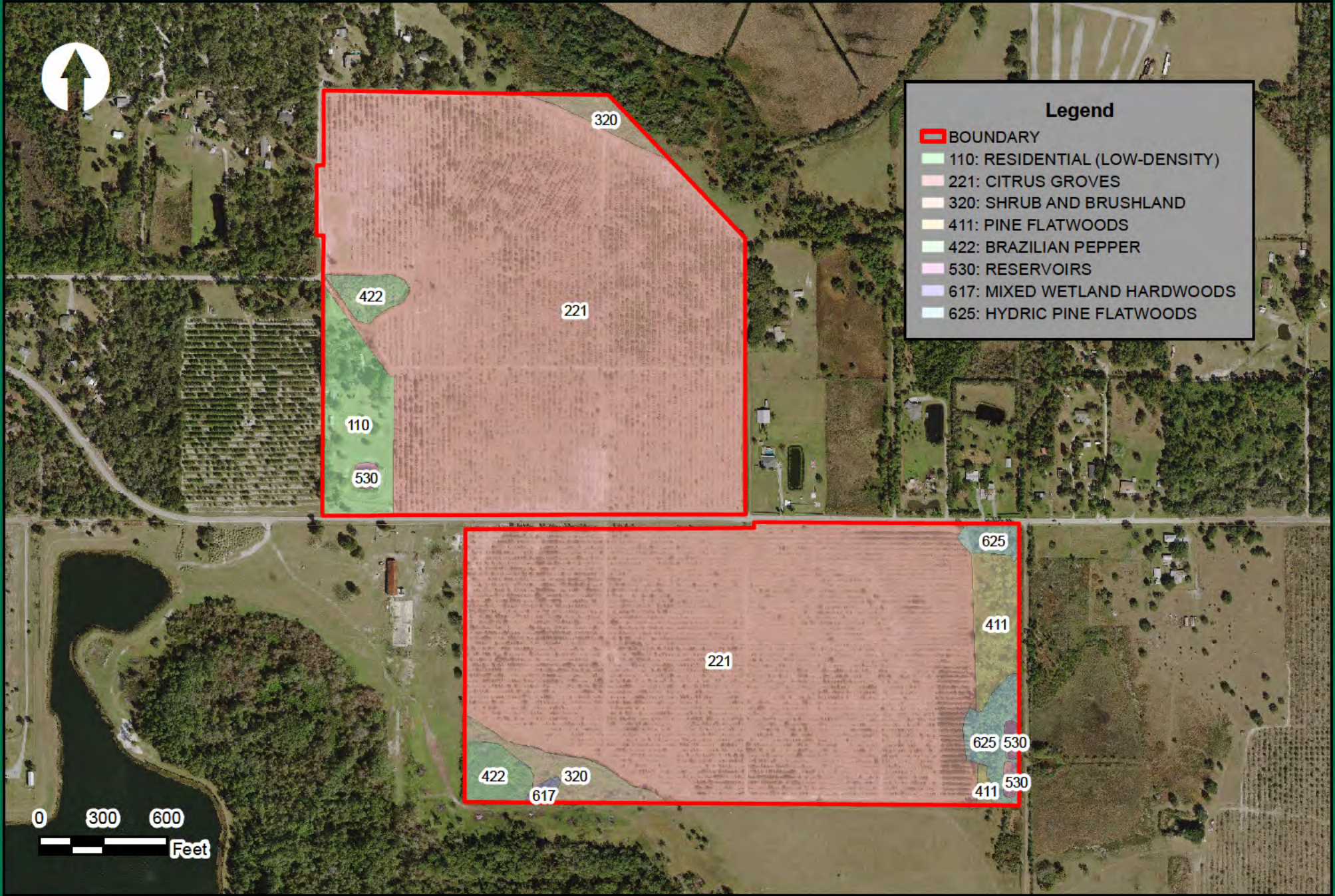


Austin Environmental Consultants, Inc.
 316 Church Street
 Kissimmee, Florida 34741
 407.935.0535

FIGURE
1

LOCATION MAP

Jones Road Subdivision
 Osceola County, Florida

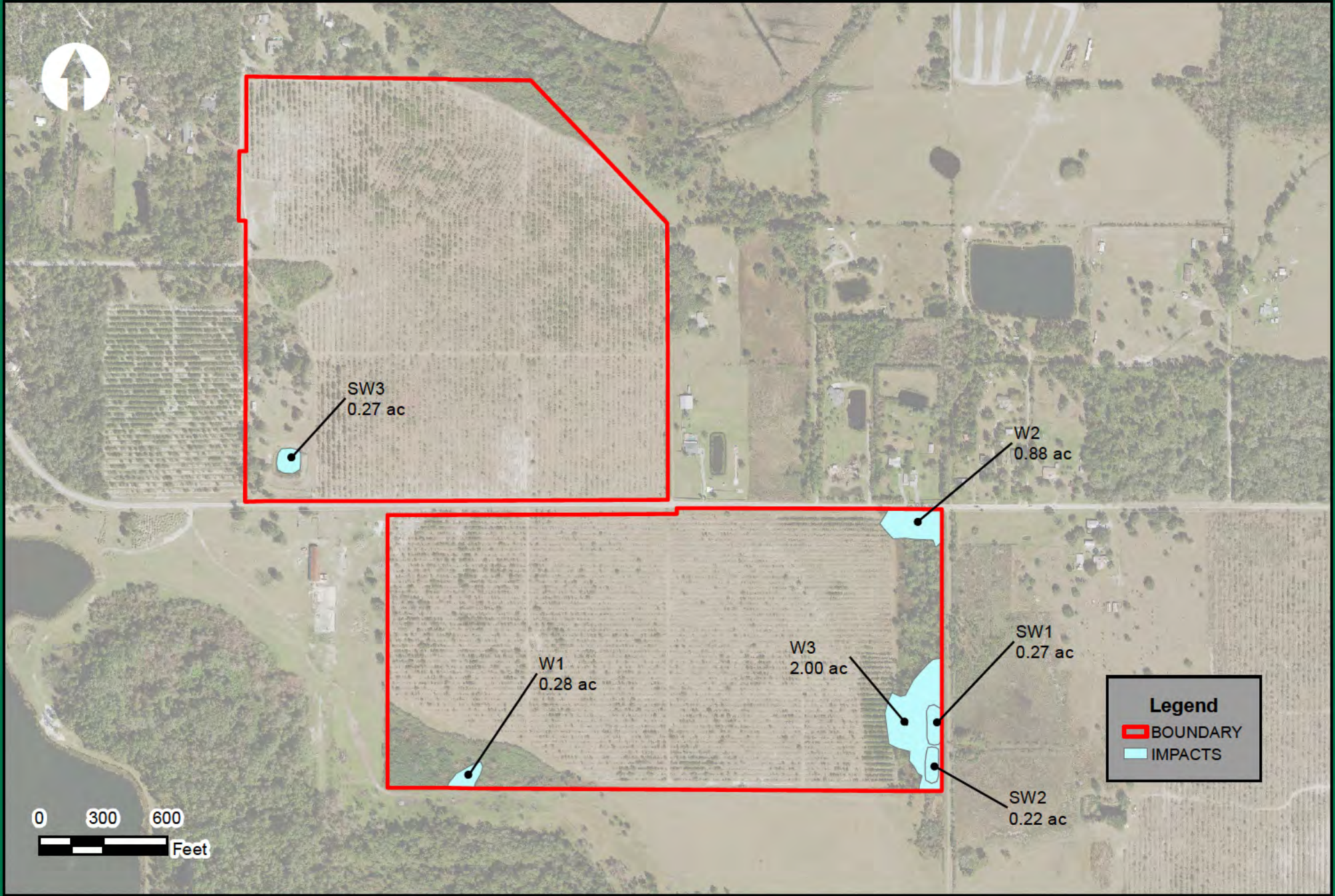


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FIGURE
4

FLUCFCS MAP

Jones Road Subdivision
 Osceola County, Florida



Austin Environmental Consultants, Inc.
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Kissimmee, Florida 34741
407.935.0535

FIGURE
5

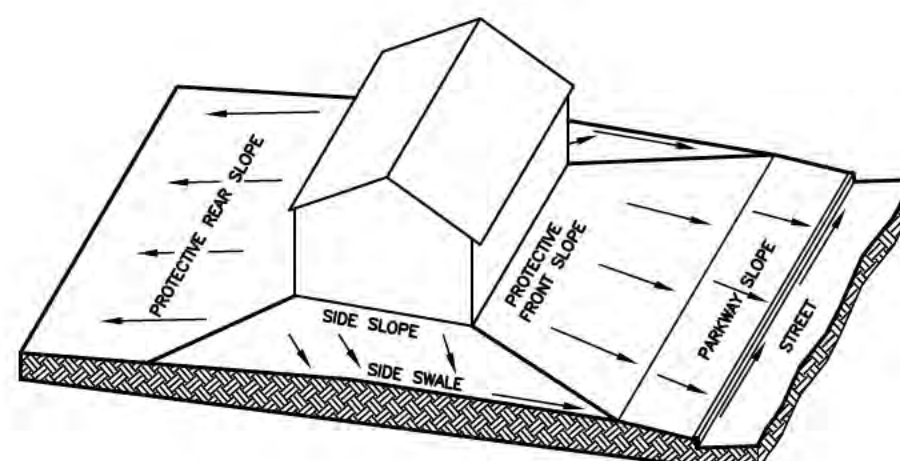
**WETLAND & SURFACE
WATER IMPACTS**

Jones Road Subdivision
Osceola County, Florida

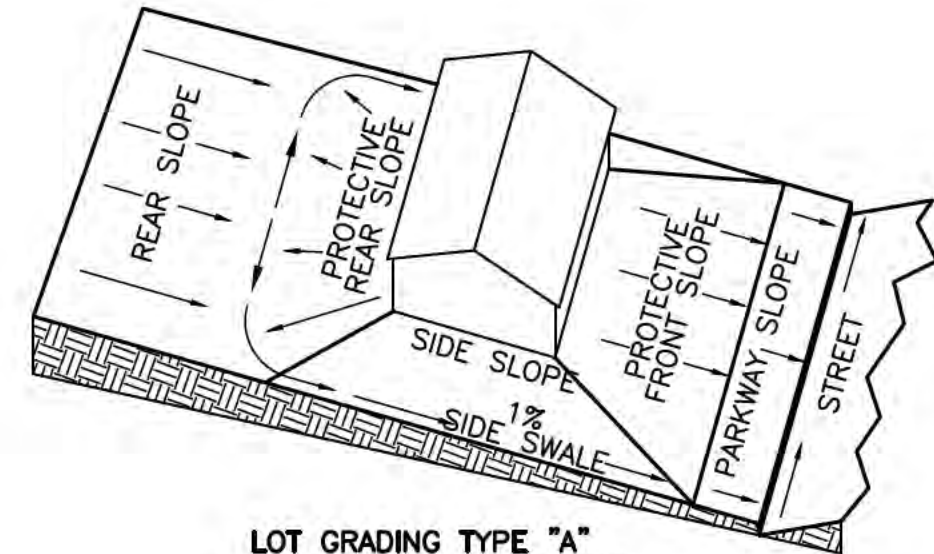
GENERAL SITE DATA – SOUTH PROPERTY	
PARCEL ID#	11-26-30-4950-0001-0890
EXISTING ZONING	LOW DENSITY RESIDENTIAL (LDR)
PROPOSED ZONING	LOW DENSITY RESIDENTIAL (LDR)
PROJECT DENSITY REQUIRED	3 TO 8 DU / 1 AC
PROJECT DENSITY PROVIDED	3.86 DU / 1 AC
MUNICIPALITY	OSCEOLA COUNTY
PROJECT AREA	78.67 ACRES
PROPOSED DEVELOPMENT (SINGLE FAMILY)	303 LOTS
MAX. PROPOSED BUILDING FOOTPRINT	3,400 SF
MIN. LOT AREA REQUIRED	4,000 S.F.
PROPOSED MIN. LOT AREA	6,000 S.F.
REQUIRED MIN LOT WIDTH AT FRONT BUILDING LINE	40'
PROPOSED MIN. LOT WIDTH	50' INTERIOR/60' CORNER LOTS
PROPOSED MIN. LOT DEPTH	120'
MAXIMUM BUILDING HEIGHT	35' TWO STORY

TRACT TABLE – NORTH PROPERTY			
TRACT	LAND USE	OWNERSHIP	AREA (AC.)
A1	STORM WATER POND	H.O.A	7.45
B1	STORM WATER POND	H.O.A	6.15
C1	STORM WATER POND	H.O.A	4.25
D1	RECREATIONAL AREA	H.O.A	0.42
E1	RECREATIONAL AREA	H.O.A	0.64
F1	RECREATIONAL AREA	H.O.A	0.62
G1	RECREATIONAL AREA	H.O.A	0.16
H1	RECREATIONAL AREA	H.O.A	0.15
I1	RECREATIONAL AREA	H.O.A	0.05
J1	RECREATIONAL AREA	H.O.A	0.05
K1	RECREATIONAL AREA	H.O.A	0.06
L1	RECREATIONAL AREA	H.O.A	0.06
M1	LIFT STATION	H.O.A	0.23

TRACT TABLE – SOUTH PROPERTY			
TRACT	LAND USE	OWNERSHIP	AREA (AC.)
A2	STORM WATER POND	H.O.A	5.89
B2	STORM WATER POND	H.O.A	3.88
C2	STORM WATER POND	H.O.A	2.41
D2	STORM WATER POND	H.O.A	2.60
E2	STORM WATER POND	H.O.A	2.11
F2	RECREATIONAL AREA	H.O.A	0.26
G2	RECREATIONAL AREA	H.O.A	0.20
H2	RECREATIONAL AREA	H.O.A	0.30
I2	RECREATIONAL AREA	H.O.A	0.45
J2	RECREATIONAL AREA	H.O.A	0.28
K2	RECREATIONAL AREA	H.O.A	0.31

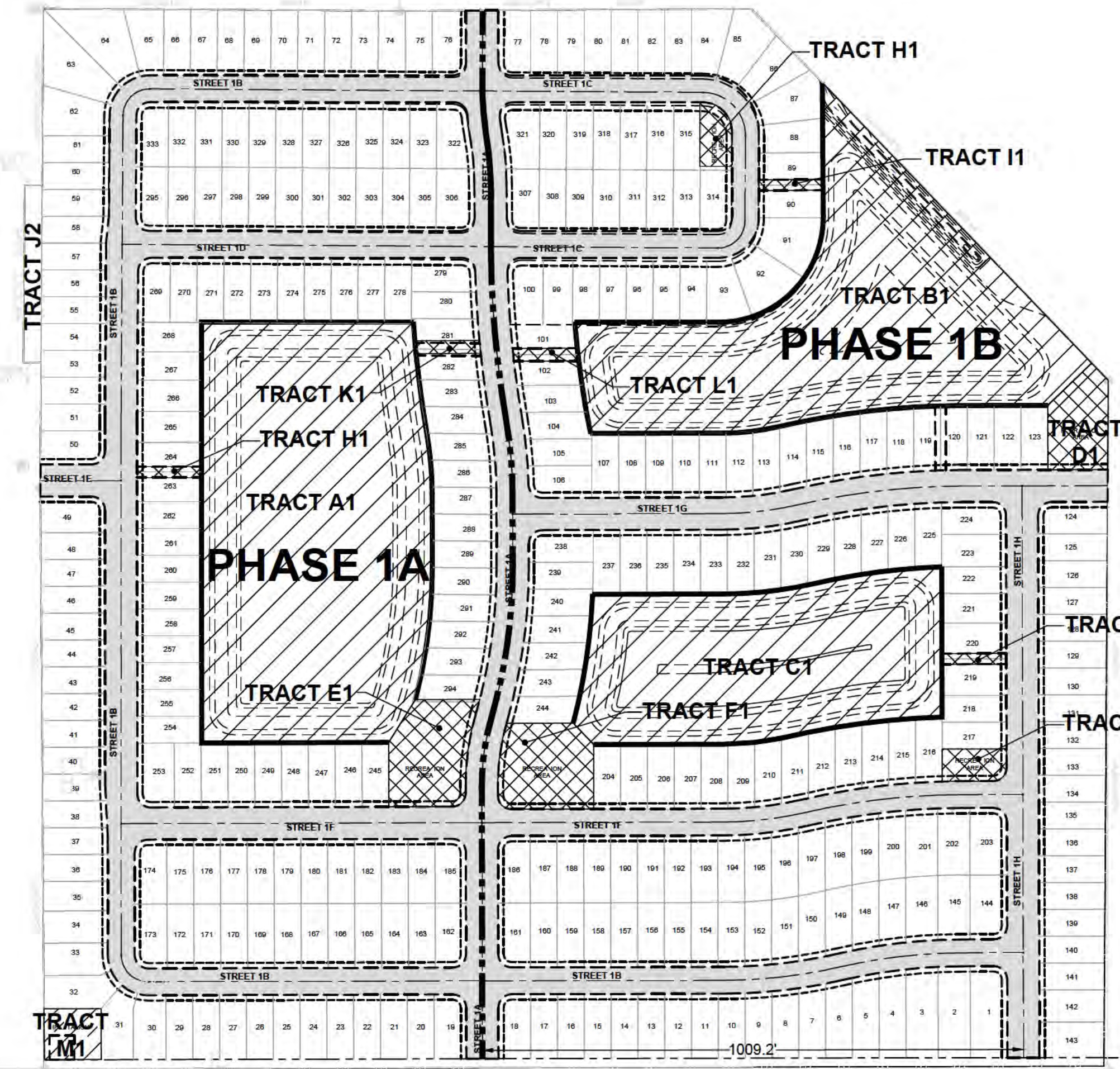


LOT GRADING TYPE "B"
DRAINAGE TO FRONT & REAR LOT LINE



LOT GRADING TYPE "A"
ALL DRAINAGE TO STREET

NORTH PROPERTY



GENERAL SITE DATA – NORTH PROPERTY	
PARCEL ID#	11-26-30-4950-0001-0890
EXISTING ZONING	LOW DENSITY RESIDENTIAL (LDR)
PROPOSED ZONING	LOW DENSITY RESIDENTIAL (LDR)
PROJECT DENSITY REQUIRED	3 TO 8 DU / 1 AC
PROJECT DENSITY PROVIDED	3.98 DU / 1 AC
MUNICIPALITY	OSCEOLA COUNTY
PROJECT AREA	84.84 ACRES
PROPOSED DEVELOPMENT (SINGLE FAMILY)	338 LOTS
MAX. PROPOSED BUILDING FOOTPRINT	3,400 SF
MIN. LOT AREA REQUIRED	4,000 S.F.
PROPOSED MIN. LOT AREA	6,000 S.F.
REQUIRED MIN LOT WIDTH AT FRONT BUILDING LINE	40'
PROPOSED MIN. LOT WIDTH	50' INTERIOR/60' CORNER LOTS
PROPOSED MIN. LOT DEPTH	120'
MAXIMUM BUILDING HEIGHT	35' TWO STORY

AREA CALCULATIONS
TOTAL LOTS = 633
TOTAL AREA = 162.32 AC.
RECREATION AREA REQUIRED 633 LOTS / 50 = 12.66 AC
RECREATION AREA PROVIDED = 12.69 AC
OPEN SPACE REQUIRED:
(20% OF DEVELOPABLE AREA RIGHT-OF-WAY AND PRIVATE LOT SETBACK YARDS DOES NOT COUNT AS OPEN SPACE)
162.32 AC X 20% = 32.46 AC.
OPEN SPACE PROVIDED:
RECREATIONAL AREA (1:1 RATIO) 4.01 AC (2.47%)
STORMWATER POND (1:1 RATIO) 34.74 AC (21.40%)
OTHERS* (2:1 RATIO) 0.06 AC (0.04%)
TOTAL OPEN SPACE 38.81 AC (23.91%)

* OTHERS REPRESENT ADDITIONAL AREA OF RECREATION OVER AND ABOVE THE MINIMUM REQUIREMENTS.
0.03 ACRES X 2 = 0.06 ACRES, CREDIT AT A 2:1 RATIO TOWARDS OPEN SPACE PER OSCEOLA COUNTY LAND DEVELOPMENT CODE SECTION 4.10.2.6

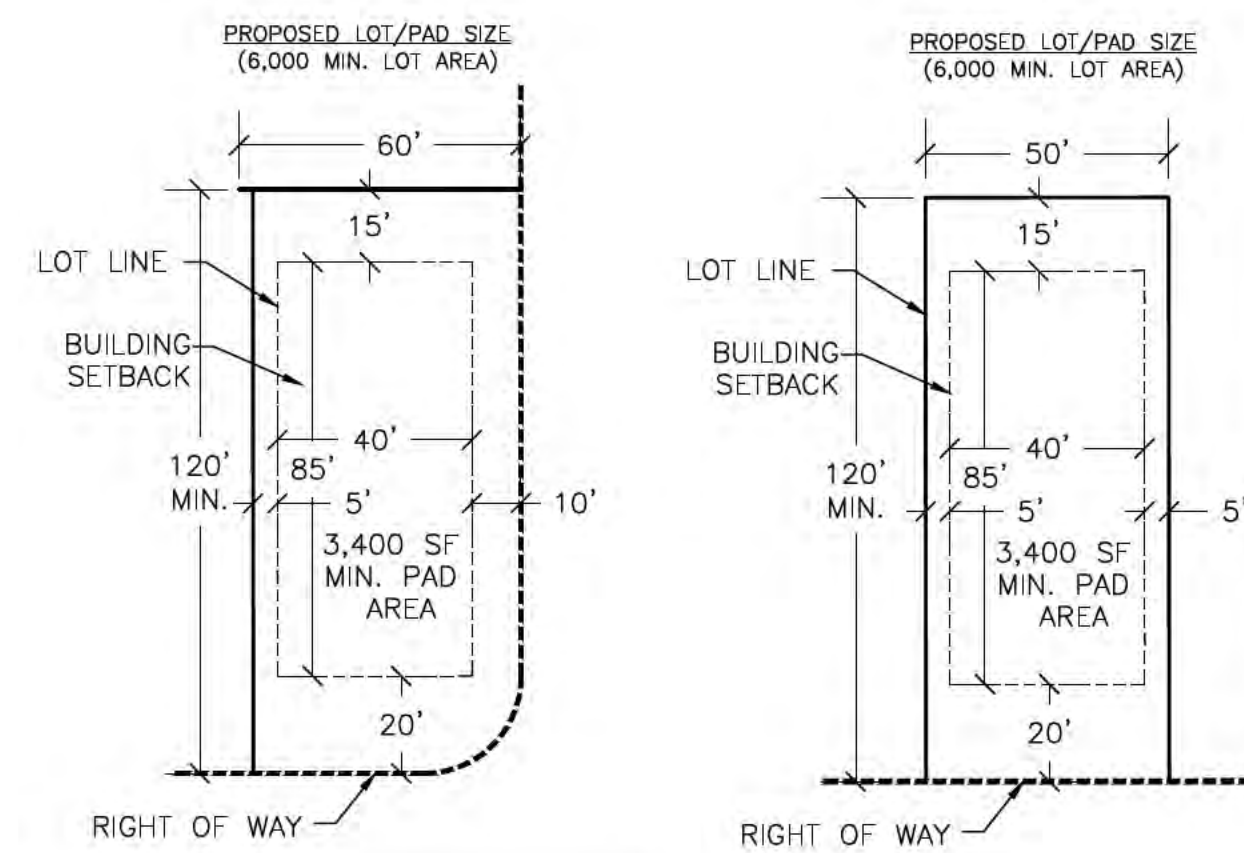
PARKING CALCULATIONS – NORTH PROPERTY:

REQUIRED:
2 SPACES PER UNIT
338 UNITS X 2 SPACES = 676 SPACES
PROVIDED:
676 SPACES (2 SPACES PER UNIT) – IN DRIVEWAYS
SPACES ON-STREET AS SHOWN

PARKING CALCULATIONS – SOUTH PROPERTY:

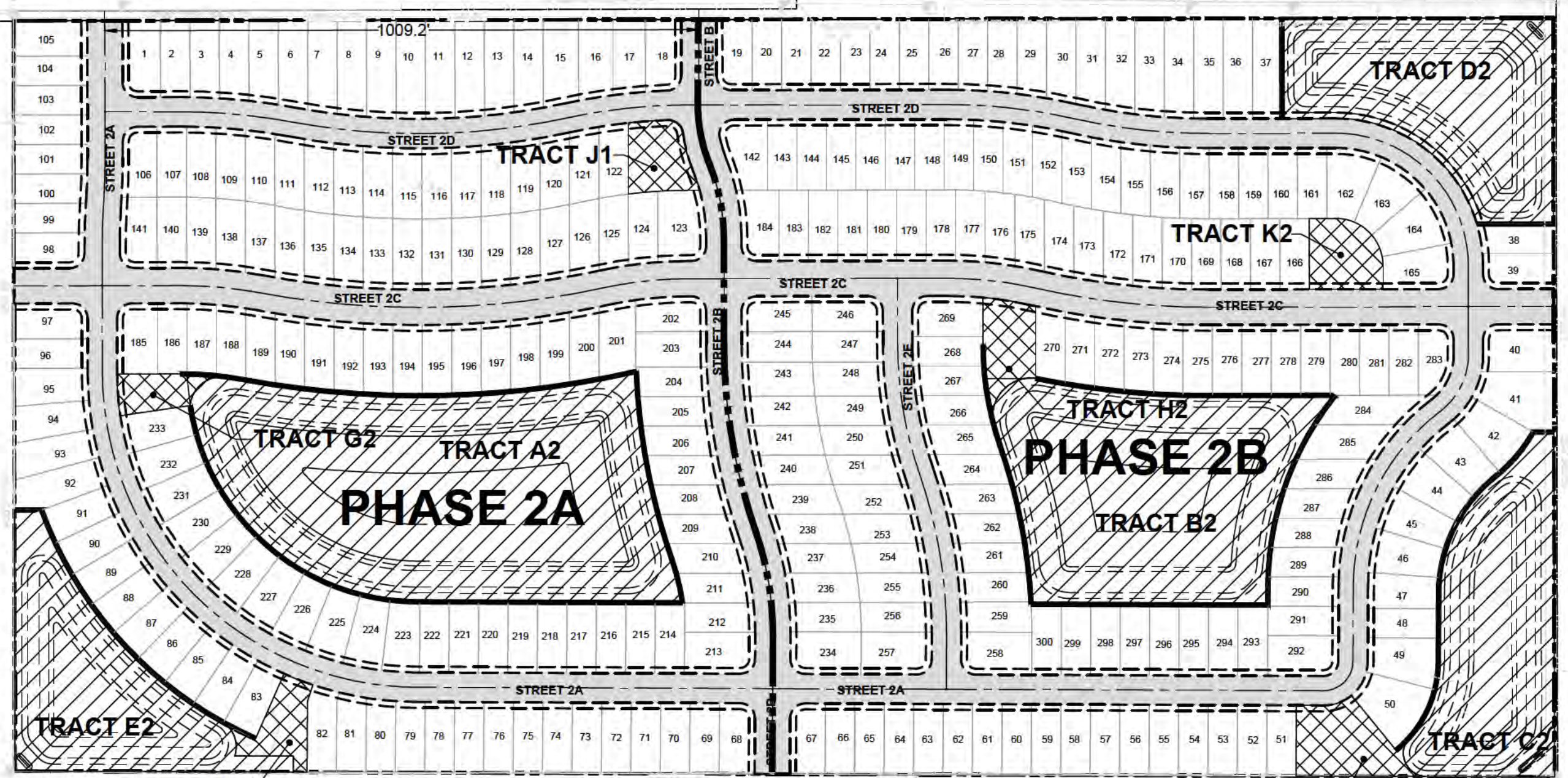
REQUIRED:
2 SPACES PER UNIT
303 UNITS X 2 SPACES = 606 SPACES
PROVIDED:
606 SPACES (2 SPACES PER UNIT) – IN DRIVEWAYS
SPACES ON-STREET AS SHOWN

- NOTE:**
1. THE PROPOSED DEVELOPMENT WILL NOT BE GATED.
 2. PROPOSED STREETS SHOWN ON THIS PLAN ARE TO BE PUBLIC.
 3. SUBDIVISION WILL CONFORM TO OSCEOLA COUNTY TREE POINT STANDARDS.



LOT SETBACKS	
FRONT	25'-0"
SIDE	5'-0"
REAR	15'-0"
SIDE STREET	10'-0"

ITE Trip Generation Jones Road Subdivision									
ITE Code - Description	Units	Expected Units	Total Generated Trips			Total Distribution of Generated Trips			
			Daily	AM Hour	PM Hour	AM In	AM Out	PM In	PM Out
210 - Single Family Homes	DU	646.0	6,150	485	646	121	363	407	239



LEGEND

- [Hatched Box] POND TRACT AREA
- [Solid Box] RIGHT OF WAY
- [Dashed Line] WATERFRONT LOTS

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CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 5057
www.avconinc.com

DARIN ALEX LOCKWOOD, P.E.
FL P.E. #63504

WCFM NONA, LLC

JONES ROAD SUBDIVISIONS

SITE DATA

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SCALE NOTE
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REVISIONS:			
NO.	DATE	BY	DESCRIPTION

DESIGNED BY: DAL
DRAWN BY: CFS
CHECKED BY: DAL
APPROVED BY: DAL
DATE: 09-22-16

SITE DEVELOPMENT PLANS
PROJECT NO. 2016.099.03
SHEET NUMBER

PS16-00010
ZMA16-0010

C100