LOCATION: DEVELOPER/

ORLANDO, FLORIDA 32801 C/O SADIQUE JAFFER 27 N SUMMERLIN AVE

ORLANDO, FL 32801

TYPE OF PROJECT: NUMBER OF DU: 87 DU OWNED PROPERTY: 29.56 AC 29.56 AC

RESIDENTIAL (DETACHED)

PROJECT AREA: EXISTING LAND USE: VACANT EXISTING ZONING:

Minimum rear yard setback for buildings

Development Standards Single Family ALLOWABLE PROVIDED MIN LOT AREA 6,000 >6,000 MIN LOT WIDTH MAX Building Height 2.5—STORY 2.5—STORY MAX Minimum front yard setback for a/c portion of building 20 feet Minimum side yard setback abutting street 15 feet

Minimum side yard setback for buildings, pools, patios

EXISTING LANDUSE COVERAGE: UPLAND AREA 29.13 AC 0.43 AC

PROPOSED LANDUSE COVERAGE: CONSERVATION AREA (WETLAND & BUFFER) 0.69 AC 25.29 AC

LAND USE & AREA SUMMARY						
LAND USE	DESCRIPTION	AREA				
87 LOTS	RESIDENTIAL HOME LOTS	14.69 AC				
TRACT 1	RECREATION TRACT	2.00 AC				
TRACT 2	OPEN SPACE	0.55 AC				
TRACT 3	OPEN SPACE	0.50 AC				
TRACT 4	STORMWATER TRACT	5.32 AC				
TRACT 5	LANDSCAPE TRACT	1.11 AC				
TRACT 6	LANDSCAPE TRACT	1.44 AC				
TRACT 7	OPEN SPACE	0.20 AC				
TRACT 8	LIFT STATION	0.17 AC				
	ROADWAY - SUBDIVISION R-O-W	3.58 AC				
TOTAL		29.56 AC				

SOILS:
ACCORDING TO THE SOIL SURVEY OF LAKE COUNTY, FLORIDA

FAMILY RESIDENTIAL

100' POWERLINE EASEMENT

TRACT 5

TRAFFIC GENERATION:
ACCESS TO THE PUBLIC ROAD SYSTEM WILL BE VIA WILSON LAKE

PARKWAY THE MAXIMUM PROJECTED TRAFFIC GENERATION FOR THIS

AVERAGE DAILY TRIPS ~ RATE = 9.70 TRIPS/DU PER THE ITE TRIP GENERATION MANUAL, 9TH EDITION, FOR LAND USE 210 - SINGLE

PROJECT IS 84 PM PEAK HR ~ RATE = 0.96 TRIPS/DU; AND 844

MAINTENANCE RESPONSIBILITY:

TRACTS 1 THRU 7 TO BE MAINTAINED BY HOA.
 WATER MAIN AND APPERTENANCES WITHIN CITY RIGHT OF WAYS ARE TO BE MAINTAINED BY CITY OF GROVELAND.

- 1. THIS PROJECT WILL BE DEVELOPED IN 1 PHASE.
- 2. EXISTING TREES WHERE POSSIBLE WILL BE PRESERVED, PRIOR TO LAND CLEARING PRESERVED TREES
- 3. ALL INTERNAL STREETS SHALL BE OWNED AND MAINTAINED BY THE CITY OF GROVELAND.
- 4. SOLID WASTE WILL BE SERVED BY CURBSIDE PICKUP.

- 8. ALL EASEMENT LOCATIONS AND DIMENSIONS SHALL BE GOVERNED BY SITE DEVELOPMENT PLANS.

- 10. LANDSCAPE AND IRRIGATION PLANS WILL BE PROVIDED AT TIME SITE DEVELOPMENT PLANS
- 11. STORMWATER TRACT SHALL BE OWNED AND MAINTAINED BY THE HOA

- 15. ALL ON-SITE DRAINAGE EASEMENTS WITHIN LOT AREAS SHALL BE OWNED BY

Center Line Table						
Line #	Length	Direction				
L1	195.48	S62° 51' 23.76"W				
L2	69.50	S19° 41′ 48.60″W				
L3	92.59	N89° 48' 08.01"E				
L4	76.18	N19° 41′ 48.54"E				
L5	38.19	N27° 08' 41.54"W				
L6	203.52	N27° 08' 36.24"W				
L7	130.49	N22° 11' 23.94"W				
L8	90.82	N27° 08' 05.02"W				
L9	271.04	N27°08'05.02"W				

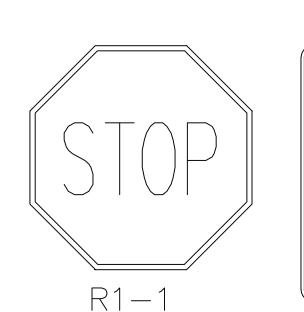
Centerline Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length		
C1	136.83	100.00	78.39	S23° 46' 56"W	126.40		
C2	119.34	172.65	39.61	S4° 07' 59"W	116.98		
С3	57.95	968.81	3.43	S21° 44' 05"W	57.94		
C4	8.90	56.00	9.11	S22° 14' 40"W	8.89		
C5	250.12	1211.30	11.83	S18° 47' 44"W	249.68		
C6	179.76	100.00	103.00	S38° 41' 58"E	156.52		
C7	132.32	100.00	75.82	N51° 53′ 39″E	122.88		
C8	175.78	923.51	10.91	N19° 33' 04"E	175.52		
С9	22.70	240.00	5.42	N22° 24' 23"E	22.69		
C10	37.45	694.55	3.09	N21° 43′ 17"E	37.45		
C11	418.78	464.81	51.62	N2° 03' 55"W	404.76		
C12	45.82	530.00	4.95	N24° 40' 00"W	45.81		
C13	41.43	480.00	4.94	N24° 39′ 44″W	41.41		

SITE DATA PROJECT NAME: WEST VILLAS LAKE COUNTY WEST VILLAS 27 N SUMMERLIN AVE WETLAND AREA APPLICANT: TOTAL SITE AREA 29.56 AC

5 feet

10 feet

DEDICATED R/W AREA: NET DEVELOPABLE AREA: (TOTAL SITE LESS DEDICATED R/W & CONSERVATION AREA) NET DENSITY 3.44 du/ac



NOTE:

1. ALL INTERSECTIONS TO BE PROVIDED WITH STREET/STOP SIGNS AND 24" THERMOPLASTIC STOP BARS.

R2 - 1

2. ALL STRIPING TO BE THERMOPLASTIC.

3. ALL TRAFFIC CONTROL SIGNS SHALL MEET THE MINIMUM REQUIREMENTS OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL (MUTCD), THE CITY OF GROVELAND AND THE FDOT.

4. STREET SIGN, MAIL BOX AND STREET LIGHT POSTS SHALL BE OF SIMILAR DESIGN.

CONTRACTOR TO LOCATE IRRIGATION

PIPES FROM WELL PRIOR TO CONSTRUCTION.

DEVELOPMENT NOTES:

SHALL BE MARKED AND PRUNED.

5. ALL SANITARY SEWER MAIN LINES AND MANHOLES SHALL BE DEDICATED TO THE CITY OF GROVELAND.

6. ALL POTABLE WATER MAIN LINES SHALL BE DEDICATED TO THE CITY OF GROVELAND.

7. STREET LIGHTS AND UNDERGROUND UTILITIES WILL BE REQUIRED TO SERVE THIS PROJECT.

9. ALL PROPOSED INFRASTRUCTURE PIPING, STRUCTURE, LOCATION AND SIZING SHALL BE PROVIDED WITH FINAL CONSTRUCTION PLANS.

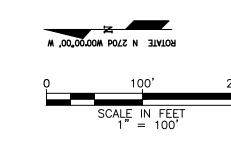
12. TRACTS 1 THRU 7 ARE RECREATION/LANDSCAPE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE

13. PROJECT WILL REQUIRE A ST JOHNS RIVER WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT.

14. ALL STRUCTURES AND PIPES WITHIN THE ON-SITE DRAINAGE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOA.

RESPECTIVE LOT OWNER

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	C11	418.78	464.81	51.62	N2° 03' 55"W	404.76	
	C12	45.82	530.00	4.95	N24° 40' 00"W	45.81	
	C13	41.43	480.00	4.94	N24° 39′ 44″W	41.41	
52 51 LONG LAKE LOOP 68 69 26 27	50 49 70 70	71 72 81 29 30	47 46 CQ 73	74 75 9 78	44 43	42 41 40 40 39 38 38	TRACT 6
	 TRA	CT 6					نـ.
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LINE LEGEND

- PROPERTY BOUNDARY ——× ——× —— EXISTING FENCE EXISTING OVERHEAD ELEC. _____ - _ ___ RIGHT OF WAY LINE _____ PROPOSED BLDG SETBACK LINE —————— PROPOSED EASEMENT LINE _____ ROAD CENTERLINE

AVE, STE. 33813 3-422-7299 50

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