SITE DATA

LOCATION	SECTION 02, TOWNSHIP 26 S, RANGE 25 E
ADDRESS	1001 FAN PALM DR. DAVENPORT, FL 33897
FOLIO NUMBERS	26-25-02-485750-001180
FUTURE LAND USE	RESIDENTIAL LOW (RL-1)
DEVELOPMENT AREA	TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA)
SPECIAL PROTECTION AREA	RIDGE SPECIAL PROTECTION AREA
SELECTED AREA PLAN	NORTH US 27 SELECTED AREA PLAN
EXISTING PD PERMITS	PD-0021
OTHER USES/ZONES	GREEN SWAMP AREA OF CRITICAL STATE CONCERN
PROPOSED USE	AMENITY AND TOWNHOMES
SITE AREA (PERMITTED PLANS) SITE AREA (PARCEL K)	4,669,632 SF 107.20 AC 312,569 SF 7.18 AC

	PERMITTED PLANS	PROPOSED
TOTAL BUILDINGS	90	103
TOTAL UNITS	360	412
ISR	20.7 (22.24 AC)	20.7 (22.24 AC)
OPEN SPACE INCLUDING BUFFERS AND AREA BEYOND POND DESIGN HIGH LEVELS	79.3%	79.3%

FLOOD ZONE (PARCEL K)	'X' ZONE (AREA OF MINIMAL FLOOD HAZARD, WHICH ARE OUTSIDE THE SFHA & HIGHER THAN THE ELEVATION OF THE 0.2% ANNUAL CHANCE FLOOD
WETLANDS	21.96 AC

BUILDING SETBACKS

	ORIGINAL	PROPOSED
ROW	15 FT	18 FT
REAR	15 FT	15 FT
SIDE	5 FT	5 FT
ACCESSORY	5 FT	5 FT

PARKING REQUIREMENTS

COMMUNITY CENTER
PROVIDED 67 SPACES (4 ADA)

TOWNHOMES
REQUIRED 2 PER UNIT
2 * 52 = 104 SPACES

PROVIDED 104 SPACES

LANDSCAPE BUFFERS

	REQ	ABUTTING USE
NORTH	NO BUFFER REQUIRED	LOCAL DRIVE
NORTH-EAST	NO BUFFER REQUIRED	MULTI-FAMILY RESIDENTIAL
EAST	NO BUFFER REQUIRED	WETLAND
SOUTH	NO BUFFER REQUIRED	SINGLE FAMILY RESIDENTIAL(ALREADY BUFFERED)
WEST	NO BUFFER REQUIRED	MULTI-FAMILY RESIDENTIAL

DENSITY BONUSES FOR RIDGE SPA OF GREEN SWAMP

REQUIRED DENSITIES	MIN	MAX
RIDGE SPA	N/A	4.0 DU/AC
TSDA	3 DU/AC	7.0 DU/AC
US 27 SAP	N/A	4.0 DU/AC
PD-0021	N/A	4.0 DU/AC (20 BONUS POINTS REQUIRED)

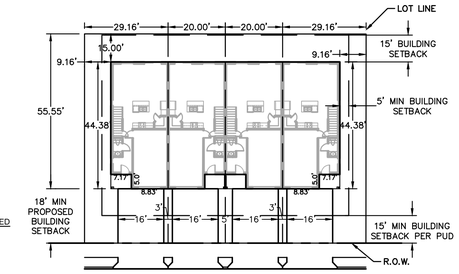
PROVIDED DENSITIES	PERMITTED PLANS	PROPOSED
DENSITY	3.36 DU/AC	3.84 DU/AC

DENSITY BONUSES FOR RIDGE SPA OF GREEN SWAMP

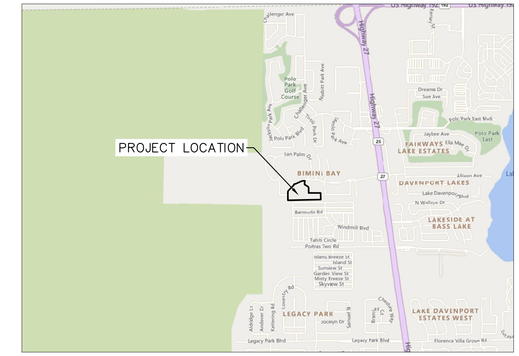
POINT DESIGNATION PER PREVIOUSLY PERMITTED PLANS

REQUIRED BONUS POINTS: 20
AWARDED BONUS POINTS: 21

DESIGN FEATURE	POINTS AWARDED	POINTS DESIGNATED
OPEN SPACE BONUS POINTS FOR PROJECTS LOCATED IN GREEN SWAMP 45% OPEN SPACE OF PROJECT	15	15
ROAD ROW FOR PROPOSED ARTERIAL AND COLLECTOR ROADS	2 FOR EVERY $\frac{1}{2}$ AC (MAX 10)	2
VERTICAL CONSTRUCTION (2+ STORIES)	4	4



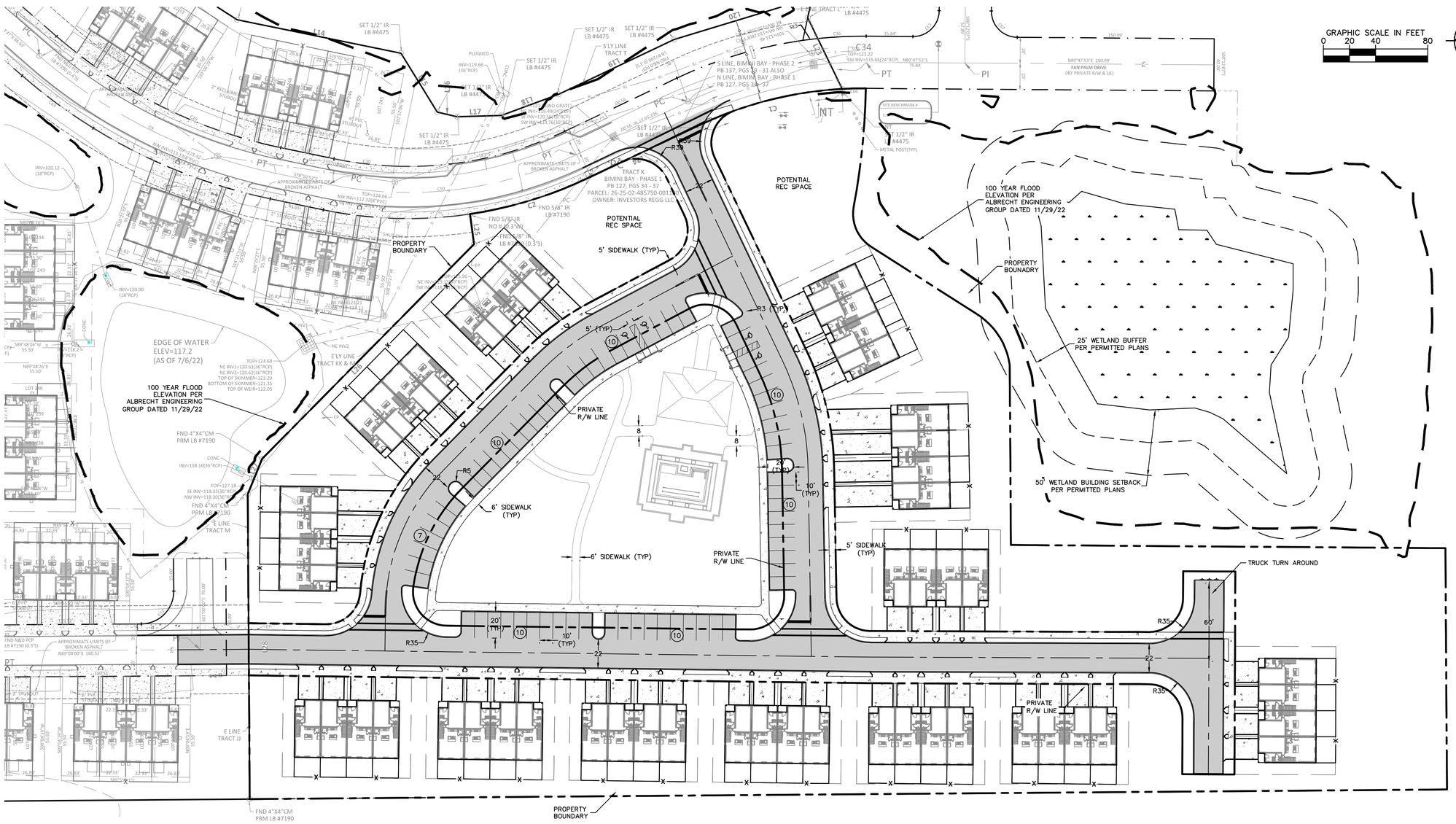
TYPICAL LOT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH



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No.	REVISIONS	DATE	BY

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JASON A. ALLIGOOD, P.E.
71103

KHA PROJECT 046592000
DATE MAR 2023
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

MASTER SITE PLAN

BIMINI BAY TRACT K

PREPARED FOR
SHOREHAM CAPITAL

POLK COUNTY FLORIDA

SHEET NUMBER
EXH