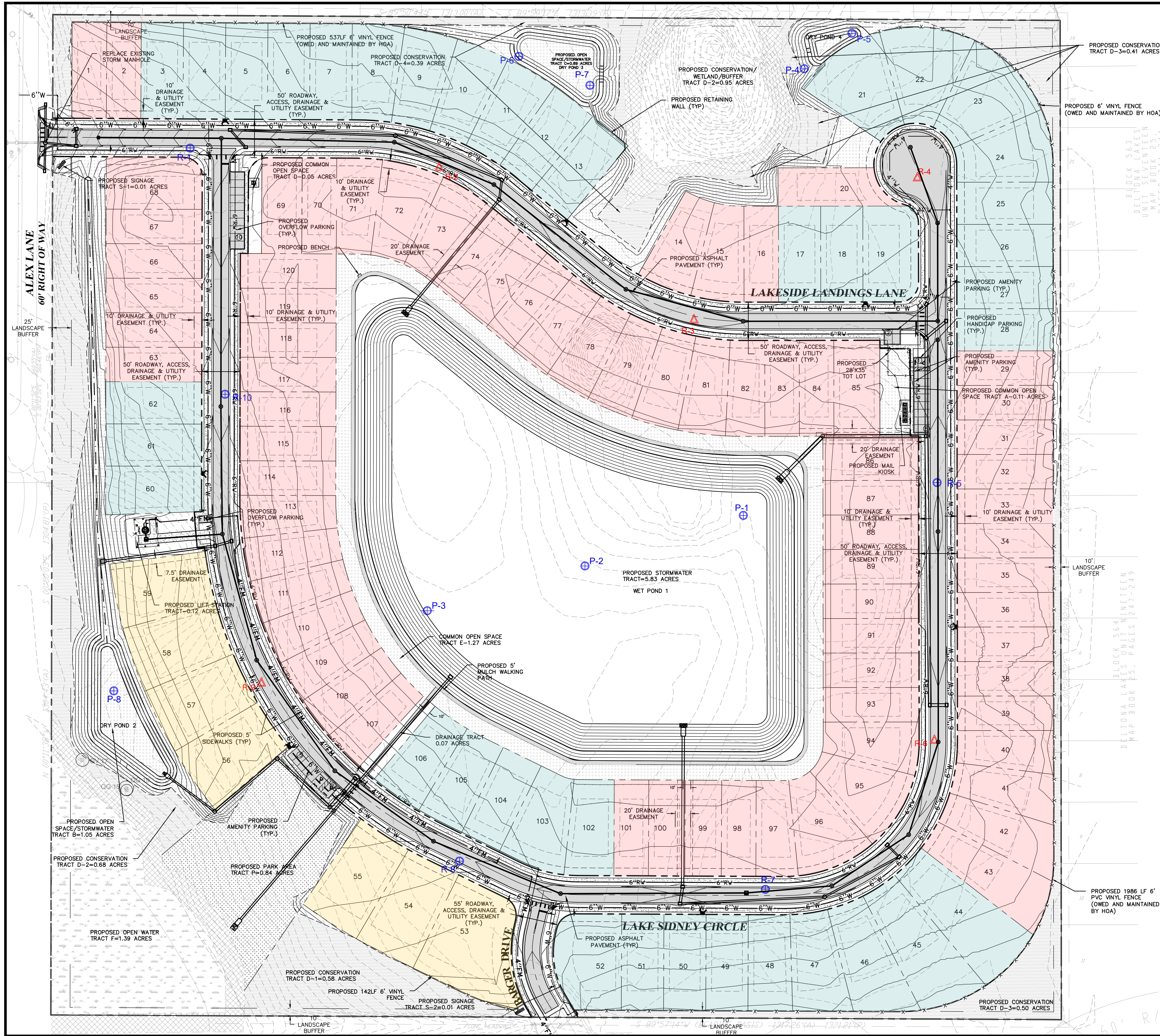




LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- WETLAND BUFFER
- WETLAND
- OPEN WATER
- CONSERVATION TRACT
- OPEN SPACE TRACT
- PARK TRACT
- STANDARD PENETRATION TEST BORING
- AUGER BORING

LOT LEGEND:

- 45' WIDE LOT
- 55' WIDE LOT
- 70' WIDE LOT

NOTES:

1. MODEL HOMES ARE LIMITED TO 5 LOTS. THE LOTS 67-69 & 120-121.

SITE DATA TABLE		
SUBDIVISION NAME:	LAKESIDE LANDING	
CURRENT ZONING:	RPUD	
PROPOSED ZONING:	RPUD	
TOTAL ACREAGE:	39.38 AC.	
LINEAR FEET OF STREETS:	4,176 LF	
ROW WIDTH:	VARIES	
PAVEMENT WIDTH:	20 FT.	
TYPICAL LOT DIMENSIONS:	45' x 125' 50' x 125' 70' x 125'	
MINIMUM FRONT YARD SETBACK-	25 FT. (MIN.)	
MINIMUM REAR YARD SETBACK-	25 FT.	
MINIMUM SIDE YARD SETBACK-	7.5 FT.	
MINIMUM WATER FRONT REAR YARD SETBACK-	25 FT.	
MAXIMUM BUILDING HEIGHT-	35 FT.	
MINIMUM SIDEWALK WIDTH-	5 FT.	
MAXIMUM LOT COVERAGE-	65%	
MINIMUM SIDE STREET SETBACK-	25 FT.	
MINIMUM LOT AREA-	5,625 SQFT.	
BUILDING COVERAGE	50%	
EXTERIOR LANDSCAPE BUFFER-	10 FT	
TOTAL=120		
LOT WIDTH	45'	LOT# 1,2,14-16,20, 29-43,63-68, 69-101,107-120 74
SUBTOTAL	55'	3-13,17-19, 21-28,44-52, 102-106 39
SUBTOTAL	70'	53-59 7
SUBTOTAL		
PROPOSED PARKING:		
AMENITY PARKING	= 18 SPACES	
OVERFLOW PARKING	= 11 SPACES	
TOTAL:	= 29 SPACES	
ADA PARKING	= 3 SPACES	
TRACT TABLE:		
RIGHT OF WAY	4.73 A.C.	206,094.30 SQ. FT. CITY
PROPOSED LOTS	19.41 A.C.	845,295.92 SQ. FT. HOA
COMMON OPEN SPACE TRACT A	0.11 A.C.	4580.82 SQ. FT. HOA
COMMON OPEN SPACE TRACT B	1.05 A.C.	45683.26 SQ. FT. HOA
COMMON OPEN SPACE/STORMWATER TRACT C	0.89 A.C.	38845.54 SQ. FT. HOA
COMMON OPEN SPACE TRACT D	0.05 A.C.	2056.15 SQ. FT. HOA
COMMON OPEN SPACE TRACT E	1.27 A.C.	55329.84 SQ. FT. HOA
CONSERVATION TRACT D-1	0.58 A.C.	25448.09 SQ. FT. HOA
CONSERVATION TRACT D-2	1.39 A.C.	60483.12 SQ. FT. HOA
CONSERVATION/WETLAND /BUFFER TRACT D-2	0.95 A.C.	41267.19 SQ. FT. HOA
CONSERVATION TRACT D-3	0.91 A.C.	39628.34 SQ. FT. HOA
CONSERVATION TRACT D-4	0.39 A.C.	17172.85 SQ. FT. HOA
SIGNAGE TRACT S-1	0.01 A.C.	469.57 SQ. FT. HOA
SIGNAGE TRACT S-2	0.01 A.C.	225.41 SQ. FT. HOA
PARK AREA TRACT P	0.84 A.C.	36633.69 SQ. FT. HOA
DRAINAGE TRACT	0.07 A.C.	2833.69 SQ. FT. HOA
STORMWATER TRACT	5.83 A.C.	253879.42 SQ. FT. HOA
LIFT STATION TRACT	0.12 A.C.	5236.05 SQ. FT. HOA
OPEN WATER TRACT	1.39 A.C.	60483.12 SQ. FT. HOA

ZEV COHEN & ASSOCIATES, INC.
10000 DELTA LAKES UNIT SEVENTEEN
DELTA LAKES UNIT SEVENTEEN
PAGES 241-244

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

**LAKESIDE LANDINGS
FINAL PLAT**

**ENGINEERING CONSTRUCTION PLANS
OVERALL DEVELOPMENT PLAN**

PROJECT NO: ZC 14062
ISSUE DATE: 12-26-22
DESIGNED BY: KTR
DRAFTED BY: CM
CHECKED BY: KTR
DRAWING FILE: C04 1406200P-CP1
XREFS: 14062 TIB.DWG
XREFS: 14062BASE.DWG/14062SURV.DWG

KRISTOPHER ROWLEY, P.E. NO. 84263
NOT VALID WITHOUT SEAL

SCALE: 1"=60'

SHEET: **C04** OF **29**