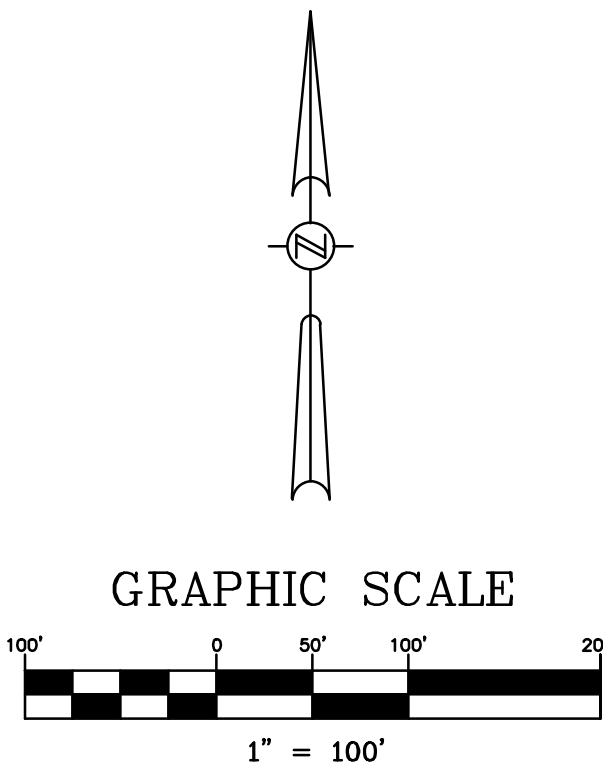




OWNER/ APPLICANT: BUMPUS AND ASSOCIATES, INC.

ENGINEER: FLORIDA ENGINEERING GROUP, INC.
5127 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32809
PHONE: 407-895-0324
EMAIL: GCRAWFORD@FEG-INC.US

SITE

PROPERTY LOCATION: 750 AVENUE A WAHNETA W, WINTER HAVEN, FL., 32880

SECTION, TOWNSHIP, RANGE: SECTION 17, TOWNSHIP 29 SOUTH, RANGE 26 EAST

PARCEL ID: 26-29-17-689500-018205

FUTURE LAND USE DESIGNATION: RSX - RESIDENTIAL SUBURBAN GATEWAY AND WAHNETA NEIGHBORHOOD PLAN

EXISTING LAND USE DESIGNATION: RSX - RESIDENTIAL SUBURBAN GATEWAY AND WAHNETA NEIGHBORHOOD PLAN

PROPOSED ZONING: RUD

EXISTING USE: AGRICULTURE

PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION

PROJECT AREA: 23.11± ACRES

NET DEVELOPABLE LAND: 23.11± ACRES

GROSS ACREAGE: 23.11± ACRES

WETLAND/BUFFER AREA: 0± ACRES

NET DEVELOPABLE AREA: 23.11± ACRES

RESIDENTIAL LOT INFORMATION:

PROJECT STATEMENT: THE PROPOSED PROJECT CONSISTS OF 56 SINGLE FAMILY RESIDENTIAL LOTS WITHIN THE PROPOSED SUBDIVISION.

TOTAL NUMBER OF LOTS: 56 LOTS

MINIMUM LOT SIZE - STANDARD LOTS: 9,000 S.F.

MINIMUM LOT WIDTH AT FRONT BUILDING LINE: 75'

MINIMUM LIVING AREA: XXXX S.F.

MAXIMUM LOT COVERAGE: 60%

MAXIMUM BUILDING HEIGHT: 35' (2 STORIES)

FRONT SETBACK (BUILD TO LINE): 25'

REAR SETBACK: 20'

INTERIOR SIDE SETBACK: 5'

STREET SIDE SETBACK: 20'

* BUILDING SETBACK FOR LOTS ABUTTING THE NORTH AND SOUTH PROPERTY BOUNDARIES SHALL BE 25'

PROPOSED NET RESIDENTIAL DENSITY: 2.42 D.U./ACRE

TRACTS SUMMARY			
TRACT NO.	TRACT SIZE (ACRES)	PROPOSED USE	MAINTENANCE ENTITY
A	0.06	LANDSCAPE TRACT	HOMEOWNER'S ASSOCIATION
B	0.18	LANDSCAPE TRACT	HOMEOWNER'S ASSOCIATION
C	0.66	OPEN SPACE/RECREATION	HOMEOWNER'S ASSOCIATION
D	6.09	STORMWATER/RECREATION/OPEN SPACE	HOMEOWNER'S ASSOCIATION
E	0.11	LANDSCAPE TRACT/OPEN SPACE	HOMEOWNER'S ASSOCIATION
F	0.06	LANDSCAPE TRACT/OPEN SPACE	HOMEOWNER'S ASSOCIATION
G	0.11	LANDSCAPE TRACT/OPEN SPACE	HOMEOWNER'S ASSOCIATION

SITE AREA CALCULATIONS

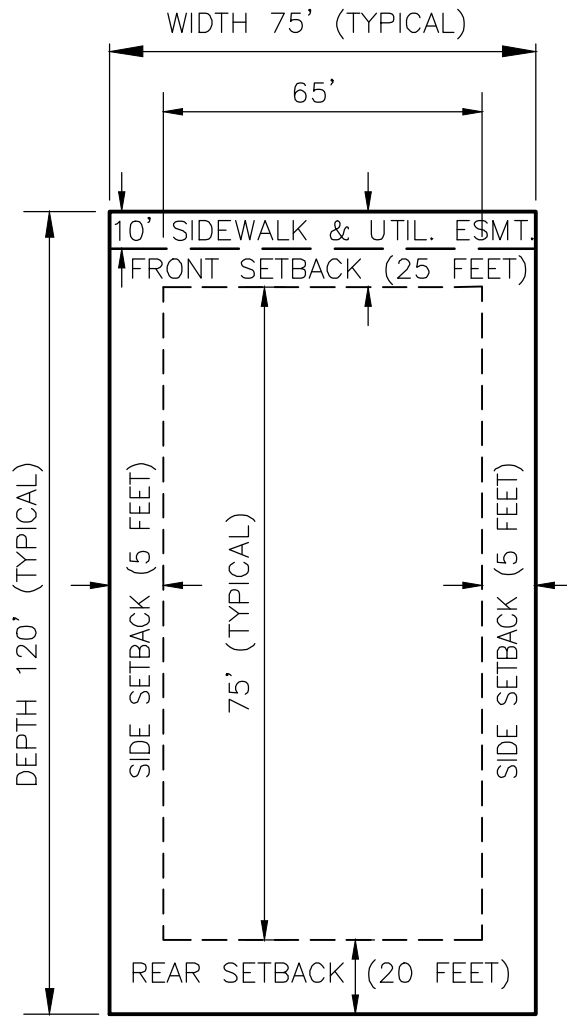
EXISTING		PROPOSED	
BUILDING	2,004.10 S.F.	353,278.54 S.F.*	
PAVING/CURBS/CONCRETE	870.44 S.F.	70,814.18 S.F.	
SIDEWALK	0.00 S.F.	19,751.46 S.F.	
IMPERVIOUS AREA	2,874.54 S.F.	443,844.18 S.F.	10.19 AC. 44.09 %
PERVIOUS AREA	1,003,797.06 S.F.	23.04 AC.± 99.997 %	562,827.42 S.F. 12.92 AC. 55.91 %
TOTAL SITE AREA	1,006,671.60 S.F.	23.11 AC.± 100.00 %	1,006,671.60 S.F. 23.11 AC.± 100.0 %
* 56 LOTS @ 60% MAX. LOT COVERAGE			
MINIMUM OPEN SPACE REQUIRED:		20%	23.11 x 0.20 = 4.62 Ac.
OPEN SPACE PROVIDED:			6.09** Ac.
STORMWATER POND:			1.73 Ac.
TRACTS C, E, F, G, & 25' WIDE TYPE 'C' LANDSCAPE BUFFERS AT NORTH AND SOUTH PROPERTY BOUNDARIES WITHIN LOTS.			
** PER POLK COUNTY LDC PLANNED DEVELOPMENT REGULATIONS; "STORMWATER FACILITIES MAY BE USED TO MEET OPEN SPACE REQUIREMENTS ONLY IF ALL FACILITIES ONSITE ARE CURVILINEAR IN DESIGN, DO NOT IMPACT WETLANDS OR WETLAND BUFFERS, AND MEET THE PLANTING REQUIREMENTS OF A TYPE 'C' BUFFER."			
TOTAL:		6.09 + 1.73 = 7.82 Ac.	7.82 / 23.11 = 33.84% > 20%

PAWK/RECREATION REQUIRED: 500 S.F. PER UNIT (500 x 56 = 28,500 S.F. / 0.62 Ac.)

PAWK/RECREATION PROVIDED: TRACT 'C' (0.66 Ac.) + TRACT 'D' (6.09 Ac.)*** = 6.75 Ac.

** PER POLK COUNTY LDC PLANNED DEVELOPMENT REGULATIONS; "TO MEET RECREATION REQUIREMENTS, STORMWATER FACILITIES SHALL MEET THE OPEN SPACE STANDARDS ABOVE AND BE UTILIZED FOR ACTIVE OR PASSIVE RECREATION. PEDESTRIAN CONNECTIVITY TO THESE FEATURES IS REQUIRED. DESIGN, LANDSCAPING, AND TYPES OF AMENITIES SHALL BE APPROVED THROUGH OPEN SPACE.

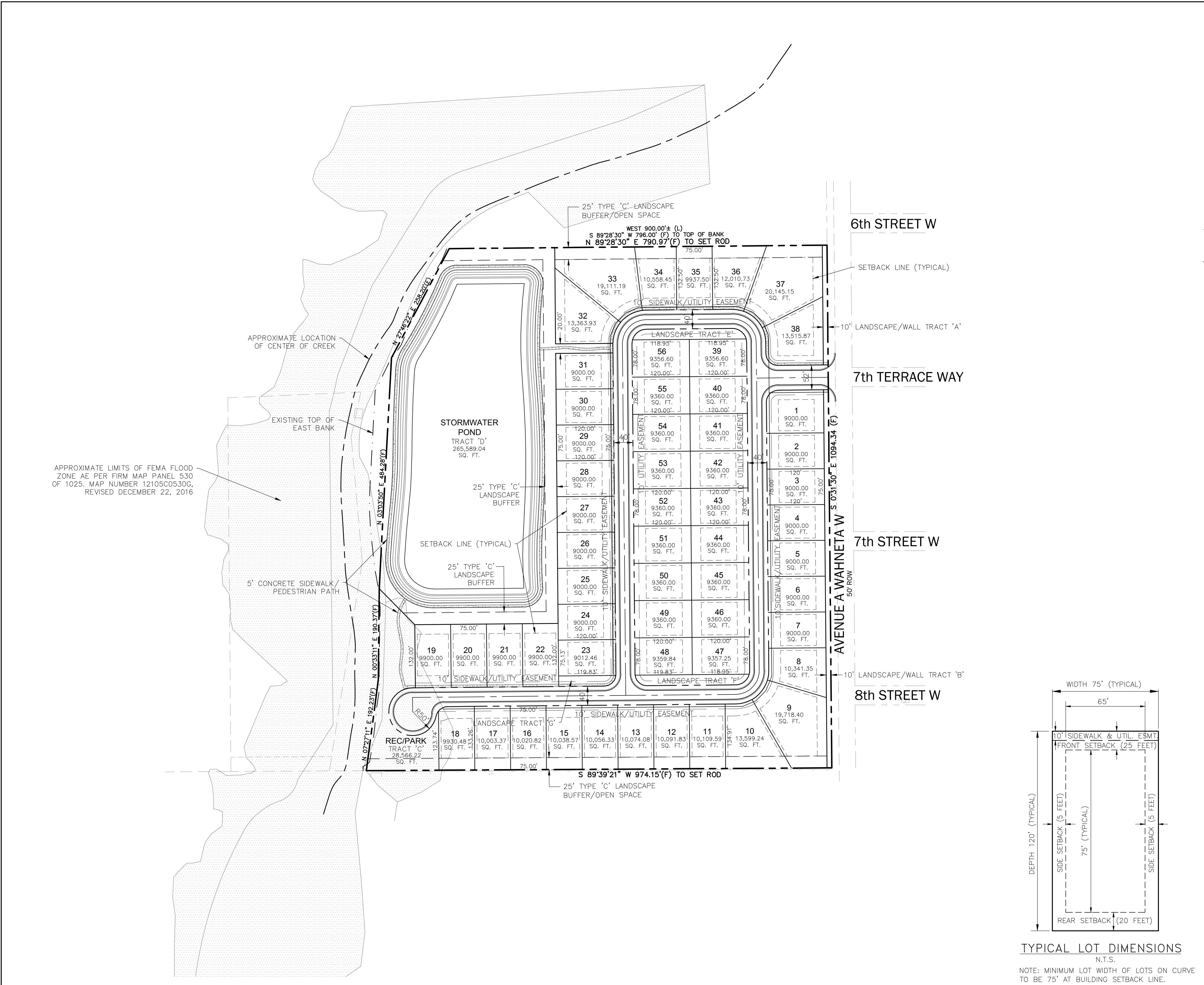
WHERE RECREATION AREAS ABUT RESIDENTIAL LOTS, TYPE 'C' LANDSCAPE BUFFERING SHALL BE PROVIDED TO SEPARATE THE RESIDENTIAL PROPERTY FROM THE PARK."



TYPICAL LOT DIMENSIONS

N.T.S.

NOTE: MINIMUM LOT WIDTH OF LOTS ON CURVE TO BE 75' AT BUILDING SETBACK LINE.



CONCEPT PLAN				CONCEPT PLAN				PROJECT NO. 23-108					
WAHNETA FARMS SUBDIVISION								SCALE 1" = 100'					
750 AVE. A WAHNETA W.								DATE NOVEMBER 2023					
WINTER HAVEN, FLORIDA								SHEET NO. CONCEPT					
								SHEET 1 OF 1					
DATE REVISIONS BY CHECKED				DESIGNED BY JWM DRAWN BY JWM CHECKED BY GRC APPROVED BY GRC									

CONCEPT PLAN

WAHNETA FARMS SUBDIVISION

750 AVE. A WAHNETA W.

WINTER HAVEN, FLORIDA



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

CONCEPT PLAN

DESIGNED BY JWM DRAWN BY JWM CHECKED BY GRC APPROVED BY GRC

PROJECT NO. 23-108					
SCALE 1" = 100'					
DATE NOVEMBER 2023					
SHEET NO. CONCEPT					
SHEET 1 OF 1					