

[illegible]

	RESIDENTIAL TRACT AREA
	STORMWATER AREA
	WETLANDS / WETLANDS BUFFER PRESERVE AREA
	BUFFER AREA

1. PROJECT IS PROPOSED TO BE CONSTRUCTED 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 REQUIRED TO BE 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 SIZES AND SHAPES, 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 (J)(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 GROSS AREA OF THE SITE IS 29.61 ACRES.
13. THE TOTAL MAXIMUM NUMBER OF LOTS PROPOSED IS 49 AND THE MINIMUM LOT SIZES WILL BE PER THE PROPOSED PROPERTY DEVELOPMENT REGULATIONS LISTED ON THE PUD CONCEPT PLAN.
14. THERE ARE NO EXISTING SIDEWALKS LOCATED ADJACENT TO THE PROPERTY.

	DEVIATION FROM SECTION 20-504(C) TO ELIMINATE ALL STREET SHOULDER REQUIREMENTS WHERE A CLOSED SHOULDER SYSTEM IS PRESENT.										
	DEVIATION FROM SECTION 20-503. TO ALLOW FOR PRIVATE RESIDENTIAL RIGHT-OF-WAYS TO HAVE A MINIMUM WIDTH OF 40 FEET.										
	DEVIATION FROM SECTION 20-503 TO ALLOW THE MINIMUM CENTERLINE RADIUS 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: <table border="1" data-bbox="2246 586 2502 672"> <thead> <tr> <th>DESIGN SPEED</th><th>CENTERLINE RADIUS</th></tr> </thead> <tbody> <tr> <td>15</td><td>50'</td></tr> <tr> <td>20</td><td>50'</td></tr> <tr> <td>25</td><td>180'</td></tr> <tr> <td>30</td><td>300'</td></tr> </tbody> </table>	DESIGN SPEED	CENTERLINE RADIUS	15	50'	20	50'	25	180'	30	300'
DESIGN SPEED	CENTERLINE RADIUS										
15	50'										
20	50'										
25	180'										
30	300'										
	DEVIATION FROM ENGINEERING DETAIL D-15 "MAXIMUM CUL-DE-SAC LENGTH" TO ALLOW FOR CUL-DE-SACS WITH LENGTHS LONGER THAN 1,300 FEET.										

ALL RESIDENTIAL USES: 2 SPACES PER UNIT

PUD DEVELOPMENT AREA	29.61	AC.	(100.0%)
RESIDENTIAL AREA	13.79	AC.	(46.6%)
STORMWATER AREA	4.78	AC.	(16.2%)
WETLAND/WETLAND BUFFER AREA	4.87	AC.	(16.4%)
COMMON OPEN SPACE AREA	2.88	AC.	(9.7%)
RIGHT OF WAY AREA	3.29	AC.	(11.1%)

REQUIRED:	
29.61 AC (PUD DEVELOPMENT AREA)	25% = 7.40 AC
PROVIDED:	
WETLAND / WETLAND BUFFER AREA	4.87 AC.
STORMWATER AREA (50%)	2.39 AC.
COMMON OPEN SPACE AREA	2.88 AC.
TOTAL PROVIDED:	10.14 AC (34.2%)

MAXIMUM PROPOSED DENSITY (PUD): 49 UNITS
DENSITY = MAXIMUM UNITS/PUD DEVELOPMENT AREA
= 49 UNITS/29.61 ACRES
= 1.65 UNITS/ACRE

LAND USE	MIN. LOT AREA (SF)	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 PERIMETER				
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	
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 BUILDING ONLY.
 *** CONTINUATION OF A BONAFAIDE 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. BONAFAIDE AGRICULTURAL USE MAY CONTINUE ON ANY AREA OF LAND WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.