

SITE PLAN SUMMARY

SITE PLAN DATA:

PROJECT AREA: 80.15 ACRES
 PROPOSED USE: RESIDENTIAL PLANNED DEVELOPMENT

PROJECT LAND USE

PROJECT AREA:	80.15 AC (100%)
RESIDENTIAL TRACT AREA:	14.49 AC (18.1%)
PRIVATE R.O.W. AREA:	7.11 AC (8.9%)
STORMWATER MANAGEMENT AREA:	4.08 AC (5.1%)
RECREATIONAL AREA:	2.40 AC (3.0%)
OPEN HABITAT SPACE:	44.12 AC (55.0%) (100%)
WETLANDS:	36.23 AC (82.1%)
WETLAND BUFFERS:	7.89 AC (17.9%)
COMMON OPEN AREA:	7.95 AC (9.9%)

DWELLING UNIT BREAKDOWN

SINGLE FAMILY ATTACHED TOWNHOME UNITS: 270
TOTAL UNITS: 270

DENSITY

DENSITY = NUMBER DWELLING UNITS ÷ TOTAL ACREAGE
 = 270 UNITS ÷ 80.15 AC
 = 3.37 UNITS PER ACRE

PARKING CALCULATIONS:

SINGLE FAMILY
 REQUIRED: 2.0 SPACES PER DWELLING UNIT
 (270 UNITS) X (2.0)
 = 540 SPACES

PROVIDED: 540 SPACES (PROVIDED IN SINGLE CAR GARAGES & STACKED IN DRIVEWAYS)

NORTH REC AREA
 REQUIRED: 1 SPACE PER 250 SQ FT OF FLOOR & POOL AREA
 PROVIDED: REQUIRED SPACES = 4 SPACES
 PROVIDED = 5 SPACES

SOUTH REC AREA
 REQUIRED: 1 SPACE PER 250 SQ FT OF FLOOR & POOL AREA
 PROVIDED: REQUIRED SPACES = 4 SPACES
 PROVIDED = 5 SPACES

OPEN SPACE
 REQUIRED: 20% OF PROJECT AREA =
 (80.15 AC x 0.20) = 16.03 AC

COMMON OPEN AREA: 7.95 AC
 OPEN HABITAT SPACE: 44.12 AC
 OPEN SPACE = (COMMON OPEN AREA + OPEN HABITAT SPACE)
 + PROJECT AREA
 = (7.95 AC + 44.12 AC) ÷ 80.15
 = 65.0%

PROVIDED: 52.07 AC OR 65.0%

OPEN HABITAT SPACE
 REQUIRED: 5% OF PROJECT AREA =
 (80.15 AC x 0.05) = 4.01 AC

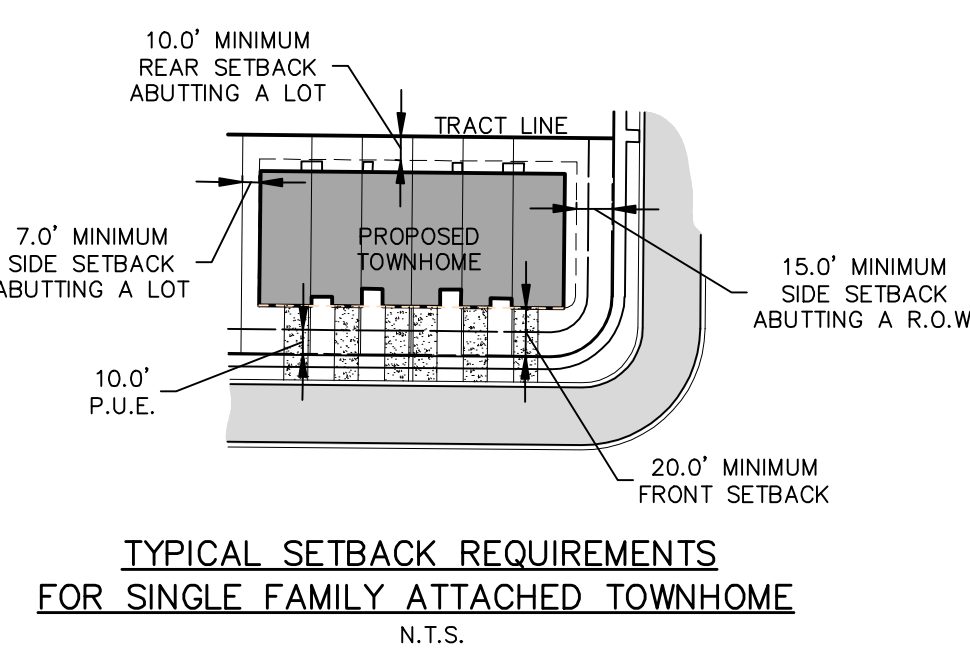
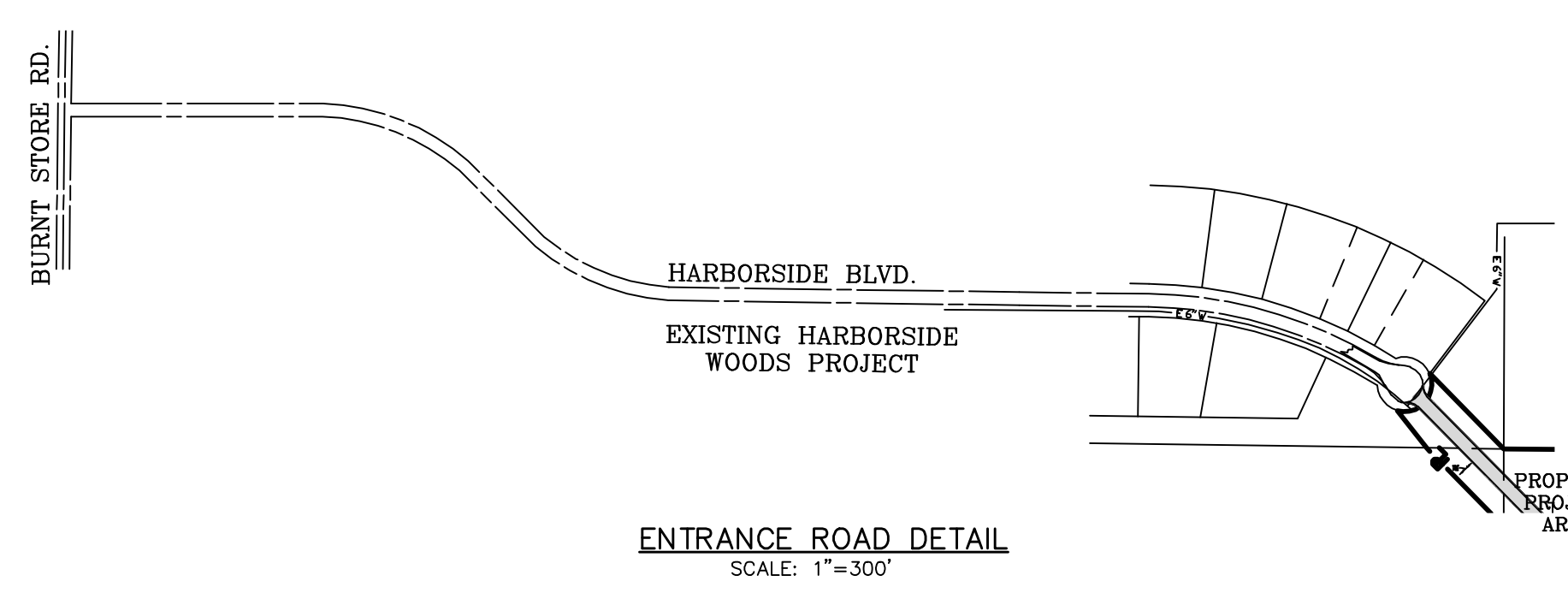
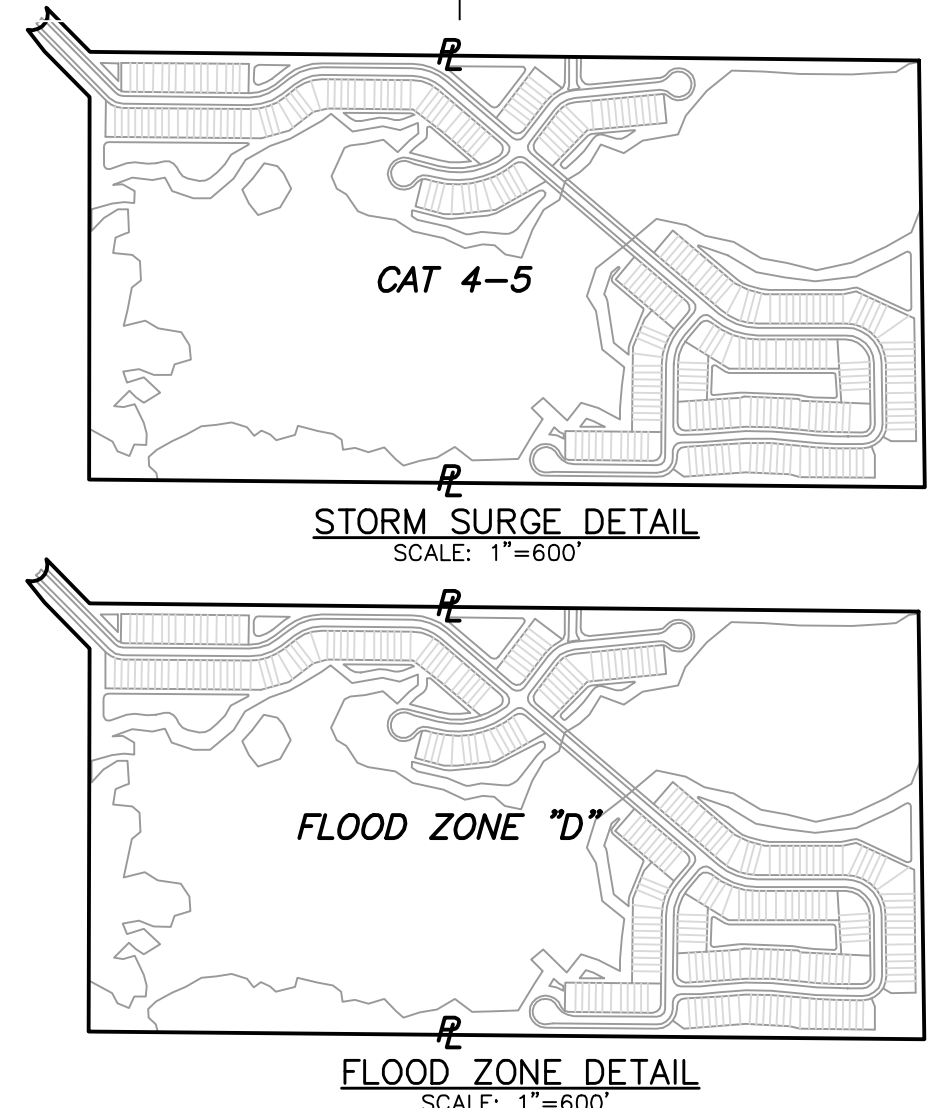
PROVIDED: OPEN HABITAT SPACE + PROJECT AREA
 (44.12 + 80.15) = 55.5%

- PD CONCEPT PLAN GENERAL NOTES:**
- ALL LOT LINES AND BUILDING FOOTPRINTS SHOWN ARE PRELIMINARY AND MAY BE CHANGED AT FINAL PLAN APPROVAL DUE TO MARKET CONDITIONS, DESIGN CONSTRAINTS OR PERMITTING REQUIREMENTS.
 - PROPOSED PROJECT SHALL BE SERVICED BY CENTRAL WATER & SEWER.

DEVELOPMENT STANDARDS

PERMITTED USES	SINGLE FAMILY ATTACHED
PROPOSED # OF UNITS	270
REQUIRED PARKING	2 / UNIT
MIN. LOT REQUIREMENT (SQ. FT.)	1,800
WIDTH (FT.)	21
FRONT YARD (FT.)	20
MIN. REAR YARD INTERIOR (FT.)	7
SIDE YARD ABUTTING A ROAD (FT.)	15
MAX. LOT COVERAGE BY ALL BUILDINGS (%)	65
MAX. BUILDING HEIGHT (FT.)	38
MIN. REAR YARD ABUTTING A LOT (FT.)	10
MIN. REAR YARD ABUTTING A GREENBELT (FT.)	10
SETBACK FOR ACCESSORY STRUCTURE FROM REAR LOT LINE (FT.)	10
SETBACK FOR ACCESSORY STRUCTURE FROM SIDE YARD (FT.)	7
SETBACK FOR ACCESSORY STRUCTURE ABUTTING ROAD R.O.W. (FT.)	15

** NOTE: SINGLE-FAMILY ATTACHED HOMES WILL HAVE A 0 FOOT SIDE SETBACK ON ATTACHED SIDES WITH A 7 FOOT SIDE SETBACK ON THE OUTSIDE UNITS.



- ABBREVIATIONS**
- W/ WITH
 - INV. INVERT
 - LF LINEAR FOOT/FEET
 - SF SQUARE FOOT/FEET
 - R.O.W. RIGHT OF WAY
 - D.U.E. DRAINAGE & UTILITY EASEMENT
 - L.M.E. LAKE MANAGEMENT EASEMENT
 - AC ACRES
 - U.E. UTILITY EASEMENT
 - P.U.E. UTILITY EASEMENT
 - TYP TYPICAL
 - SWMA STORMWATER MANAGEMENT AREA
 - TOB TOP OF BANK

- LEGEND:**
- WETLAND AREA
 - WETLAND BUFFER 15' MIN. 25' AVERAGE
 - STORMWATER MANAGEMENT AREA (S.W.M.A.)
 - PROPOSED ASPHALT
 - PROPOSED FAUX BRIDGE
 - 25' PD BUFFER LINE
 - PRIVATE RIGHT OF WAY LINE
 - BUILDING SETBACK LINE
 - PROPERTY LINE
 - PROPOSED 5' SIDEWALK
 - PASSIVE RECREATIONAL AREA

PREPARED FOR:
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NO.	DATE	MISC REVS PER SWFMD REVIEW	REVISION DESCRIPTION	RP/ BY
1	10-30-06			

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SITE DEVELOPMENT PLAN
BURN'T STORE 80 ACRES DEV.
 CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
8-7-06	3120	_PD-CP	TRR	DCT	TRR	1" = 100'	3	32-42-23