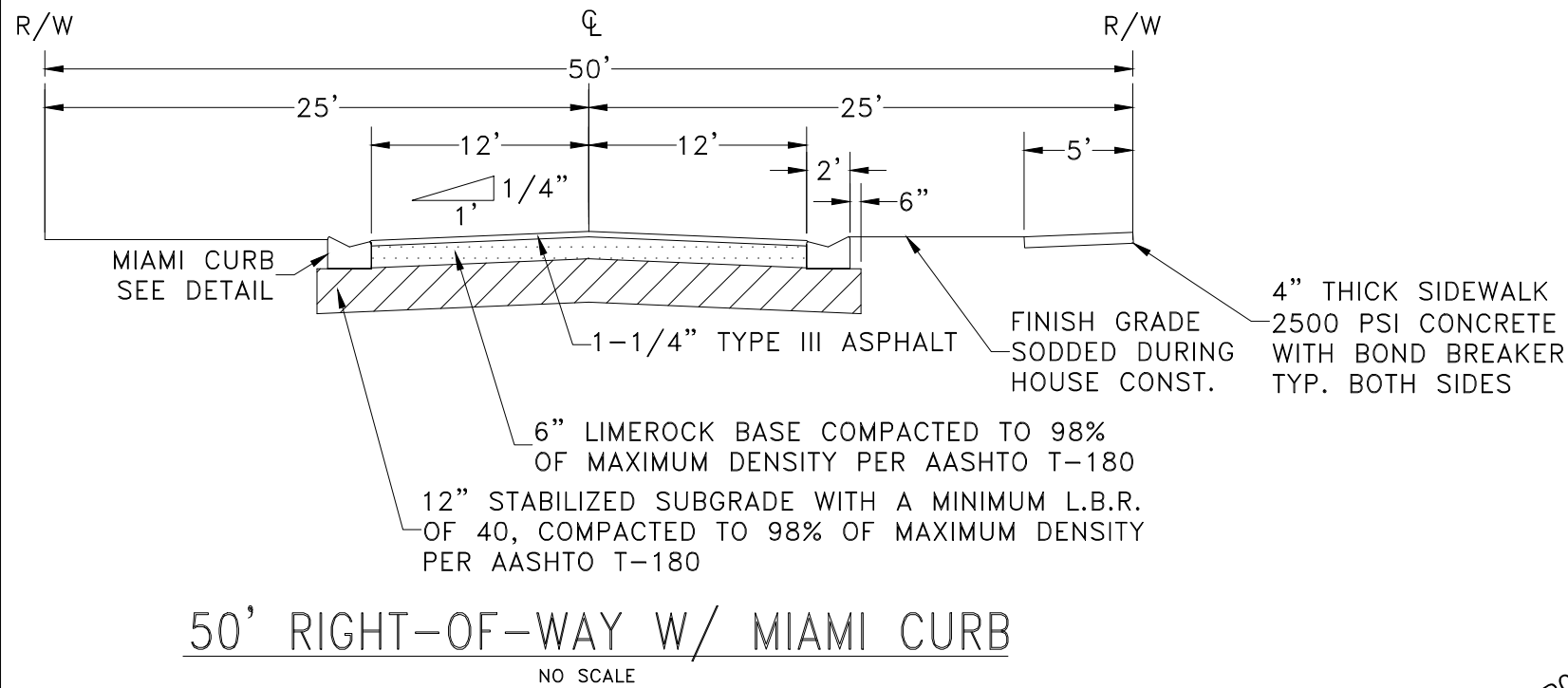




Land Use:

Gross Land Area = 51.27 Ac
Required Open Space = 0.25*51.27 = 12.82 Ac
Allowable Wetland credit = 0.50*12.82 = 6.41 Ac
Remaining Wetland = 10.48 - 6.41 = 4.07 Ac
Net Land Area = 51.27 - 12.82 - 4.07 = 34.38 Ac
Density = 133/34.38 = 3.87
70% of Net Land area = 34.38 * 0.70 = 24.07 Ac
85% of Net Land area = 34.38 * 0.85 = 29.22 Ac
15% of Net Land area = 34.38 * 0.15 = 5.16 Ac
10% of Useable Open Space = 34.38 * 0.10 = 3.44 Ac
5% Active Recreation = 34.38 * 0.05 = 1.72 Ac

Proposed Improvement:

R/W Pervious.....1.43 Acres
R/W Impervious.....4.61 Acres
Total R/W.....5.91 Acres
Proposed lots.....23.29 Acres

Existing Wetlands:

Tract AB10.40 Acres
Tract C0.08 Acres
Total Wetlands.....10.48 Acres

Open Space Summary:

Tract D is reserved for Lift Station LS-1 and will be owned and maintained by the Town of Howey in the Hills Utility Department.
Tract D.....0.04 Acres (not included in Open Space calculations)

Tracts E, F & N are reserved for Passive Recreation, Open Space, and Drainage Retention and will be owned and maintained by the "Home Owners Association".
Tract E.....4.66 Acres (Storm water , active, and passive recreation)
Tract F.....1.56 Acres
Tract N.....0.46 Acres
Total6.68 Acres

Tracts G, H, I, J, K, L, & Z are reserved for Landscape, Irrigation, Utilities and Open Space and will be owned and maintained by the "Home Owners Association".
Tract G.....0.51 Acres (Active Recreation)
Tract H.....0.30 Acres (Active Recreation)
Tract I.....0.14 Acres
Tract K.....0.30 Acres
Tract L.....0.55 Acres (Passive / Active Recreation)
Tract Z.....0.22 Acres (Passive / Active Recreation)
Total2.02 Acres

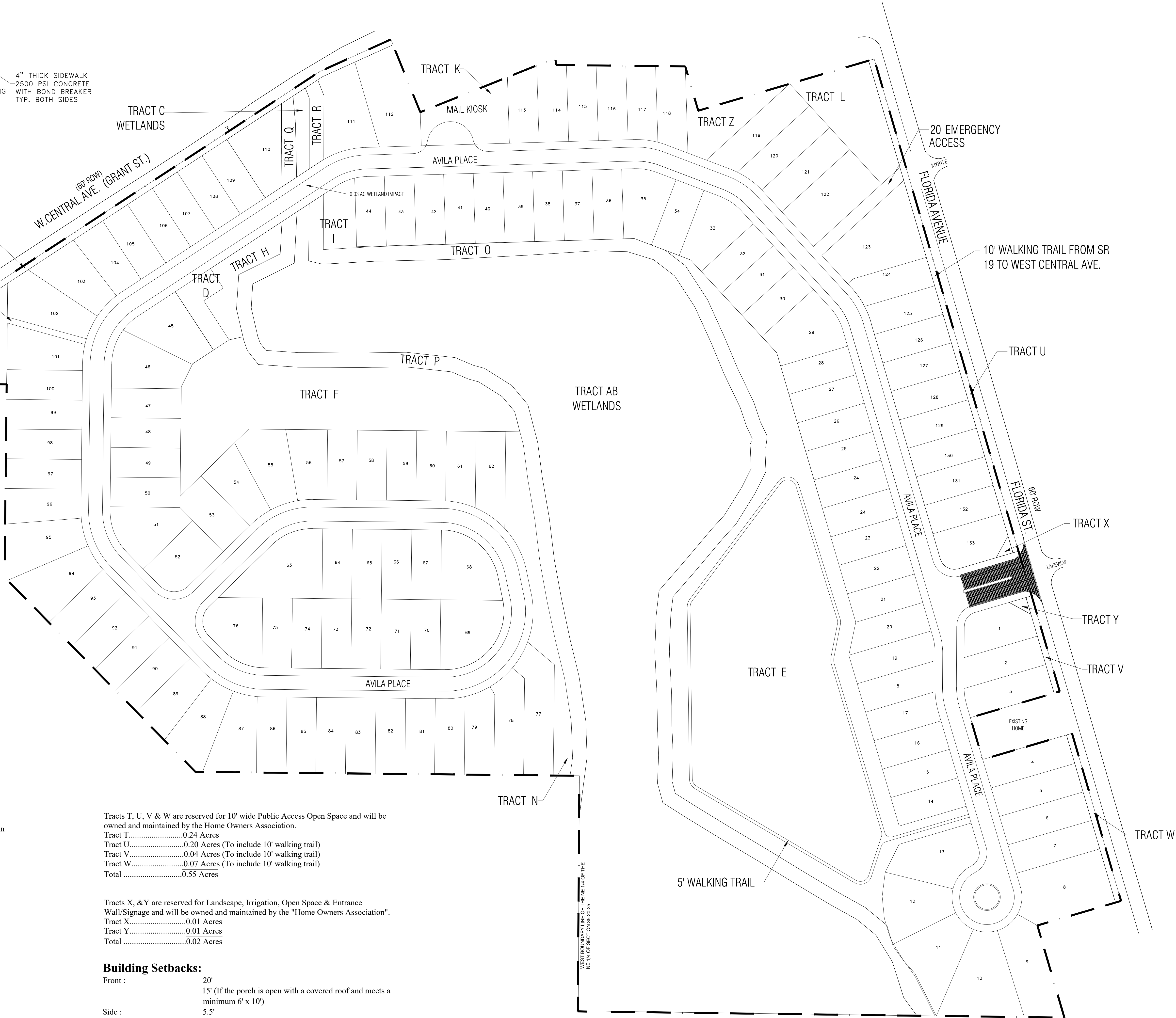
Tracts O, P, Q & R are reserved for Upland Buffer Areas as required by St. John's River Water Management District. Areas are to remain undisturbed in a natural vegetative state.
Tract O.....1.31 Acres
Tract P.....0.81 Acres
Tract Q.....0.08 Acres
Tract R.....0.08 Acres
Total2.28 Acres

Tracts T, U, V & W are reserved for 10' wide Public Access Open Space and will be owned and maintained by the Home Owners Association.
Tract T.....0.24 Acres
Tract U.....0.20 Acres (To include 10' walking trail)
Tract V.....0.04 Acres (To include 10' walking trail)
Tract W.....0.07 Acres (To include 10' walking trail)
Total0.55 Acres

Tracts X, & Y are reserved for Landscape, Irrigation, Open Space & Entrance Wall/Signage and will be owned and maintained by the "Home Owners Association".
Tract X.....0.01 Acres
Tract Y.....0.01 Acres
Total0.02 Acres

Building Setbacks:

Front : 20'
15' (If the porch is open with a covered roof and meets a minimum 6' x 10')
Side : 5.5'
Rear : 10'
Corner Street Side : 10'
25' from Wetland Line



TALICHET

SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST

PUD

BOOTH BERN STRAUGHAN HOTT, INC.
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902 North Sinclair Ave.
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Certificate of Authorization Number: 27029

DATE:	SEPTEMBER 2017
DESIGNED BY:	OCH
DRAWN BY:	OCH
CHECKED BY:	OCH
JOB NO.:	051373.0009
FILE NAME:	COLOR CONCEPT

Sheet 1

CHARLES C. HIOTT, PE
Registered Eng 54813