

SITE DATA:

PARCEL ID'S: 06-23-28-0000-00-004
06-23-28-0000-00-030

TOTAL PROJECT AREA: 35.5 AC

- COMMERCIAL PARCEL 4.0 AC
- SINGLE FAMILY 31.5 AC

EXISTING LAND USE: R: RURAL (ORANGE COUNTY)

PROPOSED LAND USE: PLANNED DEVELOPMENT

EXISTING ZONING: RCE (CITY)

PROPOSED ZONING: PLANNED DEVELOPMENT

SETBACKS:

- FRONT YARD 20 FT
- SIDE YARD 5 FT
- REAR YARD 20'
- PROPERTY BOUNDARY 25'
- BUILDING TO BUILDING 10'
- NORMAL HIGH WATER 50'

MAXIMUM BUILDING HEIGHT 35 FT

FLOOR AREA RATIO 24% SINGLE FAMILY
15% COMMERCIAL

IMPERVIOUS SURFACE RATIO 41% SINGLE FAMILY
63.5% COMMERCIAL

SITE WILL BE CONSTRUCTED IN ONE PHASE

UTILITY PROVIDERS:

- WATER ORANGE COUNTY UTILITIES
- WASTEWATER ORANGE COUNTY UTILITIES
- RECLAIM WATER ORANGE COUNTY UTILITIES
- ELECTRIC DUKE ENERGY
- FIRE CITY OF OCOEE
- SOLID WASTE CITY OF WINDERMERE

WATER DEMAND 30,100 GPD

- RESIDENTIAL 20,650 GPD
- COMMERCIAL 8,750 GPD

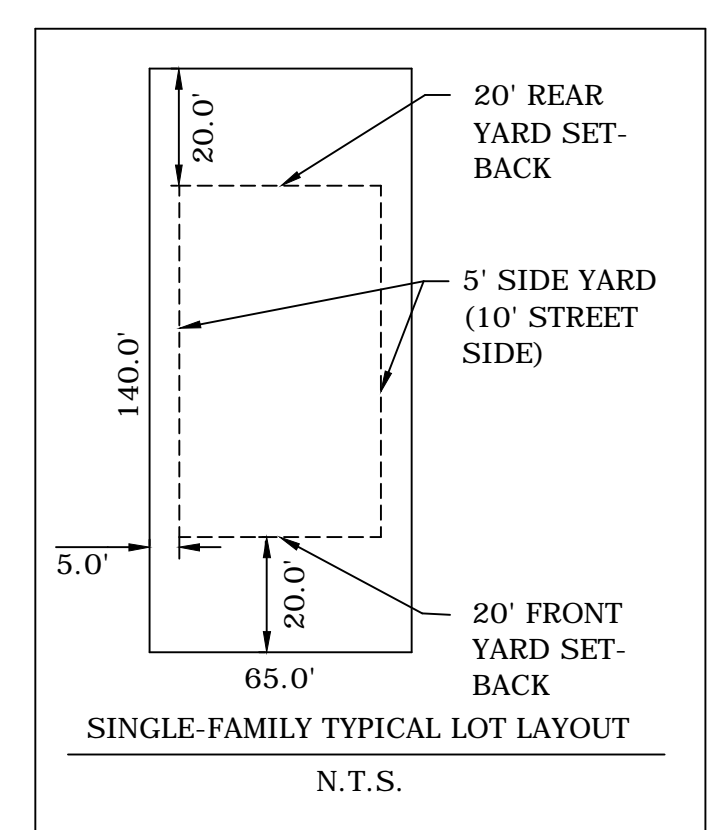
WASTEWATER DEMAND 25,800 GPD

- RESIDENTIAL 17,700 GPD
- COMMERCIAL 7,500 GPD

WATER DISTRIBUTION SYSTEM FOR THE SITE WILL BE DESIGNED FOR A MAXIMUM NEEDED FIRE FLOW OF 1,000 GPM DISCHARGING FROM HYDRANTS

STORMWATER MANAGEMENT TO BE PROVIDED BY ROAD SIDE RETENTION SWALES AND AN ON-SITE WET DETENTION POND WITH OUTFALL TO EXISTING WETLAND

TYPE 'C' LANDSCAPE BUFFER TO BE PROVIDED BETWEEN COMMERCIAL AND RESIDENTIAL DEVELOPMENTS



DATE	REVISIONS	BY

DATE: _____

DAVID L. EVANS, P.E. #4696

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WINDSONG
FOR
THE KEEVIN REAL
PROPERTY COMPANY
CITY OF WINDERMERE
FLORIDA

PRELIMINARY
DEVELOPMENT PLAN
MASTER SITE PLAN

DRAWN: TV
CHECKED: DLE
DATE: OCTOBER 17, 2013
SCALE: 1" = 60'
JOB #: 92621
SHEET #:

C1.0

2:_065\92621 Windsong at Windermere\Drawings\DP\92621 DP Planning (C1.0) Plotted on: Apr 10, 2014 - 1:56pm by user