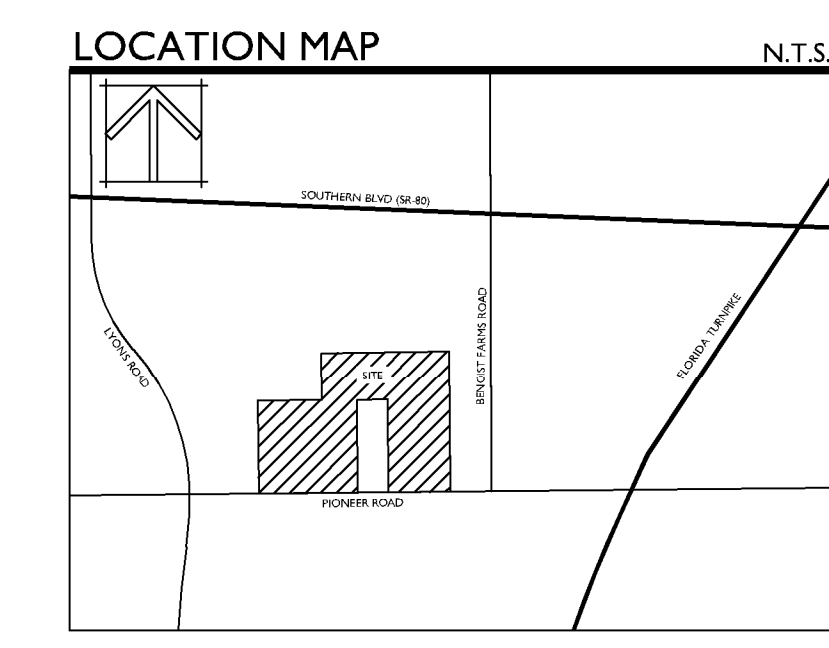


PIONEER ROYALE
FINAL SUBDIVISION PLAN
PREPARED FOR AMKBJ PARTNERS



SITE DATA

PROJECT NAME	PIONEER ROYALE
CONTROL NUMBER	2012-00650
APPLICATION NUMBER	DRO-2016-433
TIER	U/S
FUTURE LAND USE DESIGNATION	LR-2
PROPOSED USE	SINGLE FAMILY
EXISTING ZONING DESIGNATION	RS
PROPOSED ZONING DESIGNATION	RS
APPLICABLE OVERLAY DISTRICTS	N/A
SECTION / TOWNSHIP / RANGE	05 / 44 / 42
PROPERTY CONTROL NUMBER(S)	00-42-43-27-05-011-0140 00-42-43-27-05-011-0023 00-42-43-27-05-011-0021 00-42-43-27-05-011-0151 00-42-43-27-05-011-0154 00-42-43-27-05-011-0153

TOTAL SITE AREA	22.94 AC.
TOTAL PROPOSED DWELLING UNITS	34 D.U.
TOTAL GROSS DENSITY	1.48 DU/AC.
HOUSING TYPE	SINGLE FAMILY, DETACHED
LOT SIZE	85' X 120' LOTS
TOTAL WORKFORCE HOUSING UNITS REQUIRED	1 UNIT*
*WFH UNIT TO BE BOUGHT OUT @ \$81,500 PER UNIT	
CONCURRENCY RESERVATION# 34 D.U.	
*CONCURRENCY IS APPROVED FOR THE ABOVE USES AND THE ABOVE AMOUNT SHOWN ON THIS PLAN.	

BUILDING HEIGHT	35' MAX.
LAKE TRACT (TRACT W-0)	1.75 AC.
TRACT D-1	0.41
TRACT D-2	2.92
TRACT D-3	0.88
TRACT D-4	0.55
TREE PRESERVATION AREA	0.78 AC.
REQUIRED RECREATION AREA	0.20 AC.
PROPOSED RECREATION AREA	0.32 AC.
TRAFFIC ANALYSIS ZONE (TAZ)	733

NOTE #1: 50' R.O.W. TO BE RELOCATED TO 25 MPH.
 NOTE #2: 50' R.O.W. TO BE PRIVATE.
 NOTE #3: NUMBERED TREES ON THE SITE PLAN ARE TO BE PRESERVED IN PLACE AND CORRELATE WITH THE TREE INVENTORY AND MITIGATION CHART SUBMITTED TO ERM.

PROPERTY DEVELOPMENT REGULATIONS

ZONING:	MINIMUM LOT DIMENSIONS				SETBACKS			
	SIZE	WIDTH	DEPTH	MAX HEIGHT	FRONT	SIDE	REAR	STREET
REQUIRED:	6,000 SF	65'	75'	35'	40%	25'	7.5'	15'
PROPOSED:	10,200 SF	85'	120'	35'	40%	25'	7.5'	15'

REVISION DATES

DATE	APPROVAL	NOTES
10-15-13		DND Follow-Up Summary
12-20-13		DND Re-submittal #1
11-13-15		DND Follow-Up Amendment
02-17-16		Pre-Application
05-24-16		DND RESUBMITTAL #1
06-24-16		REVISION
07-28-16		DND RESUBMITTAL #2
08-29-16		DND RESUBMITTAL #3
08-29-16		DND RESUBMITTAL #4
10-24-16		DND RESUBMITTAL #5
11-01-16		RESUBMITTAL
12-08-16		DND RESUBMITTAL #6

LEGEND

AC. = ACRES	PB = PLAT BOOK
ADT = AVERAGE DAILY TRIPS	P.L. = PROPERTY LINE
CL = CENTER LINE	R.A.S. = RESIDENTIAL ACCESS STREET
C & G = CURB & GUTTER	R.O.W. = RIGHT OF WAY
DU = DWELLING UNITS	S.S. = SIDE STREET LOT
F.P.B.L. = FLORIDA POWER AND LIGHT	S.W.E. = SIDEWALK EASEMENT
L.A.E. = LIMITED ACCESS EASEMENT	S.W. = SIDEWALK
L.A.T. = LIMITED ACCESS TRACT	S.F. = SQUARE FEET
L.B. = LANDSCAPE BUFFER	SP = SPACE
L.M.E. = LAKE MAINTENANCE EASEMENT	T.B.A. = TO BE ABANDONED
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT	T.R. = TO REMAIN
N.P. = NEIGHBORHOOD PARK	U.E. = UTILITY EASEMENT
O.E. = OVERHANG EASEMENT	V.C. = VALLEY CURB
O.S. = OPEN SPACE	ZLL = ZERO LOT LINE

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AMENDMENTS

PROJECT TRAFFIC ADT: 340
(6) (9)
2 12
(10) 14 (15)

EXISTING TRAFFIC

(310) 21(19)
(79) 285 67(75)
(65) 89 152(83)

ZONING STAMP

Project No.: 5874-000
 Control No.: 2012-00650
 Application #: DRO-2016-433
 Resolution #: R-2016-0136

Exhibit #: 1
 Superseded Exhibit #: N/A
 Date Approved: 12/14/2016
 Project Manager: D. Adelsperger

