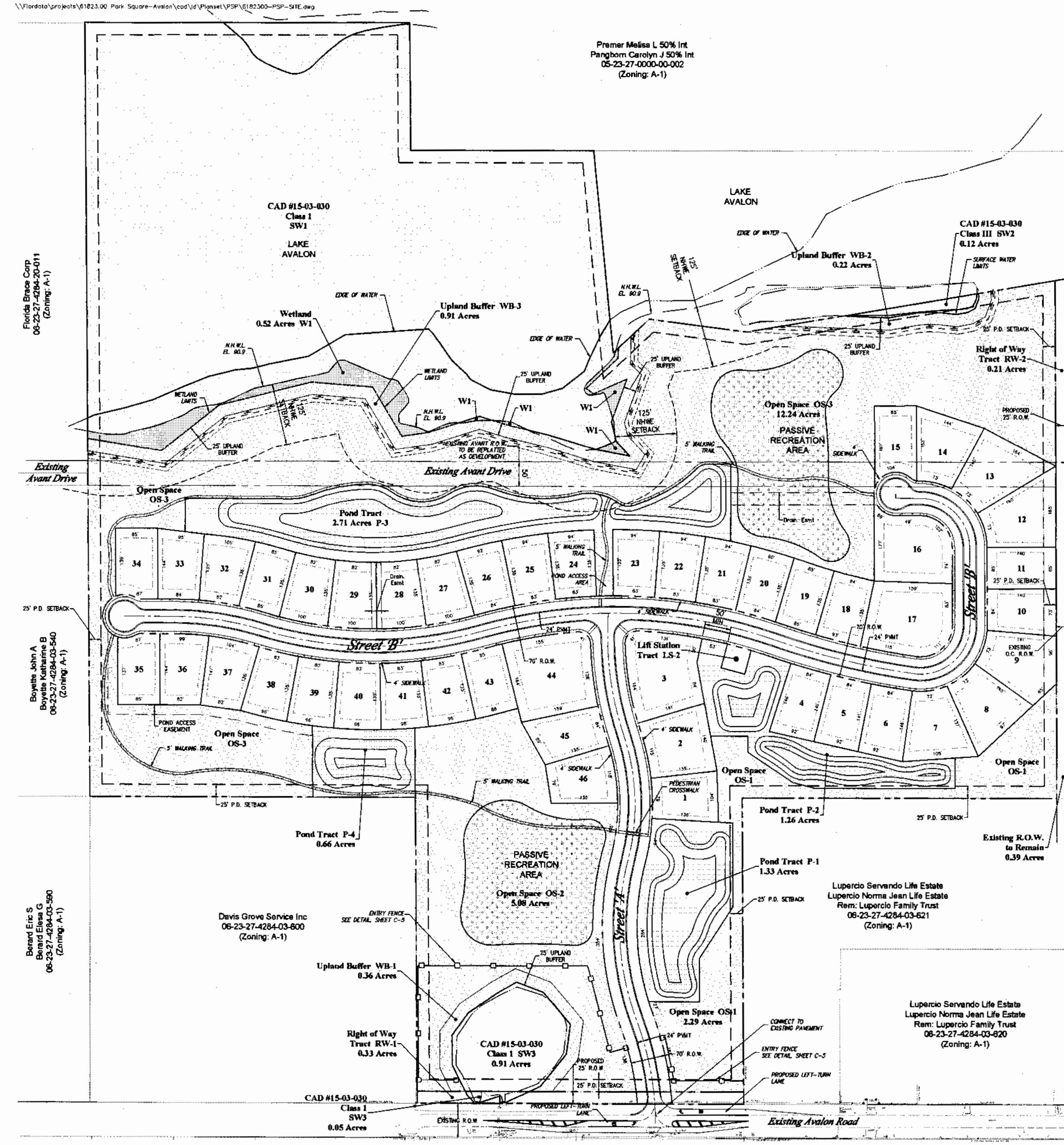
\\Flordata\projects\61823.00 Park Square-Avalon\cad\ld\Planset\PSP\6182300-PSP-SITE.dwg



SITE DATA:

GENERAL:

ZONING	PD
PROPOSED UNITS	46
TOTAL PROJECT ACRES	[illegible] Ac
TOTAL GROSS ACRES OWNED BY APPLICANT	[illegible] Ac
EXISTING ROW TO REMAIN	0.39 Ac
EXISTING ROW TO BECOME DEVELOPABLE	2.36 Ac
ROW TO BE DEDICATED	0.19 Ac
WETLAND ACRES	0.52 Ac
SURFACE WATER ACRES	17.72 Ac
TOTAL DEVELOPABLE ACRES	[illegible] Ac
UPLAND BUFFERS	1.49 Ac
TOTAL STORMWATER PROVIDED	5.96 Ac
PROVIDED RECREATION/OPEN SPACE	19.52 Ac
PROPOSED DENSITY	0.96 DU/AC

SITE / LOT DATA:

MAX BUILDING HEIGHT	35' (2 STORIES)
MIN LOT WIDTH	80'
MIN LIVING AREA	2,000 S.F. (1)
MIN AVG LOT SIZE	10,000 S.F.
SETBACKS	
FRONT	[illegible]
REAR	[illegible]
SIDE	[illegible]
SIDE STREET	[illegible]
LAKEFRONT	125' FROM NHWE (2)
PD BOUNDARY	25'
WETLANDS	25'
LAKE AVALON	[illegible]
FROM AVALON ROAD	50'
DRIVEWAYS FROM SIDE LOT LINE	[illegible]

NOTES:
(1) MINIMUM LIVING AREA IS DEFINED AS HEATED AND COOLED AREA OF HOUSE, NOT INCLUDING GARAGES OR OTHER STRUCTURES
(2) APPLIES TO ALL BUILDINGS OF ANY TYPE AND ALL ANCILLARY USES

PHASING:
THIS PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

MISCELLANEOUS:

POTABLE WATER SERVICE	ORANGE COUNTY UTILITIES	
WASTE WATER SERVICE	ORANGE COUNTY UTILITIES	
RECLAIMED WATER	NOT AVAILABLE	
STORMWATER MAINTENANCE	ORANGE COUNTY PUBLIC WORKS	
ELECTRIC SERVICE	DUKE ENERGY	
FIRE PROTECTION	ORANGE COUNTY	
SCHOOL AGE POPULATION	46 UNITS (Single-Family) 46 UNITS x 0.431 =	20
AVERAGE DAILY TRAFFIC	(46 UNITS x 10)	

SIGNAGE:
1 THE PROJECT'S ENTRY SIGNAGE SHALL BE OF A "WESTERN RANCH" STYLE, AS PRESENTED AT THE COMMUNITY MEETING ON MARCH 5, 2015.

LIGHTING:
1 LIGHTING SHALL COMPLY WITH SECTION 38-1256 OF THE ORANGE COUNTY DEVELOPMENT CODE.
2 EXTERIOR LIGHTING SHALL MEET "DARK SKY" STANDARDS AS DESCRIBED IN SECTION 38-1389 ORANGE COUNTY CODE, FOR THE LAKE AVALON RURAL SETTLEMENT OVERLAY DISTRICT.

GARBAGE PICKUP (BY ORANGE COUNTY SOLID WASTE DIVISION):
FRONT LOADING SINGLE FAMILY UNITS TO BE PICKED UP AT FRONT (CURB)

WETLANDS:
1 CONSERVATION AREA DETERMINATION #15-03-030 HAS BEEN APPROVED TO DELINEATE THE WETLANDS AS SHOWN.
2 APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A BOAT DOCK, INCLUDING BUT NOT LIMITED TO BOARDWALKS OR OBSERVATION PIERS. ANY PERSON DESIRING TO CONSTRUCT A BOAT DOCK WITHIN UNINCORPORATED ORANGE COUNTY SHALL FIRST APPLY FOR A PERMIT PRIOR TO THE INSTALLATION, IN ACCORDANCE WITH CHAPTER 15, ARTICLE IX, DOCK CONSTRUCTION.
3 APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR A BOAT RAMP FACILITY. ANY PERSON DESIRING TO CONSTRUCT A BOAT RAMP WITHIN ORANGE COUNTY SHALL FIRST APPLY FOR A PERMIT PRIOR TO INSTALLATION IN ACCORDANCE WITH CHAPTER 15, ARTICLE XV BOAT RAMPS.
4 THIS SITE IS LOCATED WITHIN THE WEKIVA STUDY AREA AS ESTABLISHED BY THE WEKIVA PARKWAY AND PROTECTION ACT, SECTION 369.316 F.S. ADDITIONAL ENVIRONMENTAL REGULATIONS APPLY.

FIRE:
1 FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE ORANGE COUNTY SUBDIVISION REGULATIONS.
2 NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 3,600 SQUARE FEET OR LESS 1,000 GPM; HOMES EXCEEDING 3,600 SQUARE FEET SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.1.2 OF NFPA 1 (FFPC 2010). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY AT LEAST 30 FEET, BUT IN NO CASE SHALL THE FLOW BE LESS THAN 500 GPM PER 18.4.5 NFPA1 2010 EDITION (FFPC 2010 EDITION).
3 ANY COMMERCIAL STRUCTURE OR RESIDENTIAL BUILDING OF THREE OR MORE STORIES MAY BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION DEPENDING UPON THE BUILDING CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, AND ADDITIONAL BUILDING OR FIRE CODE REQUIREMENTS.
4 THE OFFICE OF THE FIRE MARSHAL RECOGNIZES STREETS AS REQUIRED FIRE DEPARTMENT ACCESS AND "NO PARKING" SIGNAGE SHALL BE INSTALLED IN ALL AREAS NOT DESIGNATED AS PARKING AREAS.

LANDSCAPE:
1 FINAL LANDSCAPE PLANS ARE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO LANDSCAPE CONSTRUCTION. LANDSCAPE PLANS TO BE IN ACCORDANCE WITH ORANGE COUNTY ZONING, ARTICLE VIII P-D PLANNED DEVELOPMENT DISTRICT, DIVISION 5 VILLAGE PLANNED DEVELOPMENT.
2 ALL LANDSCAPE SHALL BE PER SECTION 24-4 & 24-5 AT ALL ENTRANCES.

OWNERSHIP/MAINTENANCE:

ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
STORMWATER TRACT	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH USE AGREEMENT TO ALLOW H.O.A. ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES
DRAINAGE EASEMENTS	PUBLIC	TO BE DEDICATED TO ORANGE COUNTY.
UTILITY EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY HOMEOWNER WITH EASEMENT GRANTED TO ORANGE COUNTY UTILITIES
SANITARY SEWER AND POTABLE WATER	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES
RECREATION/OPEN SPACE	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION
4' SIDEWALK (WITHIN ROW)	PUBLIC	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
WETLANDS, UPLAND BUFFERS, OPEN WATER TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION WITH DEVELOPMENT RIGHTS TO ORANGE COUNTY AND CONSERVATION EASEMENT GRANTED TO ORANGE COUNTY

OPEN SPACE REQUIREMENTS:

LAND USE	TOTAL DEVELOPABLE ACRES (REQUIRED)	REQUIRED P.D. PERCENTAGE OF OPEN SPACE BY LAND USE (SEC. 38-1256) (REQUIRED)	PUBLIC PARK TRACTS (AC.) (PROVIDED, CATEGORY A (1))	BUFFER TRACTS/OPEN SPACE TRACTS/GREENBELT (AC.) (PROVIDED, CATEGORY A (1))	STORM WATER TRACTS (AC.) (Tract * 50%-Credited Acres) (CATEGORY B (2))	WETLANDS (Tract * 50%-Credited Acres) (CATEGORY C (2))	TOTAL (AC.)
SINGLE FAMILY DISTRICTS	[illegible]	(10%) 4.79		19.52	2.68	4.62	
TOTAL REQUIRED ACRES OPEN SPACE		4.79					
TOTAL PROVIDED ACRES OPEN SPACE			[illegible]	19.52	1.78	[illegible]	21.80

(1) CATEGORY A CAN BE COUNTED 100% TOWARD OPEN SPACE CREDIT.
(2) CATEGORY B AND C MAY ONLY ACCOUNT FOR 50% OF THE REQUIRED OPEN SPACE INDIVIDUALLY, AND, SHALL NOT COMBINE TO ACCOUNT FOR MORE THAN 75% OF THE REQUIRED.

WEKIVA STUDY AREA OPEN SPACE CALCULATIONS:

[illegible]

TOTAL NET DEVELOPABLE ACRES	REQUIRED (50%) OPEN SPACE ACRES	TOTAL OPEN SPACE PROVIDED	TOTAL STORMWATER	TOTAL UPLAND BUFFER
[illegible]	23.4	19.52	[illegible]	[illegible]
TOTAL	23.4	28.9		

RECREATION AREA CALCULATIONS:

TOTAL RECREATION ACRES REQUIRED PER ORANGE COUNTY ZONING SEC. 38-1253
REQUIRED 2.5 AC / 1000 POPULATION
2.5 Ac./1000 Population [illegible] x 3.1 Population/Unit = 142.6 Population
0.0025 x 142.6 = 0.36 Ac.

Recreation Provided: 19.52 Ac

NOTES:
1 ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
2 IN ACCORDANCE WITH SECTION 38-1207 ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
3 MOWING, ACCESS POINTS OR ACTIVITIES RESULTING IN HIGH NOISE LEVELS WHICH ADVERSELY AFFECT ABUTTING PROPERTY SHALL BE PROHIBITED.
4 THIS DEVELOPMENT SHALL NOT BE A GATED SUBDIVISION.
5 THIS PROJECT SHALL BE DESIGNED WITH PERIMETER FENCING, RATHER THAN SCREEN WALLS, OF A STYLE, TRANSPARENCY AND MATERIAL IN KEEPING WITH THE LAKE AVALON RURAL SETTLEMENT OVERLAY DISTRICT'S RURAL CHARACTER AS DESCRIBED IN SECTION 38-1101 ORANGE COUNTY CODE.

WETLAND, BUFFER, OPEN WATER TABLE:

TRACT	AC
WETLAND W-1	0.52
TOTAL WETLAND	0.52

TRACT	AC
BUFFER WB-1	0.36
BUFFER WB-2	0.22
BUFFER WB-3	0.91
TOTAL	1.49

TRACT	AC
SW-1	16.61
SW-2	0.12
SW-3	0.91
TOTAL	17.72

vhb.com

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Certificate of Authorization
Number FL #3932

N

100 0 100 200
SCALE IN FEET

Lake Avalon P.D.

Orange County, Florida

No.	Revision	Date	Appvd.

Designed by JBP | Checked by JBP | Scale 1"=100'

Issued for: PSP | Date: November 20, 2015

Vertical Datum NAVD88

Drawing Title: Site Plan

Drawing Number: C-3

Sheet of

DATE: Jan. 15, 2016

Project Number: 61823.00

Saved Friday, January 15, 2016 2:10:09 PM PBIERNAT Plotted Friday, January 15, 2016 4:26:44 PM Biernat, Paul

2016-02-09 Public Hearing D8 EX-1 Jim Hall