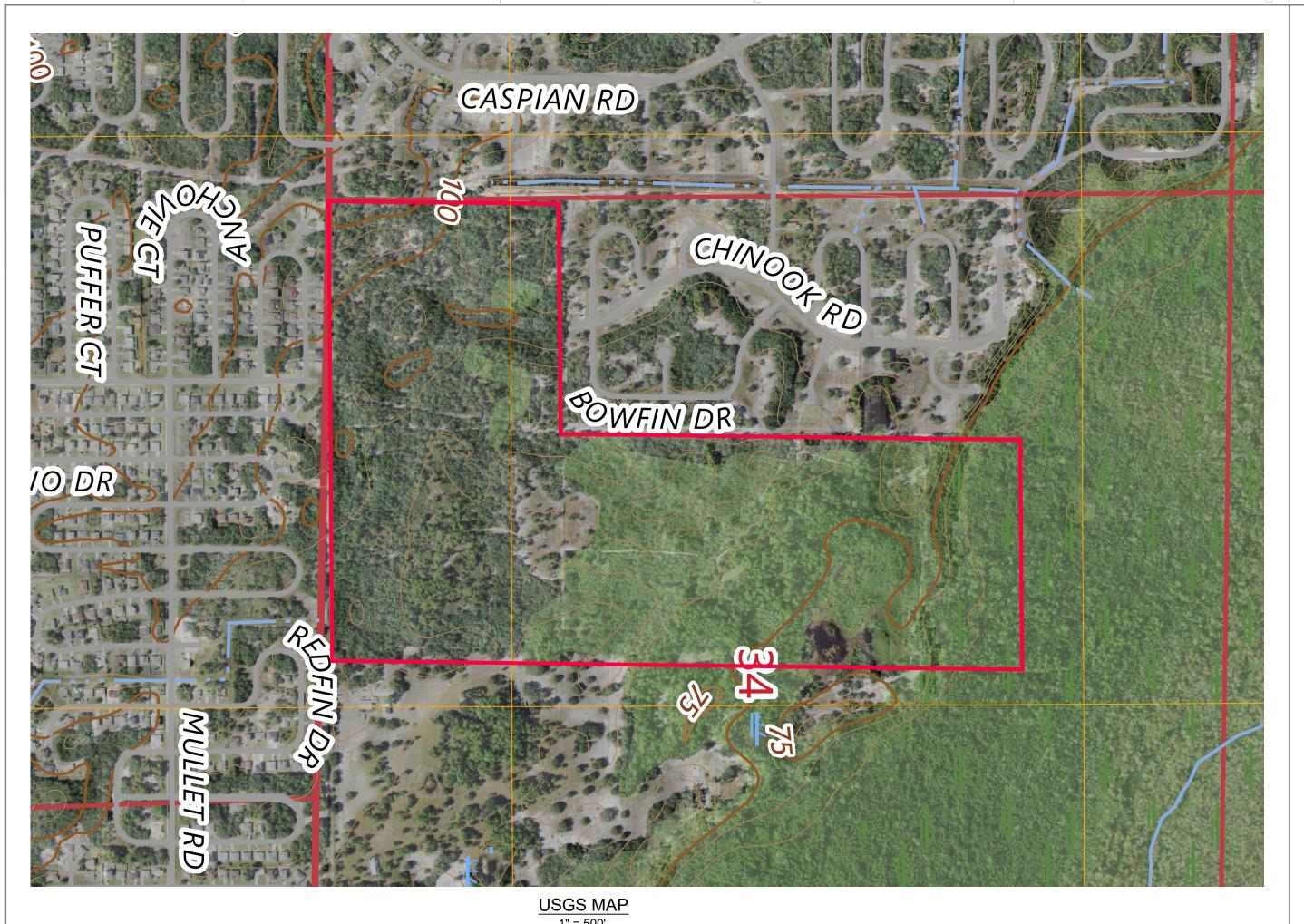
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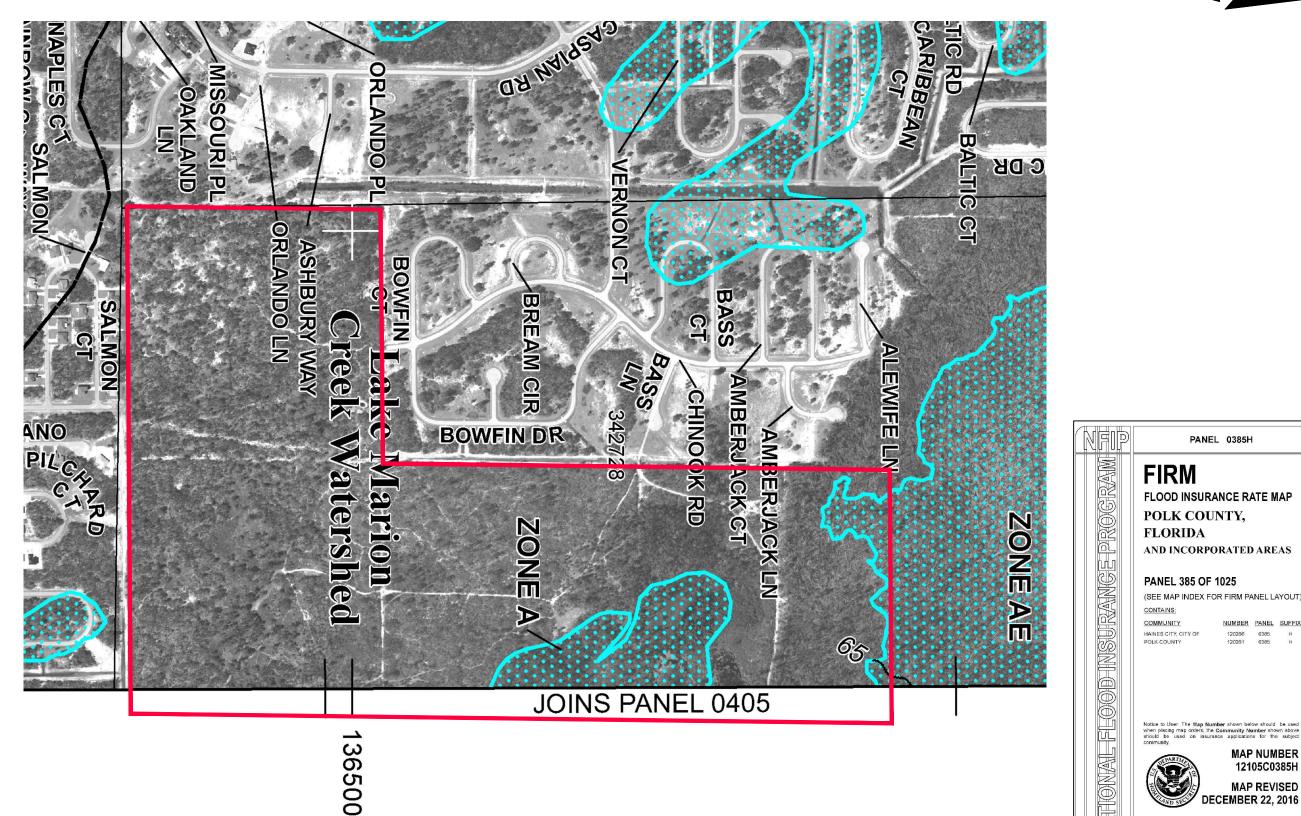
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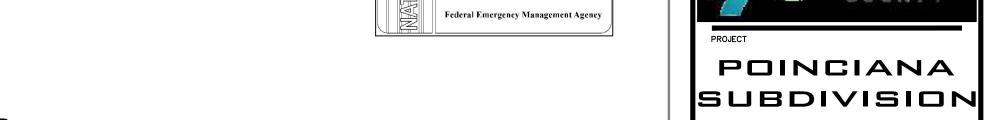
SHEET TITLE

FLU PLAN

C0.007



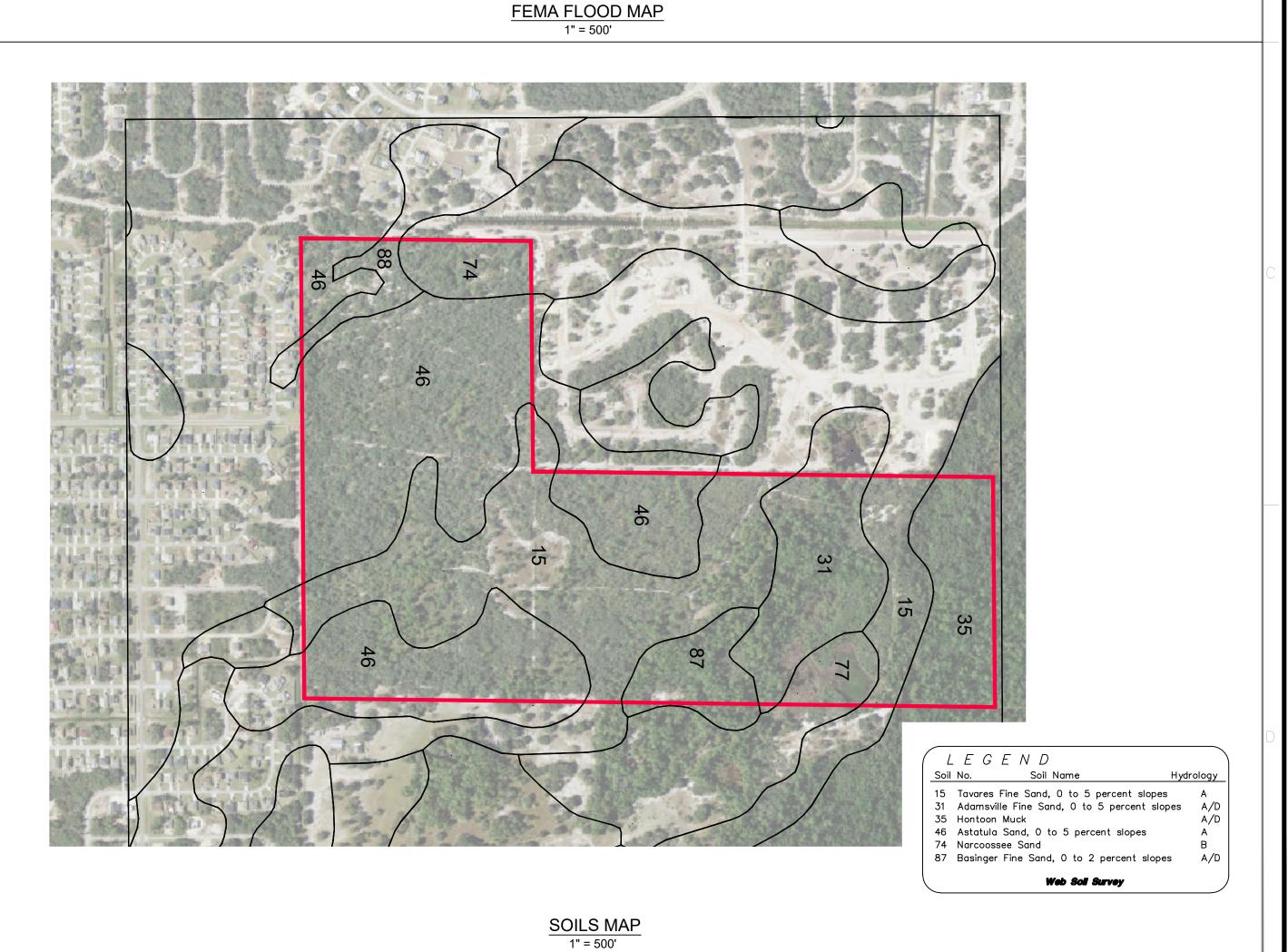




MAP NUMBER

MAP REVISED DECEMBER 22, 2016





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Polk County, FL 34759

GRAPHIC SCALE BAR 100' 0' 50' 100' 200' OEI 24-009 BKJ BKJ CHECKED **EXISTING** 

CO.008

CONDITIONS

PLAN