









- | | |
|---|------------------------|
|  | LANDSCAPE BUFFER AREA |
|  | RESIDENTIAL TRACT AREA |
|  | WETLAND AREA |
|  | WETLAND BUFFER AREA |
|  | STORMWATER AREA |
|  | AMENITY AREA |

DEVIATIONS

- 21** DEVIATION FROM SECTION 20-504(C) TO ELIMINATE ALL STREET SHOULDER REQUIREMENTS WHERE A CLOSED DRAINAGE SYSTEM IS PRESENT.

22 DEVIATION FROM SECTION 20-537(A)(5) TO ALLOW FOR EACH REGULAR PARKING SPACE TO BE NOT LESS THAN 9 FEET IN WIDTH AND 18 FEET IN LENGTH.

23 DEVIATION FROM SECTION 20-503 TO ALLOW THE MINIMUM CENTERLINE RADI TO COMPLY WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS (COMMONLY KNOWN AS THE "FLORIDA GREENBOOK") AS FOLLOWS:

DESIGN SPEED	CENTERLINE RADIUS
15	50'
20	95'
25	180'
30	300'

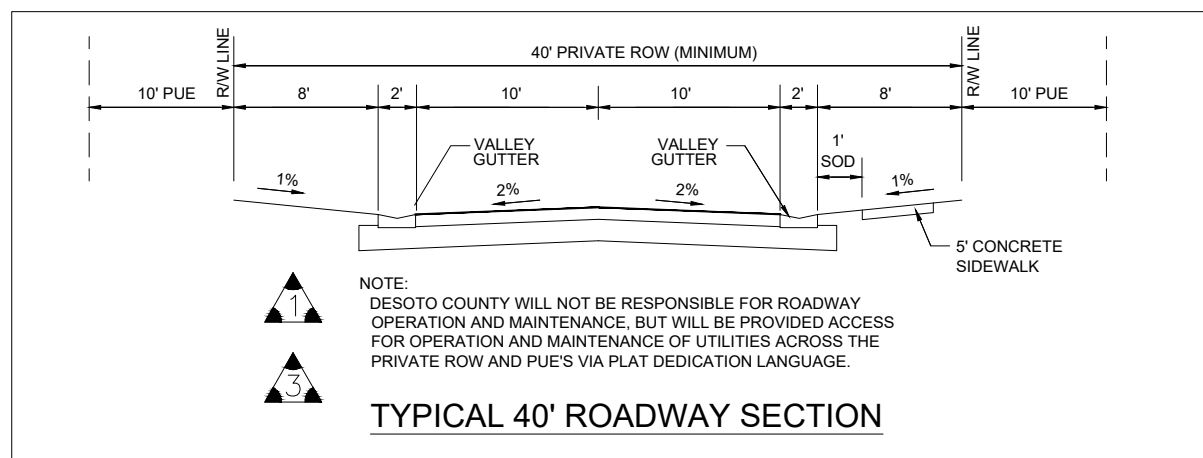
24 DEVIATION FROM SECTION 20-504(A)(10) TO ALLOW FOR TWO STREETS TO INTERSECT ON THE SAME SIDE OF ANY OTHER STREET AT A MINIMUM CENTERLINE TO CENTERLINE DISTANCE OF 300 FEET.

25 DEVIATION FROM SECTION 20-600 TO ALLOW FOR A SHARED TYPE B BUFFER ON THE SOUTHERN BOUNDARY LINE WITH ADJACENT PUD.

26 DEVIATION FROM SECTION 20-505 TO ALLOW FOR A SHARED ACCESS POINT WITH ADJACENT PUD TO THE SOUTH OF PROJECT.

PUD NOTES

1. PROJECT IS PROPOSED TO BE CONDUCTED IN PHASES. PROPOSED PHASING WILL BE INCLUDED AT IMPROVEMENT PLAN SUBMITTAL.
2. SIDEWALKS OR PATHWAYS SHALL BE PROVIDED ON ONE SIDE ONLY OF ALL INTERNAL ROADWAYS.
3. LOT WIDTH FOR CUL-DE-SAC LOTS WILL BE THE WIDTH MEASURED AT THE MID-POINT OF THE LOT DEPTH.
4. NEIGHBORHOOD SIGNAGE MAY BE PROVIDED AT EACH RESIDENTIAL AREA ENTRANCE.
5. MODEL HOMES MAY BE ALLOWED FOR UP TO TEN (10) YEARS OR UNTIL COMPLETION OF LOT SALES.
6. ALL ROADS WITHIN THE PLANNED DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS DEDICATED TO AND ACCEPTED BY A COMMUNITY DEVELOPMENT DISTRICT FOR MAINTENANCE PURPOSE.
7. SIGNS SHALL BE OF A UNIFORM DESIGN IN COMPLIANCE WITH ALL APPLICABLE CODES GOVERNING THEIR SIZE AND SHAPE, ETC. COMMUNITY DIRECTIONAL AND IDENTIFICATION SIGNS SHALL BE PERMITTED WITHIN PRIVATE RIGHT-OF-WAYS.
8. MINOR CHANGES IN THE CONCEPT DEVELOPMENT PLAN IN ACCORDANCE WITH SECTION 20-144(c)(1) SHALL BE ADMINISTRATIVELY ALLOWED SUBJECT TO DIRECTOR APPROVAL.
9. OPTIONAL STREET LIGHTS ARE PROPOSED WITHIN PRIVATE RIGHT OF WAY AREAS.
10. ALL LANDSCAPE BUFFERS ARE PROPOSED TO BE IN CONFORMANCE WITH SECTION 20-604 BUFFER DIAGRAMS.
11. MAX DEPTH OF ALL PROPOSED STORM WATER LAKES IS 25 FEET FROM SEASONAL, HIGH WATER TABLE.
12. THE LOT SIZE IS 124,077 SQ. FT.
13. THE TOTAL MAXIMUM NUMBER OF LOTS PROPOSED IS 371 AND THE MINIMUM LOT SIZES WILL BE PER THE PROPOSED PROPERTY DEVELOPMENT REGULATIONS LISTED ON THE PUD CONCEPT PLAN.
14. NO EXISTING SIDEWALKS ARE ADJACENT TO PUD PROPERTY.



PROPERTY DEVELOPMENT REGULATIONS

LAND USE	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. LOT COVERAGE **	SETBACKS (FT)						BUILDING SEPARATION	MAX. HT.(FT)	RESIDENTIAL USE ALLOWED BY AREA
					FRONT	SIDE	CORNER	REAR	WATER	PROJECT PERMITER			
SINGLE FAMILY	4,000	40'	100'	60%	20'	5'	7.5'	10'	20*	20'	N/A	35'	ALL AREAS
SINGLE-FAMILY ATTACHED	3,000	30'	100'	70%	20'	0.5'	7.5'	10'	20*	20'	10'	35'	ALL AREAS
TOWNHOMES	1,200	20'	60'	75%	20'	0.5'	7.5'	10'	20*	20'	10'	35'	ALL AREAS
POOLS, DECKS, SCREEN ENCLOSURES	N/A	N/A	N/A	N/A	20'	5'	7.5'	5'	20*	20'	10'	N/A	ALL AREAS
AMENITY AREA	10,000	N/A	N/A	45%	20'	10'	10'	10'	20*	20'	10'	35'	ALL AREAS
AMENITY AREA ACCESSORIES	1,000	N/A	N/A	N/A	20'	10'	10'	15'	20*	20'	10'	25'	ALL AREAS
AGRICULTURE ***	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ALL AREAS
NOTES:													
* SETBACK OCCURS FROM SEASONAL HIGH WATER LINE OF WATER BODY.													
** LOT COVERAGE IS IN REGARDS TO BUILDINGS ONLY.													
*** CONTINUATION OF A BONAFIDE AGRICULTURAL USE WITH NO LAPSE IN USE IN EXCESS OF 12 MONTHS. THE AGRICULTURAL USE IS TERMINATED ONCE FIRST BUILDING PERMIT IS ISSUED PER PLATTED TRACT. BONAFIDE AGRICULTURAL USE MAY CONTINUE ON ANY AREA OF LAND WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.													

DENSITY TABLE

	ACREAGE	DENSITY	UNIT COUNT
UPLAND	105.1	3.5 DU/AC	367
WETLAND	19	1 DU/4 AC	4
TOTAL			371

PROPOSED PARKING RATIOS

- ALL RESIDENTIAL USES: 2 SPACES PER UNIT
- AMENITY AREA: 1 SPACE PER 500 SQ. FT. OF BUILDING

LAND USE TABLE

PUD DEVELOPMENT AREA	124.07 AC.	(100.0%)
RESIDENTIAL AREA	51.68 AC.	(41.7%)
AMENITY AREA	1.53 AC.	(1.2%)
LAKE AREA	19.87 AC.	(16.0%)
WETLAND/WETLAND BUFFER AREA	21.68 AC.	(17.5%)
COMMON OPEN SPACE AREA	13.53 AC.	(10.9%)
RIGHT OF WAY AREA	15.78 AC.	(12.7%)

OPEN SPACE

REQUIRED:	
124.07 AC (PUD DEVELOPMENT AREA)	25% = 31.02 AC
PROVIDED:	
COMMON OPEN SPACE AREA	13.53 AC.
WETLAND/WETLAND BUFFER AREA	21.68 AC.
TOTAL PROPOSED:	35.21 AC (28.4%)

DENSITY

DENSITY = MAXIMUM UNITS/PUD DEVELOPMENT AREA
= 371 UNITS/124.07 ACRES
= 2.99 UNITS/ACRE



PUD CONCEPT PLAN

LIVERPOOL PARCEL

DESOTO COUNTY, FLORIDA

DR HORTON

NO.	DATE	REVISION DESCRIPTION	BY



Know what's **below**.
Call before you c

ALL UTILITIES ARE SHOWN
BASED ON THE INFORMATION
AVAILABLE TO THE ENGINEER.
THERE IS NO GUARANTEE ALL
FACILITIES ARE SHOWN OR THAT
THE LOCATION, DEPTH, AND
SIZE OF EACH FACILITY IS
CORRECT. THE CONTRACTOR IS
RESPONSIBLE FOR LOCATING
ALL UTILITIES AND SERVICE
LINES PRIOR TO CONSTRUCTION.

DRAFTED BY: TBV	DESIGNED BY: DSZ	REVIEWED BY: TRR
PROJECT NUMBER: 24004890	COMPLETION DATE: 11-14-24	SURVEY DATUM:
BOOK AND PAGE:		
SHEET		
OF		