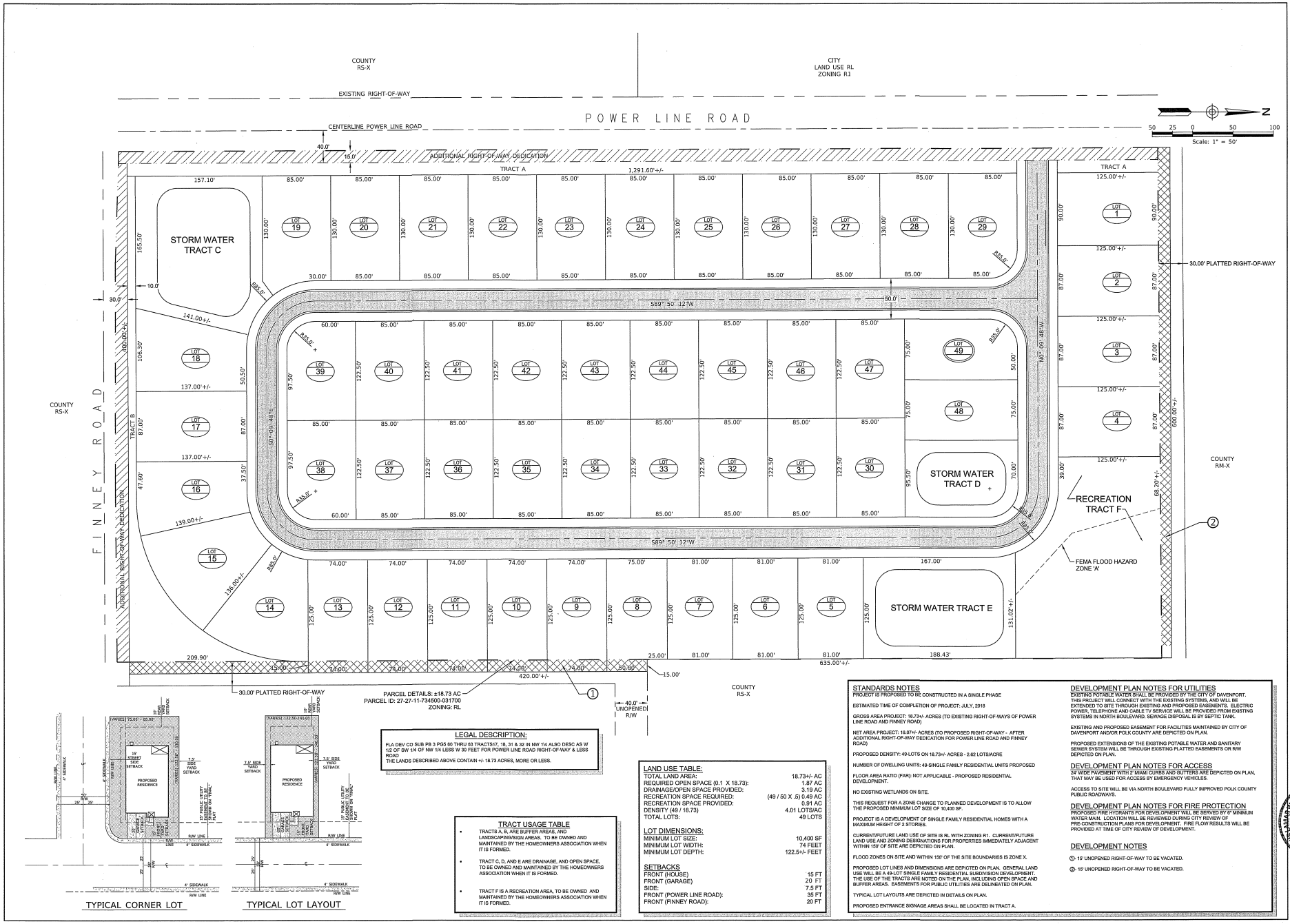

LEGAL DESCRIPTION:

FLA DEV CO SUB PB 3 PGS 60 THRU 63 TRACTS17, 18, 31 & 32 IN NW 1/4 ALSO DESC AS W 1/2 OF SW 1/4 OF NW 1/4 LESS W 30 FEET FOR POWER LINE ROAD RIGHT-OF-WAY & LESS ROAD
THE LANDS DESCRIBED ABOVE CONTAIN +/- 18.73 ACRES, MORE OR LESS.

TRACT USAGE TABLE

- TRACTS A, B, ARE BUFFER AREAS, AND LANDSCAPING/SIGN AREAS. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.
- TRACT C, D, AND E ARE DRAINAGE, AND OPEN SPACE, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.
- TRACT F IS A RECREATION AREA, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

LAND USE TABLE:

TOTAL LAND AREA:	18.73+/- AC
REQUIRED OPEN SPACE (0.1 X 18.73):	1.87 AC
DRAINAGE/OPEN SPACE PROVIDED:	3.19 AC
RECREATION SPACE REQUIRED:	(49 / 50 X .5) 0.49 AC
RECREATION SPACE PROVIDED:	0.91 AC
DENSITY (49 / 18.73)	4.01 LOTS/AC
TOTAL LOTS:	49 LOTS

LOT DIMENSIONS:

MINIMUM LOT SIZE:	10,400 SF
MINIMUM LOT WIDTH:	74 FEET
MINIMUM LOT DEPTH:	122.5+/- FEET

SETBACKS

FRONT (HOUSE)	15 FT
FRONT (GARAGE)	20 FT
SIDE:	7.5 FT
FRONT (POWER LINE ROAD):	35 FT
FRONT (FINNEY ROAD):	20 FT

STANDARDS NOTES

PROJECT IS PROPOSED TO BE CONSTRUCTED IN A SINGLE PHASE

ESTIMATED TIME OF COMPLETION OF PROJECT: JULY, 2018

GROSS AREA PROJECT: 18.73+/- ACRES (TO EXISTING RIGHT-OF-WAYS OF POWER LINE ROAD AND FINNEY ROAD)

NET AREA PROJECT: 16.07+/- ACRES (TO PROPOSED RIGHT-OF-WAY - AFTER ADDITIONAL RIGHT-OF-WAY DEDICATION FOR POWER LINE ROAD AND FINNEY ROAD)

PROPOSED DENSITY: 49-LOTS ON 18.73+/- ACRES - 2.62 LOTS/ACRE

NUMBER OF DWELLING UNITS: 49-SINGLE FAMILY RESIDENTIAL UNITS PROPOSED

FLOOR AREA RATIO (FAR): NOT APPLICABLE - PROPOSED RESIDENTIAL DEVELOPMENT.

NO EXISTING WETLANDS ON SITE.

THIS REQUEST FOR A ZONE CHANGE TO PLANNED DEVELOPMENT IS TO ALLOW THE PROPOSED MIMIMUM LOT SIZE OF 10,400 SF.

PROJECT IS A DEVELOPMENT OF SINGLE FAMILY RESIDENTIAL HOMES WITH A MAXIMUM HEIGHT OF 2 STORIES.

CURRENT/FUTURE LAND USE OF SITE IS RL WITH ZONING R1. CURRENT/FUTURE LAND USE AND ZONING DESIGNATIONS FOR PROPERTIES IMMEDIATELY ADJACENT WITHIN 150' OF SITE ARE DEPICTED ON PLAN.

FLOOD ZONES ON SITE AND WITHIN 150' OF THE SITE BOUNDARIES IS ZONE X.

PROPOSED LOT LINES AND DIMENSIONS ARE DEPICTED ON PLAN. GENERAL LAND USE WILL BE A 49-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 SHALL BE LOCATED IN TRACT A.

DEVELOPMENT PLAN NOTES FOR UTILITIES

EXISTING POTABLE WATER SHALL BE PROVIDED BY THE CITY OF DAVENPORT. THIS PROJECT WILL CONNECT WITH THE 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 NORTH BOULEVARD. SEWAGE DISPOSAL IS BY SEPTIC TANK.

EXISTING AND PROPOSED EASEMENT FOR FACILITIES MAINTAINED BY CITY OF DAVENPORT AND/OR POLK COUNTY ARE DEPICTED ON PLAN.

PROPOSED EXTENSIONS OF THE EXISTING POTABLE WATER AND SANITARY SEWER SYSTEM WILL BE THROUGH EXISTING PLATTED EASEMENTS OR R/W DEPICTED ON PLAN.

DEVELOPMENT PLAN NOTES FOR ACCESS

24' WIDE PAVEMENT WITH 2' MIAMI CURBS AND GUTTERS ARE DEPICTED ON PLAN, THAT MAY BE USED FOR ACCESS BY EMERGENCY VEHICLES.

ACCESS TO SITE WILL BE VIA NORTH BOULEVARD FULLY IMPROVED POLK COUNTY PUBLIC ROADWAYS.

DEVELOPMENT PLAN NOTES FOR FIRE PROTECTION

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

DEVELOPMENT NOTES

1- 15' UNOPENED RIGHT-OF-WAY TO BE VACATED.

2- 15' UNOPENED RIGHT-OF-WAY TO BE VACATED.

REVISIONS

NO.	DATE

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CASSIDY HOMES
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CITY OF DAVENPORT
POLK COUNTY, FL

NOV 07 2017

"THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DENNIS T. WOOD, P.E. #17646 (FL) ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES."

STATE OF FLORIDA
DENNIS T. WOOD
No. 17646
PROFESSIONAL ENGINEER

DATE

ADDITIONS OR DELETIONS TO SEALED DRAWINGS BY OTHERS ARE NOT VALID WITHOUT SEAL

OVERALL MASTER PLAN

SHT 1