



SITE PLAN FOR ASHEBROOK SUBDIVISION
FLORIDA
OSCEOLA COUNTY

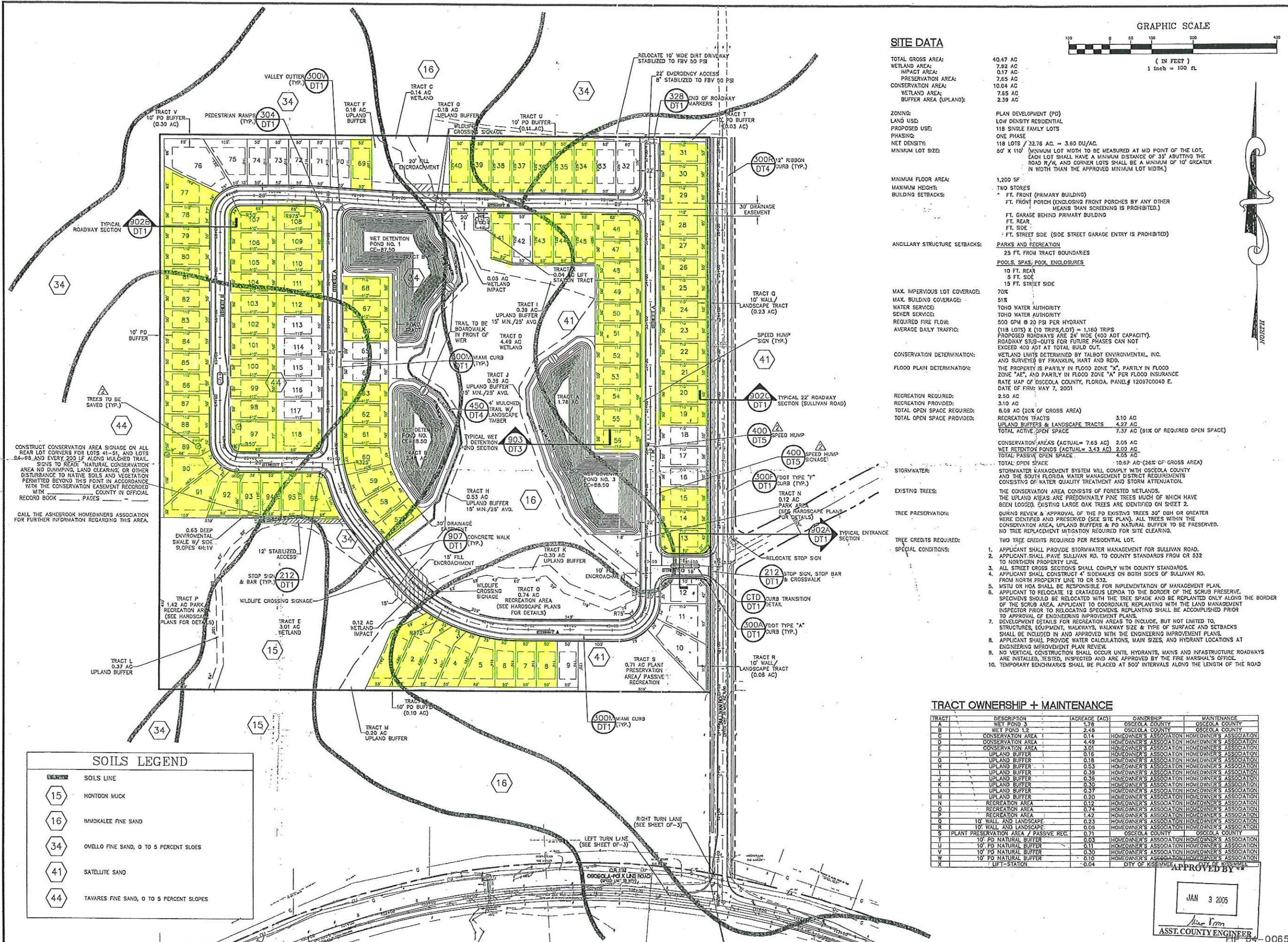
CLIENT: **ASHEBROOK, L.L.C.**
242 N. WESTMONTE DR.
ALMONTA SPRINGS, FL 32714
(407) 865-9800

ENGINEER IN CHARGE: *[Signature]*
NOV - 4 2004
DAVID F. GILBERT, P.E. #57459
CERTIFICATE OF AUTHORIZATION NO. EB-600723

NO.	DATE	REVISIONS

JOB # 24131
DATE: 04/08/04
SCALE: 1" = 100'
DESIGNED BY: DFG
DRAWN BY: JAW
APPROVED BY: DFG

ST-1



SITE DATA

TOTAL GROSS AREA: 40.47 AC
WETLAND AREA: 7.82 AC
IMPACT AREA: 0.17 AC
PRESERVATION AREA: 7.65 AC
CONSERVATION AREA: 10.04 AC
WETLAND AREA: 7.65 AC
BUFFER AREA (UPLAND): 2.39 AC

ZONING: PLAN DEVELOPMENT (PD)
LAND USE: LOW DENSITY RESIDENTIAL
PROPOSED USE: 118 SINGLE FAMILY LOTS
PHASING: ONE PHASE
NET DENSITY: 118 LOTS / 32.78 AC = 3.60 DU/AC
MINIMUM LOT SIZE: 50' X 110'

MINIMUM FLOOR AREA: 1,200 SF
MAXIMUM HEIGHT: TWO STORES
BUILDING SETBACKS: 5 FT. FRONT (PRIMARY BUILDING)
5 FT. FRONT PORCH (ENCLOSING FRONT PORCHES BY ANY OTHER MEANS THAN SCREENING IS PROHIBITED.)
5 FT. GARAGE BEHIND PRIMARY BUILDING
5 FT. REAR
5 FT. SIDE
5 FT. STREET SIDE (SIDE STREET GARAGE ENTRY IS PROHIBITED)

ANCILLARY STRUCTURE SETBACKS: 25 FT. FROM TRACT BOUNDARIES
POOLS, SPAS, POOL ENCLOSURES: 10 FT. REAR
5 FT. SIDE
15 FT. STREET SIDE

MAX. IMPERVIOUS LOT COVERAGE: 70%
MAX. BUILDING COVERAGE: 51%
WATER SERVICE: TOWN WATER AUTHORITY
SEWER SERVICE: SEWER AUTHORITY
REQUIRED FIRE FLOW: 500 GPM @ 20 PSI PER HYDRANT
AVERAGE DAILY TRAFFIC: (118 LOTS) X (10 TRIPS/LOT) = 1,180 TRIPS
PROPOSED ROADWAYS ARE 24' WIDE (400 ADT CAPACITY).
ROADWAY SUB-OUTS FOR FUTURE PHASES CAN NOT EXCEED 400 ADT AT TOTAL BUILD OUT.

CONSERVATION DETERMINATION: WETLAND LIMITS DETERMINED BY TALBOT ENVIRONMENTAL, INC. AND SURVEYED BY FRANKLIN, HART AND RED.
FLOOD PLAN DETERMINATION: THE PROPERTY IS PARTLY IN FLOOD ZONE "X", PARTLY IN FLOOD ZONE "AE", AND PARTLY IN FLOOD ZONE "A" PER FLOOD INSURANCE RATE MAP OF OSCEOLA COUNTY, FLORIDA, PANEL# 1209700040 E. DATE OF FIRM: MAY 7, 2001

RECREATION REQUIRED: 2.50 AC
RECREATION PROVIDED: 3.10 AC
TOTAL OPEN SPACE REQUIRED: 8.09 AC (20% OF GROSS AREA)
TOTAL OPEN SPACE PROVIDED: 8.09 AC (20% OF GROSS AREA)

RECREATION TRACTS: 3.10 AC
UPLAND BUFFERS & LANDSCAPE TRACTS: 4.27 AC
TOTAL ACTIVE OPEN SPACE: 7.37 AC (91% OF REQUIRED OPEN SPACE)

CONSERVATION AREAS (ACTUAL = 7.65 AC): 2.05 AC
WET RETENTION PONDS (ACTUAL = 3.43 AC): 2.00 AC
TOTAL PASSIVE OPEN SPACE: 4.05 AC
TOTAL OPEN SPACE: 10.67 AC (26% OF GROSS AREA)

STORMWATER: STORMWATER MANAGEMENT SYSTEM WILL COMPLY WITH OSCEOLA COUNTY AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS CONSISTING OF WATER QUALITY TREATMENT AND STORM ATTENUATION.
EXISTING TREES: THE CONSERVATION AREA CONSISTS OF FORESTED WETLANDS. THE UPLAND AREAS ARE PREDOMINANTLY PINE TREES MUCH OF WHICH HAVE BEEN LOGGED. EXISTING LARGE OAK TREES ARE IDENTIFIED ON SHEET 2.
TREE PRESERVATION: DURING REVIEW & APPROVAL OF THE PD EXISTING TREES 30" DBH OR GREATER WERE IDENTIFIED AND PRESERVED (SEE SITE PLAN). ALL TREES WITHIN THE CONSERVATION AREA, UPLAND BUFFERS & PD NATURAL BUFFER TO BE PRESERVED. NO TREE REPLACEMENT MITIGATION REQUIRED FOR SITE CLEARING.
TREE CREDITS REQUIRED: TWO TREE CREDITS REQUIRED PER RESIDENTIAL LOT.
SPECIAL CONDITIONS:
1. APPLICANT SHALL PROVIDE STORMWATER MANAGEMENT FOR SULLIVAN ROAD.
2. APPLICANT SHALL PAVE SULLIVAN RD. TO COUNTY STANDARDS FROM CR 532 TO NORTHERN PROPERTY LINE.
3. ALL STREET CROSS SECTIONS SHALL COMPLY WITH COUNTY STANDARDS.
4. APPLICANT SHALL CONSTRUCT 4' SIDEWALKS ON BOTH SIDES OF SULLIVAN RD. FROM NORTH PROPERTY LINE TO CR 532.
5. MSTU OR HOA SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF MANAGEMENT PLAN.
6. APPLICANT TO RELOCATE 12 GRASSY LEDS TO THE BORDER OF THE SCRUB PRESERVE. SPECIMENS SHOULD BE RELOCATED WITH THE TREE SPADE AND BE REPLANTED ONLY ALONG THE BORDER OF THE SCRUB AREA. APPLICANT TO COORDINATE REPLANTING WITH THE LAND MANAGEMENT INSPECTOR PRIOR TO RELOCATING SPECIMENS. REPLANTING SHALL BE ACCOMPLISHED PRIOR TO APPROVAL OF ENGINEERING IMPROVEMENT PLANS.
7. DEVELOPMENT DETAILS FOR RECREATION AREAS TO INCLUDE, BUT NOT LIMITED TO, STRUCTURES, EQUIPMENT, WALKWAYS, WALKWAY SIZE & TYPE OF SURFACE AND SETBACKS SHALL BE INCLUDED IN AND APPROVED WITH THE ENGINEERING IMPROVEMENT PLANS.
8. APPLICANT SHALL PROVIDE WATER CALCULATIONS, MAIN SIZES, AND HYDRANT LOCATIONS AT ENGINEERING IMPROVEMENT PLAN REVIEW.
9. NO VERTICAL CONSTRUCTION SHALL OCCUR UNTIL HYDRANTS, MAINS AND INFRASTRUCTURE ROADWAYS ARE INSTALLED, TESTED, INSPECTED AND ARE APPROVED BY THE FIRE MARSHAL'S OFFICE.
10. TEMPORARY BENCHMARKS SHALL BE PLACED AT 50' INTERVALS ALONG THE LENGTH OF THE ROAD

CONSTRUCT CONSERVATION AREA SIGNAGE ON ALL REAR LOT CORNERS FOR LOTS 41-51, AND LOTS 84-98 AND EVERY 200 LF ALONG MULCHED TRAIL SIGNS TO READ: "NATURAL CONSERVATION AREA NO DUMPING, LAND CLEARING, OR OTHER DISTURBANCE TO NATIVE SOILS AND VEGETATION PERMITTED BEYOND THIS POINT IN ACCORDANCE WITH THE CONSERVATION EASMENT RECORDED WITH THE CONSERVATION COUNTY IN OFFICIAL RECORD BOOK _____ PAGES"
CALL THE ASHEBROOK HOMEOWNERS ASSOCIATION FOR FURTHER INFORMATION REGARDING THIS AREA.

APPROVED BY: *[Signature]*
JAN 3 2005
ASST. COUNTY ENGINEER

04-0065