



OPEN SPACE / RECREATION AREA PLAN

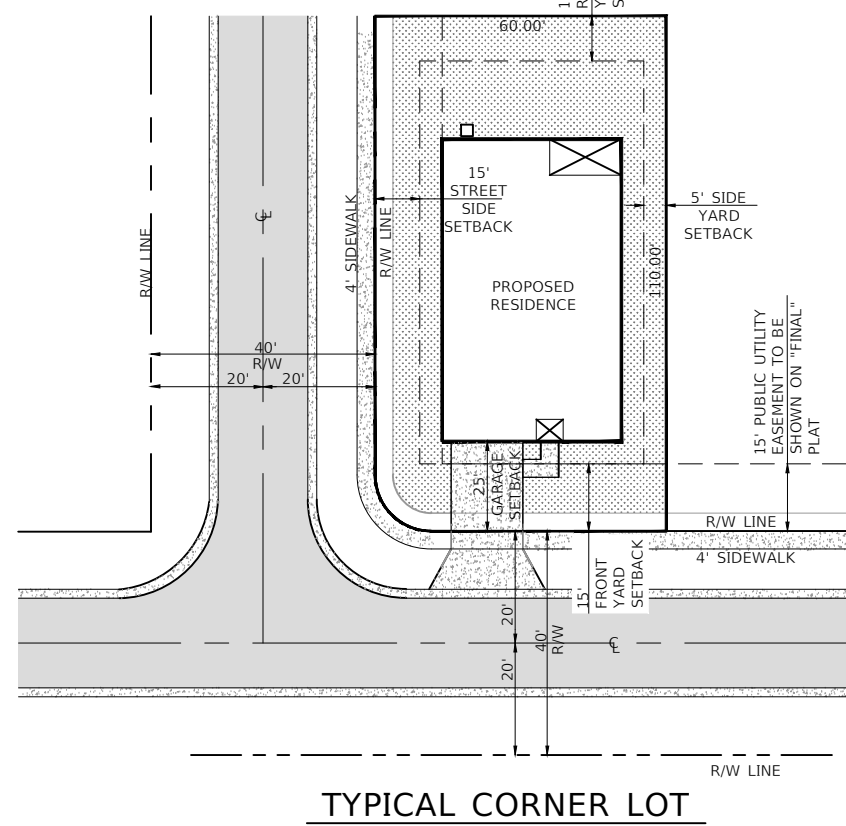
REQUIRED OPEN SPACE (0.2 X 17.50)	= 3.50 ACRES
OPEN SPACE PROVIDED	= 3.76 ACRES
REQUIRED RECREATION AREA (77 UNITS X 500 SF)	= 0.88 ACRES
RECREATION AREA PROVIDED	= 2.92 ACRES

TRACT	USAGE	AREA	OWNED & MAINTAINED
A	LANDSCAPE BUFFER / OPEN SPACE	0.17 ACRES	HOA
B	LANDSCAPE BUFFER / OPEN SPACE	0.08 ACRES	HOA
C	LANDSCAPE BUFFER / OPEN SPACE	0.01 ACRES	HOA
D	LANDSCAPE BUFFER / OPEN SPACE	0.10 ACRES	HOA
E	OPEN SPACE	0.48 ACRES	HOA
F	RETENTION AREA / OPEN SPACE / RECREATION	2.92 ACRES	HOA

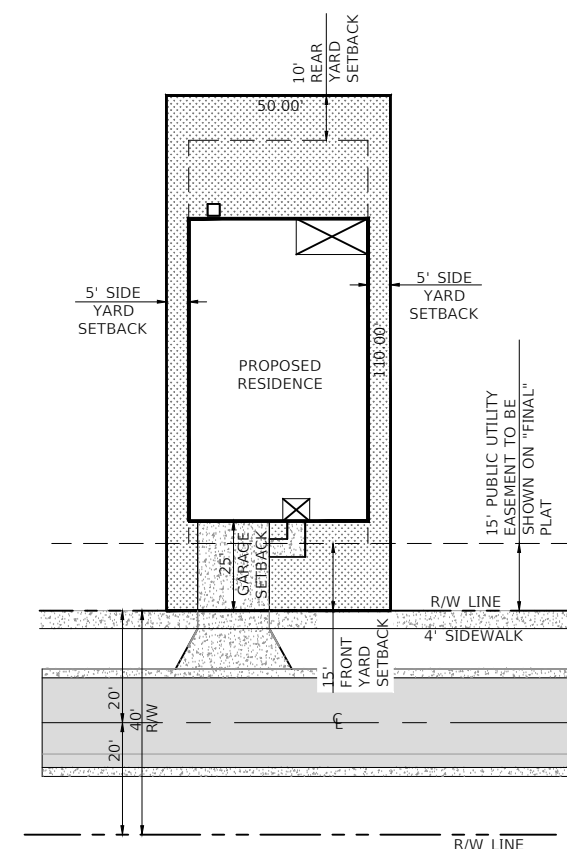
TOTAL = 3.76 ACRES

NOTES:

- RETENTION AREA WITHIN TRACT F SHALL BE DESIGNED WITH A NATURAL SHAPE AND MEET THE PLANTING REQUIREMENTS OF A TYPE C LANDSCAPE BUFFER
- ALL UNITS ARE WITHIN 1/4 MILE (1,320 FT) OF THE RECREATION AREA. LOT 43 IS LOCATED THE FURTHEST (VIA ROW) AT ROUGHLY 800' AWAY.



TYPICAL CORNER LOT



TYPICAL LOT LAYOUT

LAND USE TABLE

TOTAL LAND AREA	= 17.50 ACRES
TOTAL LOTS	= 77 LOTS
DENSITY	= 4.40 UNITS/ACRE
FUTURE LAND USE	= RL-1

DENSITY BONUS POINTS

BASE DENSITY	= 4.0 UNITS / ACRE
REQUIRED DENSITY POINTS	= 11.0 POINTS (RL 4.4 DU/AC MAX DENSITY)
XERISCAPING (AT LEAST 25% OF REQUIRED LANDSCAPING)	= 2.0 POINTS
INTERNAL SIDEWALKS(BOTH SIDES)	= 4.0 POINTS
UNDERGROUND UTILITIES	= 2.0 POINTS
CONNECTION TO CENTRALIZED SEWER	= 5.0 POINTS
2 ROADWAY ACCESS POINTS	= 5.0 POINTS
WATER REUSE	= 1.0 POINTS
PD LOCATED WITHIN 1 MILE TO PUBLIC SCHOOL	= 2.0 POINTS
TOTAL	= 21.0 POINTS

TOTAL ACHIEVED (21.0 POINTS) > TOTAL REQUIRED (11.0 POINTS)

SITE PLAN STANDARDS NOTES

- PROJECT IS PROPOSED TO BE CONSTRUCTED IN A SINGLE PHASE.
- ESTIMATED TIME OF COMPLETION OF PROJECT: APRIL, 2024.
- GROSS AREA PROJECT: 17.50 ACRES.
- PROPOSED DENSITY: 77-LOTS ON 17.50 ACRES - 4.40 LOTS/ACRE.
- NUMBER OF DWELLING UNITS: 77-SINGLE FAMILY RESIDENTIAL UNITS PROPOSED.
- FLOOR AREA RATIO (FAR) NOT APPLICABLE - PROPOSED RESIDENTIAL DEVELOPMENT.
- IMPERVIOUS AREA: SHALL NOT EXCEED 70%.
- NO EXISTING WETLANDS ON SITE
- THIS REQUEST FOR A PLANNED DEVELOPMENT LAND USE IS TO ALLOW THE PROPOSED 4.40 LOTS/ACRE, WITH UNDERLYING LAND USE OF RL-1.
- PROJECT IS DEVELOPMENT OF SINGLE FAMILY RESIDENTIAL HOMES WITH A MAXIMUM HEIGHT OF 2-STORIES.
- CURRENT/FUTURE LAND USE OF SITE IS RL-1 WITH DEVELOPMENT AREA UGA DESIGNATION. CURRENT/FUTURE LAND USE DESIGNATIONS FOR PROPERTIES IMMEDIATELY ADJACENT WITHIN 150' OF SITE ARE DEPICTED ON PLAN.
- NO FLOOD ZONES ON SITE. SITE IS LOCATED ENTIRELY WITH FLOOD ZONE X.
- PROPOSED LOT LINES AND DIMENSIONS ARE DEPICTED ON PLAN. GENERAL LAND USE WILL BE A 77-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT. THE USE OF THE TRACTS ARE NOTED ON THE PLAN, INCLUDING OPEN SPACE AND BUFFER AREAS. EASEMENTS FOR PUBLIC UTILITIES ARE DELINEATED ON PLAN.
- TYPICAL LOT LAYOUTS ARE DEPICTED IN DETAILS ON PLAN.
- PROPOSED ENTRANCE SIGNAGE AREAS ARE DEPICTED ON PLAN.
- EACH LOT IS REQUIRED TO BE PLANTED WITH MIN. ONE (1) CANOPY TREE PLACEMENT DETERMINED BY BUILDER.

DEVELOPMENT PLAN NOTES FOR UTILITIES

- EXISTING POTABLE WATER, SANITARY SEWER AND REUSE SYSTEMS ARE PROVIDED BY POLK COUNTY. THIS PROJECT WILL CONNECT WITH THESE EXISTING SYSTEMS, AND WILL BE EXTENDED TO SITE THROUGH EXISTING AND PROPOSED EASEMENTS. ELECTRIC POWER, TELEPHONE AND CABLE TV SERVICE WILL BE PROVIDED FROM EXISTING SYSTEMS IN MYRTLE ROAD.
- EXISTING AND PROPOSED EASEMENTS FOR FACILITIES MAINTAINED BY POLK COUNTY ARE DEPICTED ON PLAN.
- PROPOSED EXTENSIONS OF THE EXISTING POTABLE WATER AND SANITARY SEWER SYSTEM WILL BE THROUGH EXISTING PLATTED EASEMENTS OR ROW DEPICTED ON PLAN.

DEVELOPMENT PLAN NOTES FOR ACCESS

- 20' WIDE PAVEMENT WITH 2" MIAMI CURBS AND GUTTERS ARE DEPICTED ON PLAN, THAT MAY BE USED FOR ACCESS BY EMERGENCY APPARATUS.
- ACCESS TO SITE WILL BE FROM MYRTLE ROAD, FULLY IMPROVED POLK COUNTY PUBLIC ROADWAYS.
- LOCATION AND TYPE OF ADJACENT DEVELOPMENTS, LAND USES, AND DRIVEWAYS AND ROADS, WITHIN 150' OF SITE ARE NOTED AND DEPICTED ON PLAN.

DEVELOPMENT PLAN NOTES FOR FIRE PROTECTION

- PROPOSED FIRE HYDRANTS FOR DEVELOPMENT WILL BE SERVED BY 6" MINIMUM WATER MAIN. LOCATIONS WILL BE REVIEWED DURING LEVEL 2 REVIEW OF PRE-CONSTRUCTION PLANS FOR DEVELOPMENT. FIRE FLOW RESULTS WILL BE PROVIDED AT TIME OF LEVEL 2 REVIEW OF DEVELOPMENT.

LEGAL DESCRIPTION

Parcel 232722-000000-011050 (Per OR BK 05811 PG 0726)
THE NORTH 300 FEET OF THE WEST 292 FEET OF BEGIN 508 FEET EAST OF THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND RUN EAST 485 FEET, SOUTH 949 FEET, WEST 482 FEET NORTH TO THE POINT OF BEGINNING, LESS BEGIN 680 FEET EAST OF THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, RUN EAST 120 FEET, SOUTH 300 FEET, WEST 171 FEET, NORTH 150 FEET, EAST 51 FEET AND NORTH 150 FEET TO THE POINT OF BEGINNING.

Parcel 232722-000000-011110 and Parcel 232722-000000-011080 (Per OR BK 11188 PG 0825-0826)
BEGIN 800 FEET EAST OF THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST RUN THENCE EAST 100 FEET, THENCE SOUTH 949 FEET, THENCE WEST 482 FEET, THENCE NORTH 649 FEET THENCE EAST 292 FEET, THENCE NORTH 300 FEET TO THE POINT OF BEGINNING.

Parcel 232722-000000-011150 (Per OR BK 11220 PG 1298-1299)
THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 371 FEET THEREOF; LESS AND EXCEPT ROAD RIGHT OF WAY; LESS AND EXCEPT:
THE WEST 125 FEET OF THE NORTH 350 FEET OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

Parcel 232722-000000-011170 (Per OR BK 11188 PG 0827-0828)
BEGIN 680 FEET EAST OF THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, RUN THENCE EAST 120 FEET, RUN THENCE SOUTH 300 FEET, RUN THENCE WEST 171 FEET, RUN THENCE NORTH 150 FEET, RUN THENCE EAST 51 FEET, RUN THENCE NORTH 150 FEET TO THE POINT OF BEGINNING

Parcel 232722-000000-011180 (Per OR BK 11869 PG 928)
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THENCE RUN EAST 416 FEET, THENCE RUN S 00°25'36" W, A DISTANCE OF 463.40 FEET TO THE POINT OF BEGINNING, THENCE RUN S 00°25'36" W, A DISTANCE OF 11.10 FEET, THENCE RUN S 89°55'11" E, A DISTANCE OF 92.00 FEET, THENCE RUN N 00°25'36" E, A DISTANCE OF 11.10 FEET, THENCE RUN N 89°55'11" W, A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING, BEING IN SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST.

LOT DIMENSIONS & SETBACK INFORMATION

- MAXIMUM LOTS = 77 LOTS
- MINIMUM LOT SIZE = 5500 SF
- SIDE YARD SETBACK SHALL BE 5 FT.
- REAR YARD SETBACK SHALL BE 10 FT.
- STREET SIDE YARD SETBACK SHALL BE 15 FT.
- FRONT YARD SETBACK (GARAGE) SHALL BE 25 FT.
- FRONT YARD SETBACK (HOUSE) SHALL BE 15 FT.