

SITE DATA:

PROPERTY ZONING:
PLANNED DEVELOPMENT (PD)

PROPOSED PROPERTY LAND USE:
SINGLE-FAMILY (RESIDENTIAL ATTACHED)

REQUIRED OPEN SPACE - 85.61 @ 0.20 = 17.12 AC

PROVIDED OPEN SPACE
STORMWATER = 53.63 AC
WETLANDS = 6.21 AC
UPLAND PRESERVATION = 1.76 AC
WETLAND BUFFER = 1.56 AC
COMBINED TOTAL = 25.49 AC [SIDE OF REQUIREMENT = 8.56 AC]
RECREATION = 2.53 AC
OPEN SPACE = 11.94 AC (NOW-EXCLUSIVE OF FUTURE DEVELOPMENT)
TOTAL PROVIDED OPEN SPACE - 23.03 AC CONFORMANCE MET

F.A.S. 0.23
U.S.R. 0.28

CONSERVATION AREA

WETLANDS 6.21 AC
UPLAND PRESERVATION 1.76 AC
WETLAND BUFFER 1.56 AC
TOTAL 9.53 AC

DEVELOPABLE AREA

RIGHT-OF-WAY 16.66 AC
OPEN SPACE 11.94 AC
STORMWATER 53.63 AC
TRACT "A" - STORMWATER 1.91 AC
TRACT "B" - STORMWATER 1.39 AC
TRACT "C" - STORMWATER 2.11 AC
TRACT "D" - STORMWATER 4.23 AC
TRACT "E" - STORMWATER 1.73 AC
TRACT "F" - FUTURE DEVELOPMENT 4.23 AC
TRACT "G" - ACCESS/STORMWATER 0.07 AC
TRACT "H" - FUTURE DEVELOPMENT 4.23 AC
TRACT "I" - LIFTSTATION 0.10 AC
TRACT "J" - OPEN SPACE 0.90 AC
TRACT "K" - FUTURE DEVELOPMENT 4.23 AC
TRACT "L" - FOOT FORD (NOT INCLUDED) 2.34 AC
TRACT "M" - RECREATION 2.53 AC

DEVELOPABLE AREA (cont.)

TRACT "N" - OPEN SPACE 1.11 AC
TRACT "O" - OPEN SPACE 0.19 AC
TRACT "P" - OPEN SPACE 0.60 AC
TRACT "Q" - OPEN SPACE 0.41 AC
TRACT "R" - OPEN SPACE 0.01 AC
TRACT "S" - OPEN SPACE 0.01 AC
TRACT "T" - OPEN SPACE 0.01 AC
TRACT "U" - OPEN SPACE 0.01 AC
TRACT "V" - OPEN SPACE 0.01 AC
TRACT "W" - OPEN SPACE 0.01 AC
TRACT "X" - UPLAND PRESERVATION 1.76 AC
TRACT "Y" - OPEN SPACE 1.48 AC
TRACT "Z" - OPEN SPACE 0.80 AC
TRACT "AA" - STORMWATER 0.80 AC
TRACT "AB" - CONSERVATION 5.50 AC

DEVELOPABLE AREA (cont.)

TRACT "AC" - CONSERVATION 0.28 AC
TRACT "AD" - CONSERVATION 0.33 AC
TRACT "AE" - PUBLIC ROW 2.11 AC
TRACT "AF" - PRIVATE ROW 14.55 AC

TOTAL DEVELOPABLE AREA 85.61 AC
PROPOSED DEVELOPMENT 75.09 AC
TRACT "M" - FUTURE DEVELOPMENT 4.21 AC
TRACT "L" - FUTURE DEVELOPMENT 4.21 AC

NOTE: TRACT "M" (FOOT FORD) IS NOT A PART OF THIS DEVELOPMENT NOW BUT IS BEING INCLUDED IN ANY OF THE AREA CALCULATIONS. TRACT "M" HAS BEEN EXCLUDED FOR SIMULATION PURPOSES ONLY.

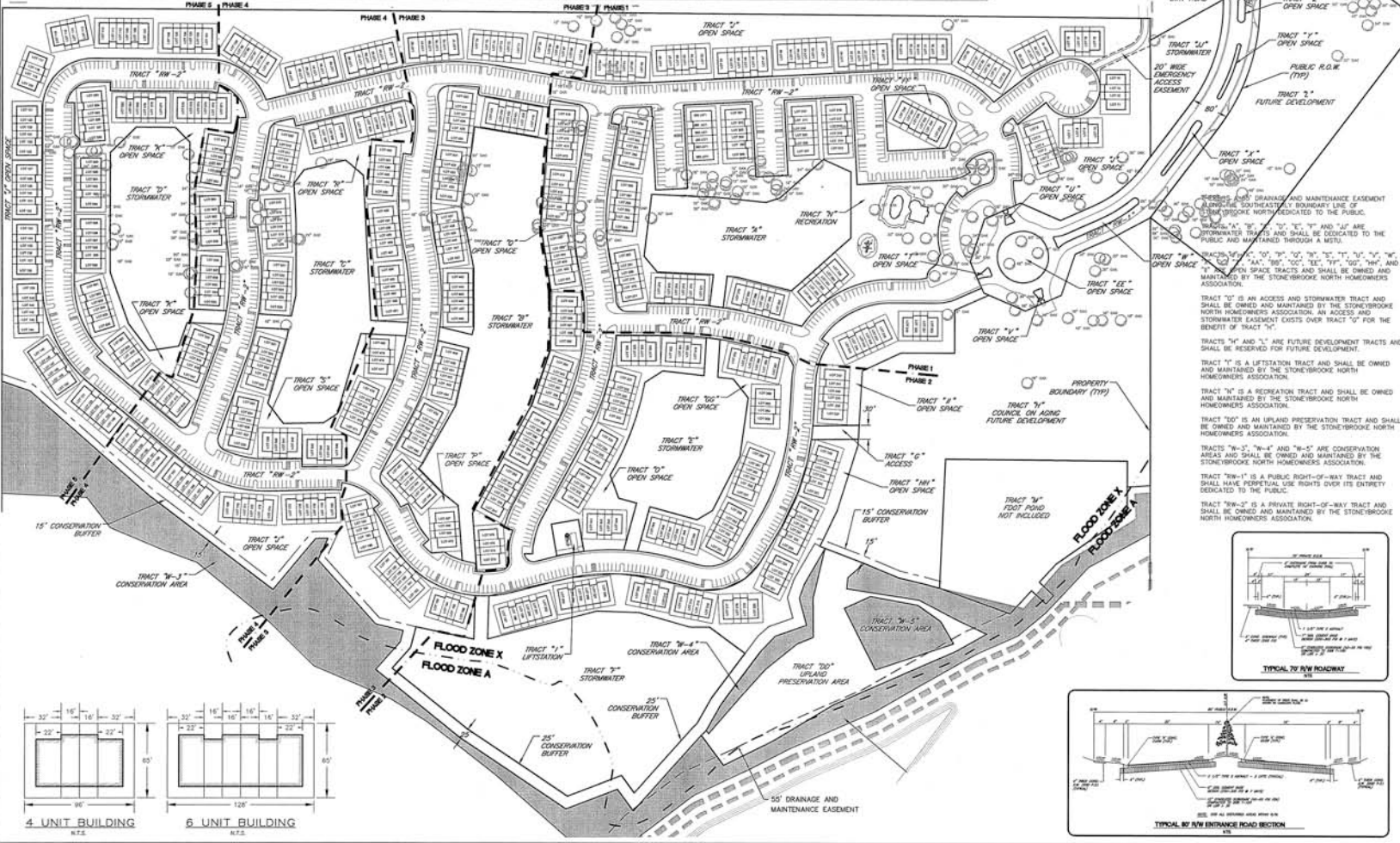
MINIMUM SETBACKS

FRONT 10 FEET
SIDE 0 FEET
REAR 10 FEET
BETWEEN BLDGS. 30 FEET
FROM PROPERTY BNDY. 25 FEET

NOTES:

1. A 10' SIDEWALK, DRAINAGE AND UTILITY EASEMENT EXISTS ALONG ALL PUBLIC AND PRIVATE RIGHT-OF-WAYS.

2. STORMWATER MANAGEMENT TRACT "I" WILL OUTFALL INTO TRACT "M-J" CONSERVATION AREA.



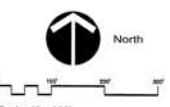
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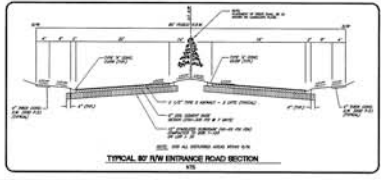
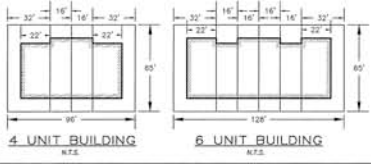
PSP
project:
Stoneybrooke North

Preliminary Subdivision Plan
location:
Osceola County, Florida
Sec 25 Twn 25 S Rng 29 E



sheet number:
5 of 5

revision:
AWB



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