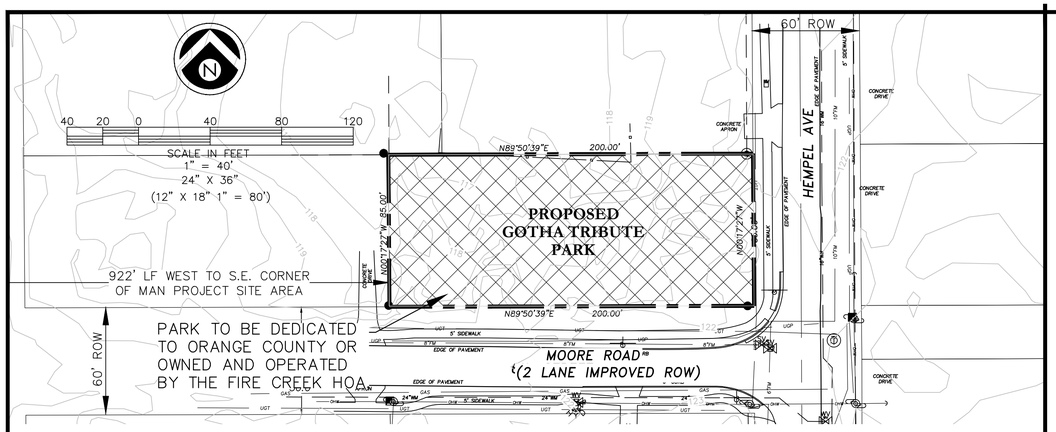


PROPOSED HOA OWNED/MAINTAINED GOTHA TRIBUTE COMMUNITY PARK

@ 6TH STREET / HEMPEL AVENUE (OPEN TO PUBLIC)

CURRENT FUTURE LAND USE
RURAL SETTLEMENT 1/1 (RS 1/1) 1DU/1ACRE AND
RURAL SETTLEMENT LOW DENSITY (RSLD) 2DU/1ACRE

PROPOSED FUTURE LAND USE
RS 1/1 AND RSLD (SAME/NO CHANGE)

EXISTING LAND USE
SINGLE FAMILY RESIDENTIAL, VACANT AGRICULTURAL, & VACANT RESIDENTIAL

EXISTING ZONING
R-1AA, R-CE & A-1

PROPOSED ZONING
R-CE-CLUSTER

PROPOSED TYPE OF HOUSING
SINGLE FAMILY RESIDENTIAL

BUILDING SETBACKS

	PROPOSED	R-CE-CLUSTER STANDARD
FRONT	20' (10' WAIVER)	30'
SIDE	10'	10'
REAR	20' (5' WAIVER)	25'
SIDE STREET	15'	15'

MIN LOT WIDTH
100 FT

MIN LOT AREA
1/3 ACRE = 14,520 SF

BUILDING HEIGHT
TWO STORIES / MAXIMUM HEIGHT = 35 FT

MIN LIVING AREA
2,500 S.F. – UNDER HEAT & AIR (1)

PHASING
SUBDIVISION SHALL BE CONSTRUCTED IN ONE PHASE.

OPEN SPACE
OPEN SPACE WILL MEET O.C. L.D.C. CH24, ARTICLE II

WATER/WASTEWATER PROVIDER
ORANGE COUNTY UTILITIES (O.C.U.)

ADJACENT LAND USE
NORTH: SINGLE FAMILY RESIDENTIAL
EAST: SINGLE FAMILY RESIDENTIAL
WEST: SINGLE FAMILY RESIDENTIAL
SOUTH: SINGLE FAMILY RESIDENTIAL

STORMWATER
STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO COMPLY WITH ORANGE COUNTY REGULATIONS AND WATER MANAGEMENT DISTRICT REGULATIONS.

PROPOSED MAINTENANCE AND OWNERSHIP OF COMMON SPACE AREAS
HOMEOWNERS ASSOCIATION WILL OWN/MAINTAIN ALL COMMON SPACE, BUFFERS, PARKS, PRIVATE ROADS, TRACTS, ETC.

SCHOOL AGE CHILDREN
43 LOTS X 0.404 = 18 (17.372) CHILDREN

AVERAGE DAILY TRAFFIC (1)
43 LOTS X 10.1 = 434.3±

OVERALL PROJECT AREA
32.40 ACRES INCLUDES 5 VESTED LOTS OF RECORD PRIOR TO 1991 CP

BASE PROJECT ALLOWABLE DU/LOTS
36.08 SINGLE FAMILY DWELLING UNITS / LOTS

DENSITY BONUS CREDIT
DENSITY BONUS OF 8 UNITS

MAXIMUM POSSIBLE DU/LOTS (1)
44.08 SINGLE FAMILY DWELLING UNITS / LOTS MAXIMUM

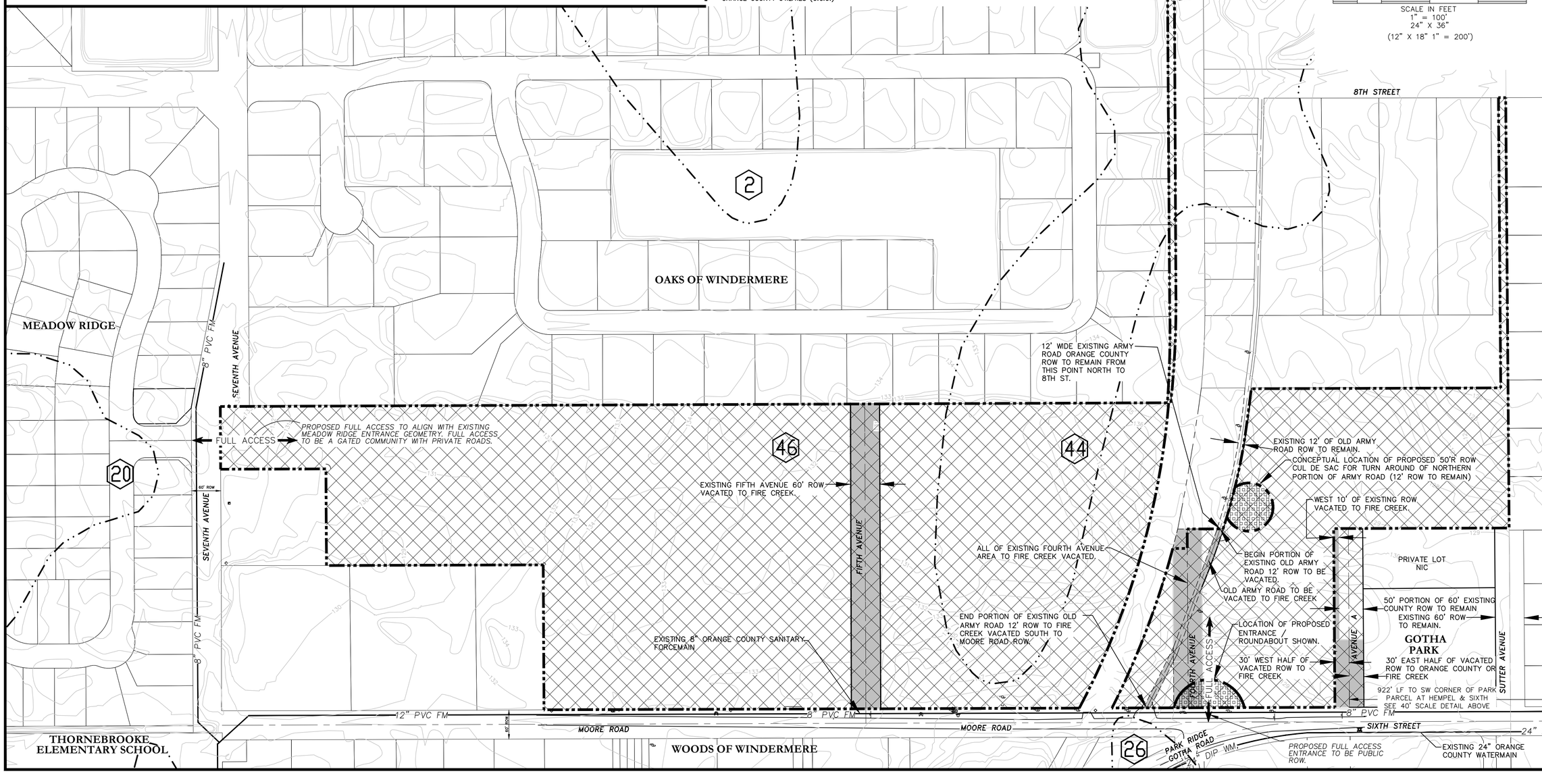
MAXIMUM DU/LOTS PROPOSED
43 SINGLE FAMILY DWELLING UNITS / LOTS MAXIMUM

PROPOSED PROJECT LIMITS AFTER ROW VACATIONS/DEDICATIONS =

CONCEPTUAL LOCATIONS OF PROPOSED ROW TO BE DEDICATED IN RELATION TO PROPOSED OFFSITE IMPROVEMENTS (ENTRANCE ROUNDABOUT & OLD ARMY ROAD SOUTHERN TERMINUS CUL-DE-SAC) =

ANTICIPATED ROW AREAS TO BE VACATED*
*SHOULD ANY PORTION OF EXISTING RIGHTS-OF-WAY(S) (ROWS) BE VACATED IN WHOLE OR IN PART ADJACENT TO THE PROJECT AREA AFTER R-CE-CLUSTER ZONING APPROVAL BY THE BCC THEIR ASSOCIATED LAND AREA(S) WILL BE DESIGNATED R-CE-CLUSTER AND THEY WILL BECOME PART OF THIS PROJECT/PLAN WITHOUT ANY ADDITIONAL LAND PLANNING ENTITLEMENT REQUIREMENTS SUCH AS BUT NOT LIMITED TO: ADDITIONAL R-CE-CLUSTER REZONING, REVISIONS OR MODIFICATIONS, TO THIS PLAN, OR ANY OTHER COUNTY APPROVAL PROCESSES OR TYPES. =

100 50 0 100 200 300
SCALE IN FEET
1" = 100'
24" X 36"
(12" X 18" 1" = 200')



REV.	DATE	DESCRIPTION	APP'D BY
1	4/19/2016	REVISED PER 4/11/2016 COMMUNITY MEETING DEVELOPERS COMMITMENTS	MLS

FIRE CREEK AT GOTHA
ORANGE COUNTY, FLORIDA

R-CE-CLUSTER
PROPOSED SITE PLAN

B&S
ENGINEERING CONSULTANTS, LLC
2221 Lee Road, Ste. 17
Winter Park, FL 32789
(407) 960-5868
b&s@bandseng.com
Board of Professional Engineers Certificate No. 28973

JOB No.:	HPD-01
DESIGNED BY:	TT
DRAWN BY:	TT
APPROVED BY:	MLS
DATE:	2016.04.19
SHEET:	C-3.0

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

MAJOR LEE STACY, P.E.
REGISTRATION No. 70249

DATE: _____

P:_PROJECT DRAWINGS\HPD-01\Drawings\VIR-CE Rezone\HPD-001 R-CE CLUSTER PLAN.dwg PLOTTED: 4/19/2016 2:48 PM BY: esmi seguro