

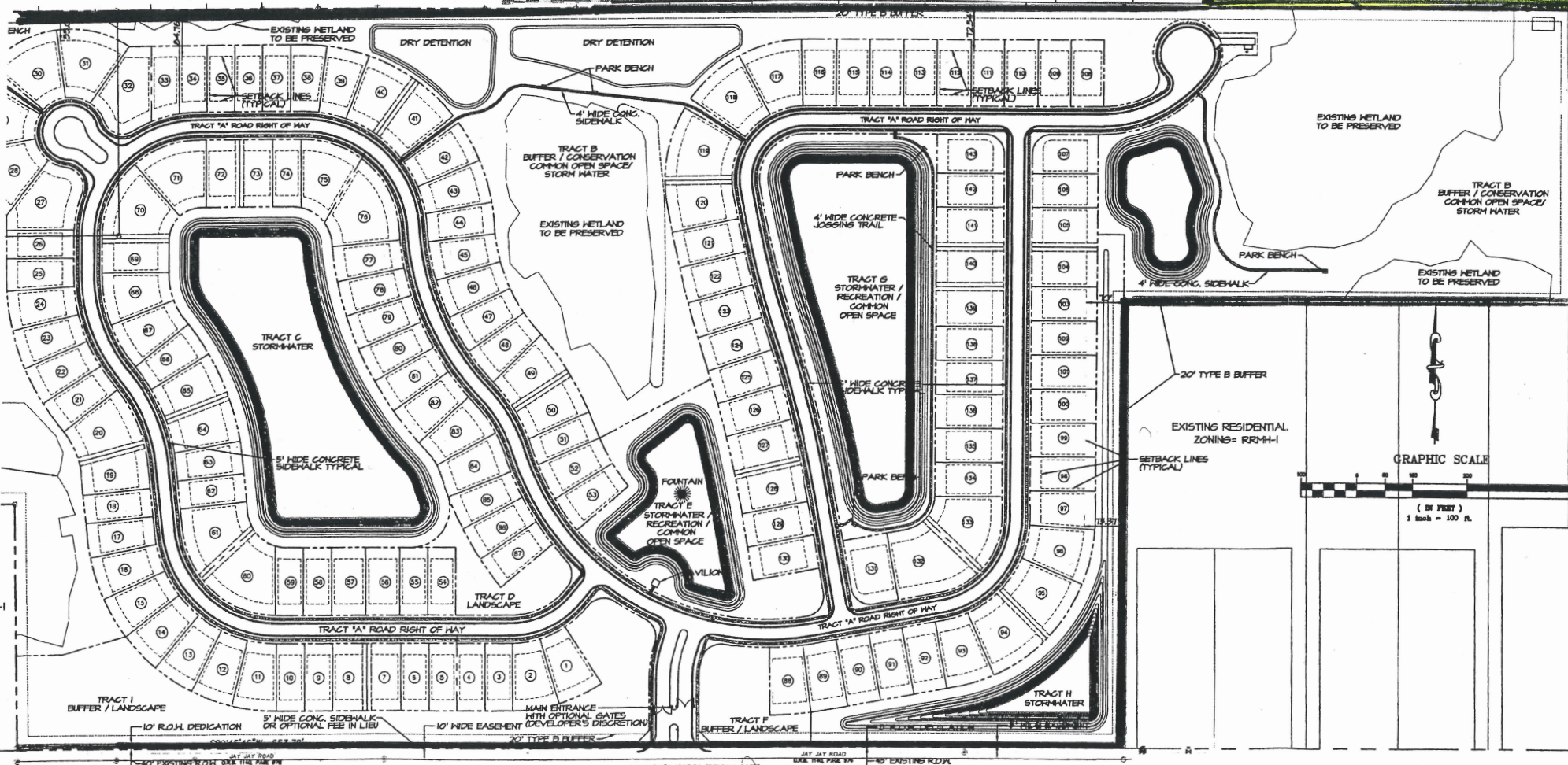
19PZ-158

Goodenow/
Genoni

Submitted 07/06/20 - 19PZ00158 - Goodenow

Account (1234567)

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Land Use/Zoning

LAND USE	PURPOSE
RESIDENTIAL	RESIDENTIAL

Site Information

GROSS AREA: 1.91 ACRES
NET AREA AFTER ROAD DEDICATION: 1.64 ACRES
EXISTING SURFACE WATER: 1.75 ACRES
EXISTING WETLAND AREA: 4.2 ACRES
FLOOD ZONE: 1" and 1/2" by FEMA MAP 15 OF 121
EXISTING SOILS: BAGINER SAND, CHOCOE SAND, CORLENDON COMPLEX, FELDA SAND, MYAKKA SAND, PARKWOOD FINE SAND, TAYLOR FINE SAND, HABASGO SAND

Proposed Uses / Structures

PROPOSED USES: RESIDENTIAL
PHASE ONE: 50 UNITS (PROPOSED)
PHASE TWO: 81 UNITS (PROPOSED)
TOTAL NUMBER OF UNITS: 131 UNITS

Traffic Projections

143 SINGLE FAMILY UNITS @ 4.51 TRIPS PER DAY = 1,504 TPD

Density

143 UNITS/1.64 ACRES = 1.91 UNITS/ACRE

Zoning Criteria

ZONING	PROPOSED
PD	PROPOSED

LOT DIMENSION: 120' x 120' x 120' x 120'

MIN. SETBACKS: 20' FRONT, 20' REAR, 20' SIDE, 10' CORNER

OPEN SPACE: 50% OF 29.4 AC. 15.70 AC. OF 21.02 AC.

Project Schedule

START: JULY 2014
FINISH: DECEMBER 2022
PROPOSED BUILD-OUT DATE: 2022

Jurisdictional Permitting Requirements

CITY OF TITUSVILLE: PRELIMINARY PLAT PLAN APPROVAL, CONSTRUCTION PLANS APPROVAL, LAND CLEARING PERMIT, TREE REMOVAL PERMIT, CONCURRENCE APPROVAL, RIGHT-OF-WAY PERMIT, ENVIRONMENTAL RESOURCE PERMIT, WETLANDS PERMIT, WATER DISTRIBUTION PERMIT

GENERAL NOTES

- THIS SITE PLAN WILL COMPLY WITH THE CITY OF TITUSVILLE ORDINANCE REGARDING THE REMOVAL AND CONTROL OF ALL NON-NATIVE INVASIVE SPECIES OF PLANTS.
- THIS SITE PLAN WILL COMPLY WITH THE CITY OF TITUSVILLE ORDINANCE REGARDING SOIL PREPARATION AND MAINTENANCE IN PERPETUITY FOR ANY REQUIRED PLANTED LANDSCAPE.
- ANY STATE AND FEDERAL PERMITS THAT MAY BE REQUIRED AS A RESULT OF LAND CLEARING AND LANDSCAPING ACTIVITIES ARE THE RESPONSIBILITY OF THE OWNER OR DESIGNER.
- ANY CHANGES TO THE APPROVED LANDSCAPE AND/OR LAND CLEARING PLAN WILL BE COMPILED IN WRITING THROUGH THE CITY OF TITUSVILLE. FAILURE TO OBTAIN WRITTEN APPROVAL TO THE APPROVED LANDSCAPE AND/OR LAND CLEARING PLAN BY THE CITY OF TITUSVILLE MAY DELAY THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF COMPLETION.

SPECIAL NOTES

- UNITS ON LOTS 17-108 SHALL BE LIMITED TO ONE STORY HOMES.
- MINIMUM SQUARE FOOTAGE FOR ALL HOMES SHALL BE 1,200 SQUARE FEET.

& MOLER, INC.

MASTER PLAN
BROOKS LANDING
143 UNIT SINGLE FAMILY SUBDIVISION