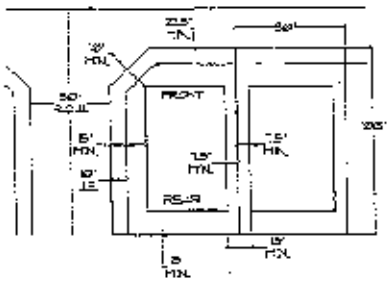
## SINGLE FAMILY (TYPICAL SETBACK DETAIL)

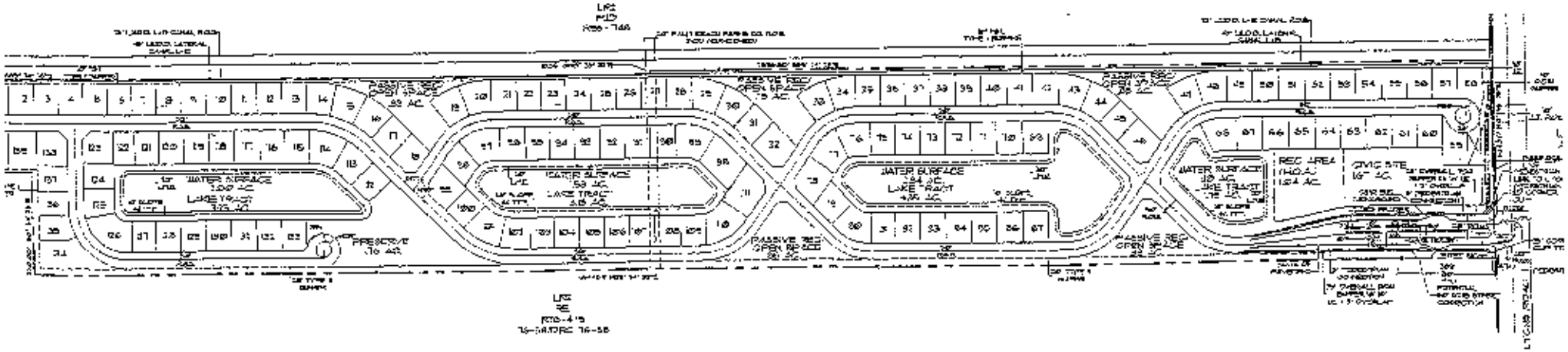
N.T.S.




## NOTES

- R.O.W. = RIGHT OF WAY
- R.A.S.= RESIDENTIAL ACCESS STREET
- L.M.E.=LAKE MAINTENANCE EASEMENT
- P.L. = PROPERTY LINE
- B.S.L. = BASE BUILDING LINE
- ℄ = CENTER LINE
- AC= ACRES
- U.E. = UTILITY EASEMENT
- ADT = AVERAGE DAILY TRIPS

- MAX BUILDING HEIGHT OF 35'
- ALL INTERSECTIONS 90° DEGREES UNLESS NOTED
- MAXIMUM 5' ENCROACHMENT OF UTILITY EASEMENTS INTO LANDSCAPE BUFFER EXCEPT WHERE EASEMENTS CROSS PERPENDICULAR
- BSL FUNCTIONS ARE RELATIVELY CONSISTENT THROUGHOUT THE SITE AND HAVE BEEN FOUND TO BE CONCLUSIVE FOR THE SINGLE FAMILY DEVELOPMENT PROPOSED.
- UTILITIES ARE PRESENTLY AVAILABLE TO THE DEVELOPMENT
- INTERIOR ROADWAYS SHALL BE PRIVATELY OWNED AND MAINTAINED
- PROPOSED LAKES WITHIN THE DEVELOPMENT WILL PROVIDE SUFFICIENT VOLUME FOR WATER QUALITY RETENTION AND STORM WATER FLOOD PROTECTION.
- SAFE SIGHT TRIANGLE 35' (CHAPTER)
- RECREATION AREA IS HOA OWNERSHIP
- PEDESTRIAN/BICYCLE CIRCULATION ROUTES PROVIDED. OFFERING RESIDENTS SAFE INTERNAL AND EXTERNAL CIRCULATION.
- STREET TREES PROVIDED WITHIN PEDESTRIAN CIRCULATION ROUTES.

## SITE DATA

| | | |
|---|---|---|
| SECTION 1 | TOWNSHIP 46 | RAN |
| PETITION # | | |
| PROJECT NUMBER | | |
| PROPERTY CONTROL NUMBERS | | 00-42-43-27-05-045-0000 / 00-42-43-27-05-045-0100 |
| TRAFFIC ANALYSIS ZONE (TAZ) | | |
| CONCURRENCY CASE NUMBER | | 25-5000 |
| EXISTING ZONING DESIGNATION | | |
| PROPOSED ZONING DESIGNATION | | |
| EXISTING LANDUSE DESIGNATION | | |
| TOTAL SITE AREA | | 32. |
| TOTAL DWELLING UNITS | | |
| OVERALL DENSITY | | 1.99 |
| TOTAL LAKE AREA (LAKE TRACT) | 7.4% | 2. |
| TOTAL WATER SURFACE AREA | | 7 |
| RECREATIONAL AREA REQUIRED | | |
| RECREATIONAL AREA PROPOSED | 15% | |
| CIVIC AREA REQUIRED | | |
| CIVIC AREA PROPOSED | 2.4% | |
| DEVELOPABLE AREA | 50.2% | 20. |
| PRESERVE AREA | 1.5% | |
| PASSIVE RECREATION SPACE/OPEN AREA | 24.4% | 1 |
| TOTAL DEDICATED L.W.D.D. CANAL R.O.W. | | 3 |
| DEDICATED L.W.D.D. CANAL R.O.W. | 1.5% | |
| TOTAL AVERAGE DAILY TRIPS | | |
| ENTRY ROAD R.O.W. | 3.5% | 1 |