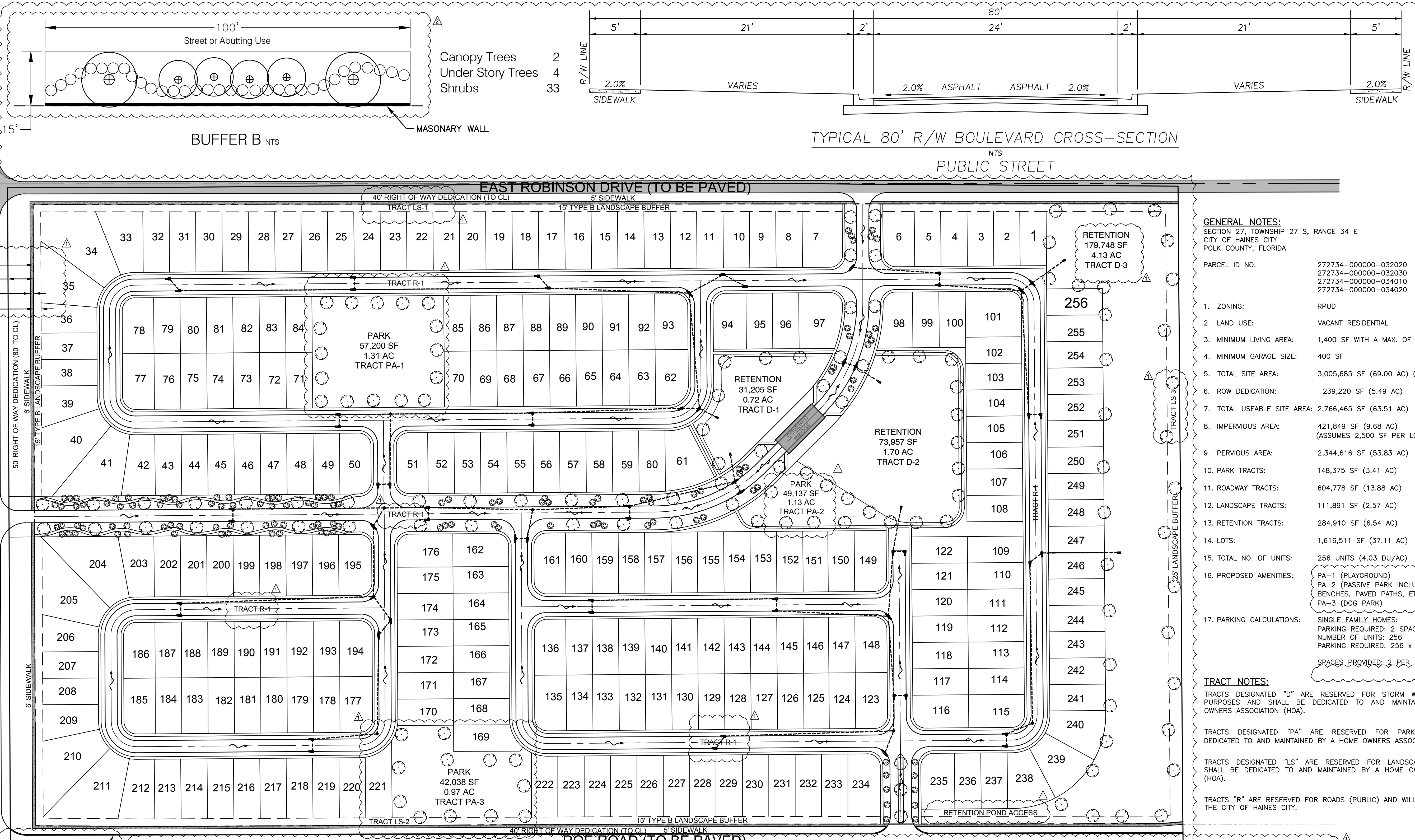
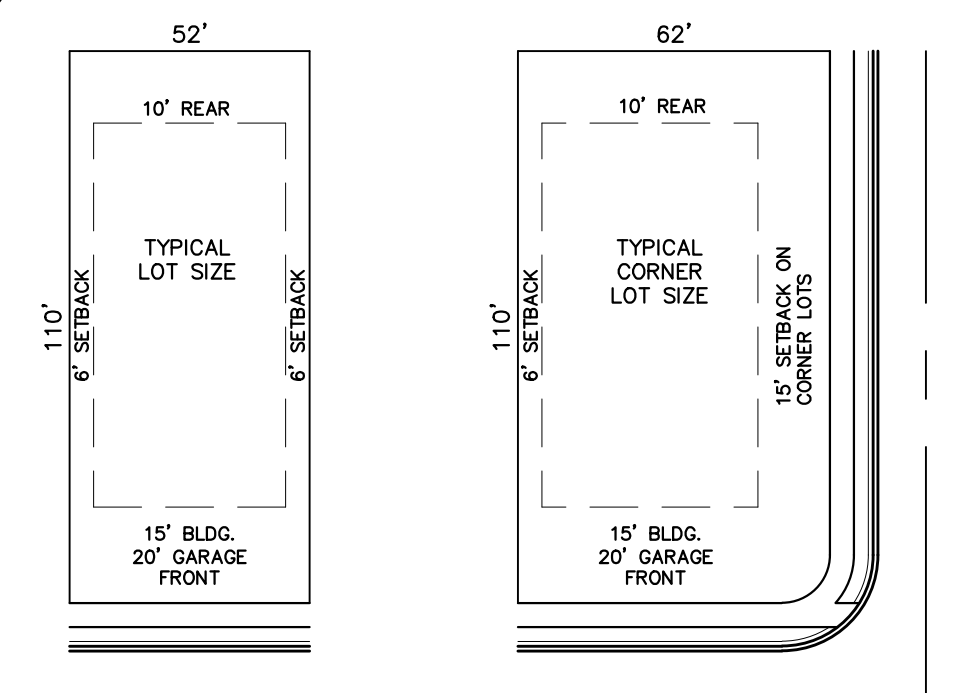


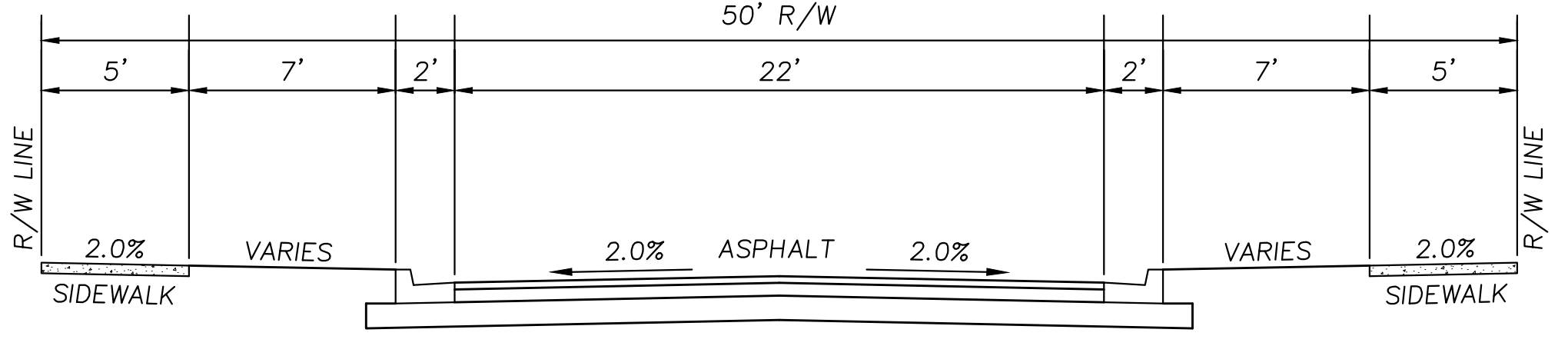
Drawing name: P:\1401006 - Liberty Bluff at Covered Bridge\Cadd\RPUD Plan\006 - Liberty Bluff - RPUD Plan.dwg Concept: May 23, 2019 1:55pm By: GeraldHarrison
 is document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any improper reliance on this document without written authorization and adaptation by Cornelson Engineering & Design, Inc. (CED) shall be without liability to CED.



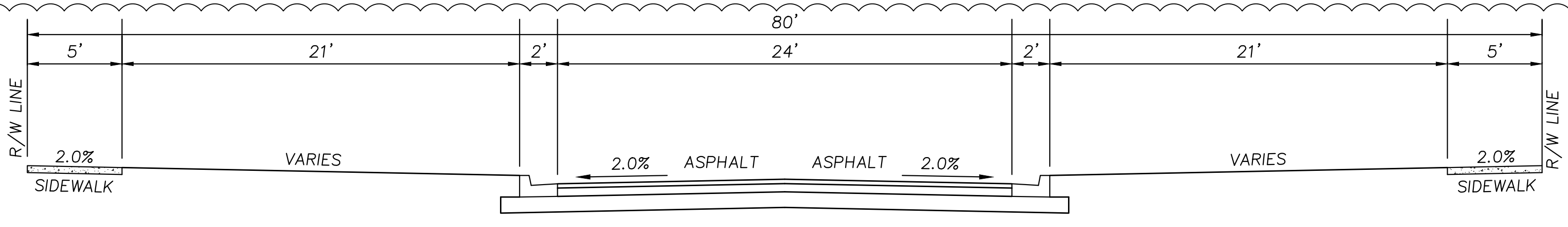
PROPOSED TYPE-F CURB ALONG NORTH SIDE OF ROE ROAD



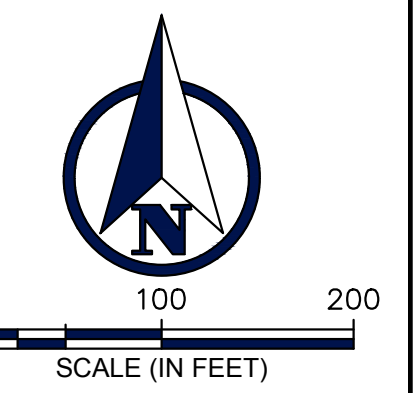
TYPICAL LOT DETAILS
N.T.S.
MINIMUM LIVING AREA: 1,400 SF WITH A MAX. OF 10% OF UNITS AT 1,250 SF.
MINIMUM GARAGE SIZE: 400 SF



TYPICAL 50' R/W CROSS-SECTION
N.T.S.
PUBLIC STREETS



TYPICAL 80' R/W BOULEVARD CROSS-SECTION
N.T.S.
PUBLIC STREET



GENERAL NOTES:
SECTION 27, TOWNSHIP 27 S., RANGE 34 E
CITY OF HAINES CITY
POLK COUNTY, FLORIDA

PARCEL ID NO. 272734-000000-032020
272734-000000-032030
272734-000000-034010
272734-000000-034020

- ZONING: RPUD
- LAND USE: VACANT RESIDENTIAL
- MINIMUM LIVING AREA: 1,400 SF WITH A MAX. OF 10% OF UNITS AT 1,250 SF
- MINIMUM GARAGE SIZE: 400 SF
- TOTAL SITE AREA: 3,005,685 SF (69.00 AC) (INCLUDES ROW DEDICATION)
- ROW DEDICATION: 239,220 SF (5.49 AC)
- TOTAL USEABLE SITE AREA: 2,766,465 SF (63.51 AC) 100.00%
- IMPERVIOUS AREA: 421,849 SF (9.68 AC) 38.38% (ASSUMES 2,500 SF PER LOT)
- PERVIOUS AREA: 2,344,616 SF (53.83 AC) 61.62%
- PARK TRACTS: 148,375 SF (3.41 AC) 5.36%
- ROADWAY TRACTS: 604,778 SF (13.88 AC) 21.86%
- LANDSCAPE TRACTS: 111,891 SF (2.57 AC) 4.04%
- RETENTION TRACTS: 284,910 SF (6.54 AC) 10.30%
- LOTS: 1,616,511 SF (37.11 AC) 58.44%
- TOTAL NO. OF UNITS: 256 UNITS (4.03 DU/AC)
- PROPOSED AMENITIES: PA-1 (PLAYGROUND)
PA-2 (PASSIVE PARK INCLUDING BENCHES, PAVED PATHS, ETC.)
PA-3 (DOG PARK)
- PARKING CALCULATIONS: SINGLE FAMILY HOMES:
PARKING REQUIRED: 2 SPACES/UNIT
NUMBER OF UNITS: 256
PARKING REQUIRED: 256 x 2 = 512 SPACES
SPACES PROVIDED: 2 PER UNIT

TRACT NOTES:
TRACTS DESIGNATED "D" ARE RESERVED FOR STORM WATER MANAGEMENT PURPOSES AND SHALL BE DEDICATED TO AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA).
TRACTS DESIGNATED "PA" ARE RESERVED FOR PARK AND SHALL BE DEDICATED TO AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA).
TRACTS DESIGNATED "LS" ARE RESERVED FOR LANDSCAPE BUFFERS AND SHALL BE DEDICATED TO AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA).
TRACTS "R" ARE RESERVED FOR ROADS (PUBLIC) AND WILL BE DEDICATED TO THE CITY OF HAINES CITY.

PROPERTY AREA = 69.00± ACRES
ROW DEDICATION = 5.49± ACRES
NET PROPERTY AREA = 63.51± ACRES

PROPOSED LOTS = 256 (4.03 UNITS/ACRE)
LOT SIZE = 52' X 110' (MINIMUM)

PARK REQUIRED = 3.00 ACRES
PARK PROVIDED = 3.41 ACRES

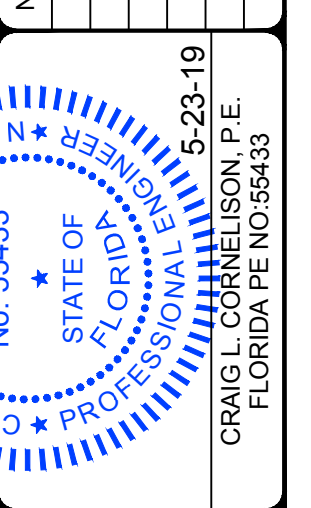


PROJECT NAME: LIBERTY BLUFF - COVERED BRIDGE
HAINES CITY, FLORIDA
CLIENT: CBD REAL ESTATE INVEST., LLC

SHEET NAME: RPUD PLAN

SCALE AS NOTED	DATE	REVISIONS
DESIGNED BY: C.L.C.	04/13/2019	1 REVISED PER CITY COMMENTS
DRAWN BY: C.L.C.	05/07/2019	2 REVISED PER CITY COMMENTS
CHECKED BY: C.L.C.		

DATE	04/13/2019
DESIGNED BY	C.L.C.
DRAWN BY	C.L.C.
CHECKED BY	C.L.C.



DATE: 12/2/2018
PROJECT NO: 1401005
SHEET NUMBER: C01