

NO.	DATE	DESCRIPTION	BY	CHK

REVISIONS

NO. DATE DESCRIPTION BY CHK

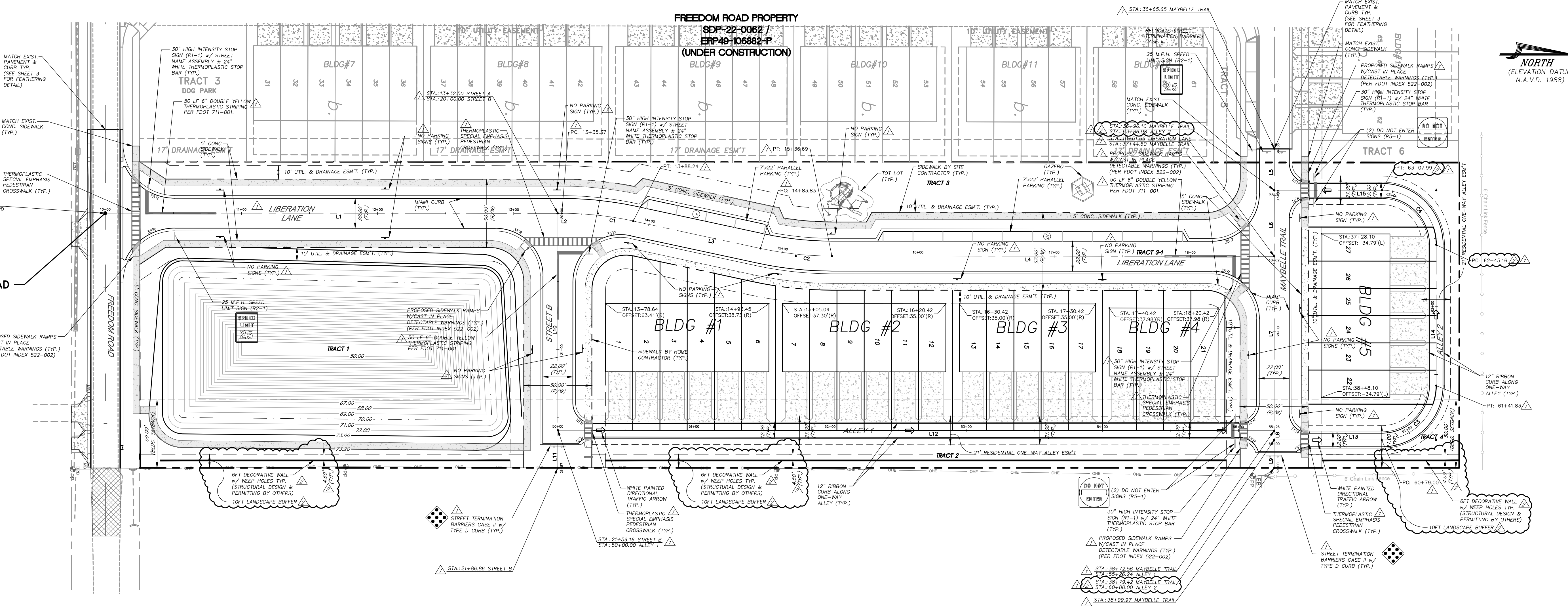
GEOMETRY, SIDEWALK & STRIPING PLAN

FREEDOM PLACE
 AIR FREEDOM INVESTMENTS LLC

PROJECT NO./FILE NAME: 07_23007-GEOM_SDP
 DSN: JFA
 A/E/C JOB #: 23007
 DRW: CJF
 SCALE: 1" = 40'
 CHD: JFA
 JAMES F. ASKEY, P.E.
 FL REG. NO. 45134

ZMA22-0022
 PS24-00002
 SDP24-00989
 TOHO #24-0108

SHEET NO. 7
 OF 34



PROPOSED FREEDOM ROAD IMPROVEMENTS (SEE OFFSITE IMPROVEMENT SHEETS FOR DETAILS)

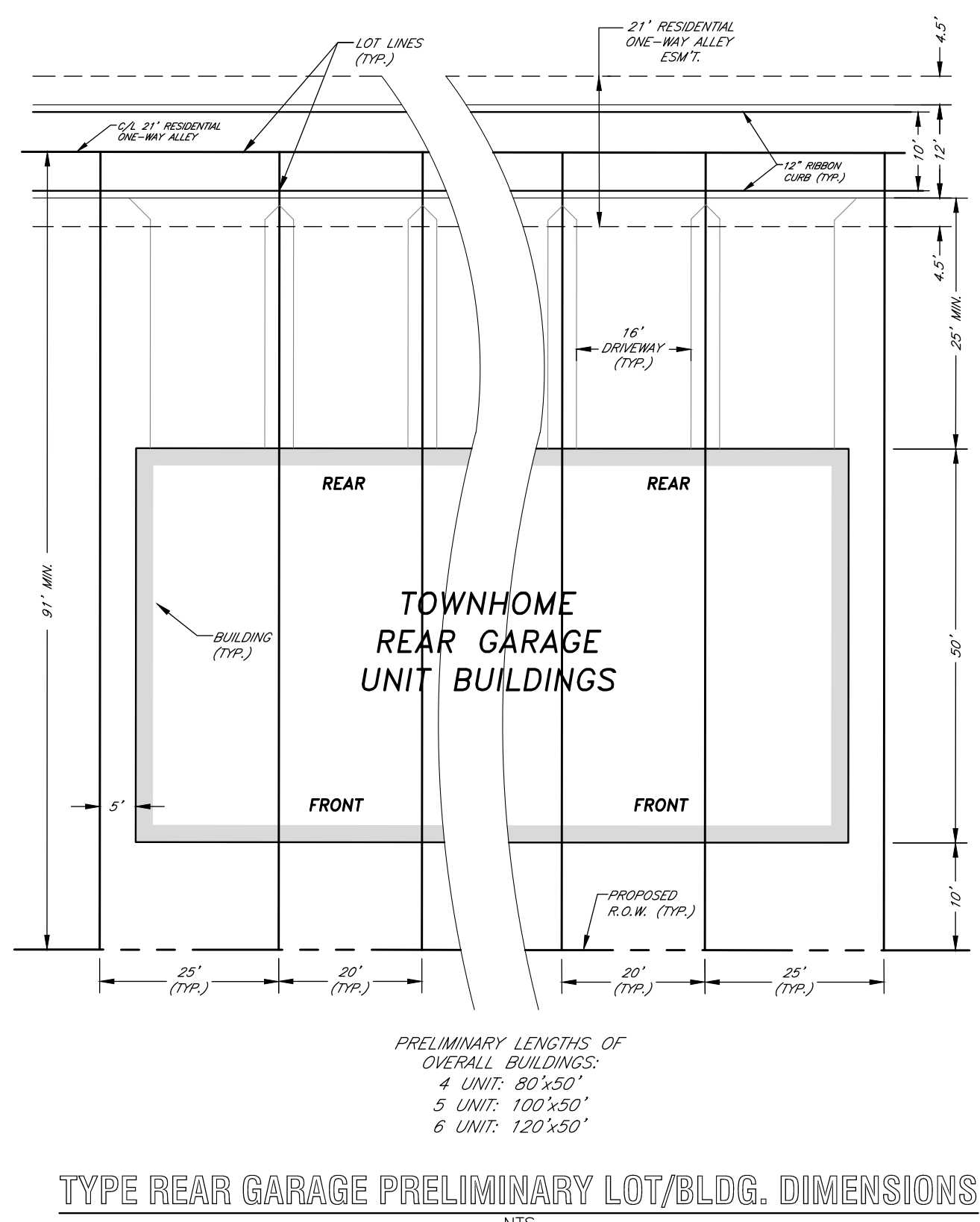
NOTES:
 1. TOT-LOT & GAZEBO SHOWN MAY BE ADJUSTED BY DEVELOPER WITHIN THE GENERAL FOOT PRINT.
 2. ALL ROADWAY STRIPING WITHIN COUNTY RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

LEGEND

- PROPOSED SIDEWALK BY HOME CONTRACTOR
- PROPOSED SIDEWALK BY SITE CONTRACTOR

Trip Generation Analysis

ITE Code	Land Use	Size	Daily Rate	Daily Trips	AM Peak Hour Rate	AM Peak Hour Total	Enter	Exit	PM Peak Hour Rate	PM Peak Hour Total	Enter	Exit
215	Single Family Attached (Townhomes)	27 DU	5.75	155	0.31	8	2	6	0.45	12	7	5



Roadway Center-Line Curve Table

Curve #	Radius	Length	Delta	CHORD	Chord Bearing
C1	250.00'	52.86'	12°06'56"	52.77'	N06°03'29"E
C2	250.00'	52.86'	12°06'56"	52.77'	N06°03'29"E
C3	40.00'	62.83'	90°00'00"	56.57'	N44°59'59"W
C4	40.00'	62.83'	90°00'00"	56.57'	S45°00'01"W

Roadway Center-Line Line Table

Line #	Length	Direction
L1	332.50'	N00°00'01"E
L2	2.82'	N00°00'01"E
L3	95.59'	N12°06'57"E
L4	324.96'	N00°00'01"E
L5	30.45'	S89°59'59"E
L6	48.50'	S89°59'59"E
L7	127.96'	S89°59'59"E
L8	6.86'	S89°59'59"E
L9	30.54'	S89°59'59"E
L10	159.16'	S89°59'59"E
L11	27.70'	S89°59'59"E
L12	526.24'	N00°00'01"E
L13	79.00'	N00°00'01"E
L14	70.32'	N89°59'59"W
L15	79.00'	S00°00'01"W

PRELIMINARY PARKING REQUIREMENTS:

REQUIRED:	SPACES
SFR ATTACHED UNIT COUNT (4 SPACES PER UNIT + 1 FOR EVERY TWO UNITS)	122
NO PROPOSED UNITS HAVE LESS THAN 2, NOR OVER 4 BEDROOMS (27 * 4.5)	
PROVIDED:	
SUBTOTAL WITHIN RESIDENTIAL LOTS/UNITS (LOTS 1-27)	108
ADDITIONAL PARKING SPACES (PARALLEL SPACES)	14
TOTAL PARKING PROVIDED	122

PRELIMINARY SITE DATA

TAX PARCEL ID NUMBERS: 24-26-28-2650-000B-0100

ZONING: LDR (Low Density Residential)

FUTURE LAND USE: LDR Low Density Residential

TOTAL SITE AREA: 5.02 AC.

NET DEVELOPABLE AREA: 5.02 AC.

RESIDENTIAL DENSITY: 3 to 8 du / 1 ac

MIN. LOT AREA: 1,800.00 Sq. Ft.

BUILDING HEIGHT FOR RESD. STRCT: 2 STORES

PROPOSED DENSITY: 5.38 du / 1 ac

PROPOSED LOTS: 27

MIN. LOT SIZE: 2011 x 91ft

4 UNIT BLDG: 1

5 UNIT BLDG: 3

6 UNIT BLDG: 1

TOTAL PROPOSED BUILDINGS: 5

SETBACKS:

MIN. FRONT YARD: 10 FT

MIN. REAR GARAGE YARD: 25 FT

MIN. SIDE YARD: 0-5 FT

MIN. STREET SIDE YARD: 10 FT

ACCESSORY BLDG FROM PRINCIPLE STRCT: 5 FT

BLDG SEPARATION BETWEEN STRCT: 10 FT

Recreation Area

Lot Tract ID	Acres	Recreation Tract ID	Required Recreation 1 (1 ac/5000 sq ft)	Active Area (ac)	Pond Area (ac)	Amenity Bldg (sq ft)	Recreation non-bldg Area (sq ft)	Total Recreation Area (ac)
27	5.02	1	0.54	2	2.8%	1.1	11,000	0.54
Subtotal	5.02		0.54	0.46	0.26	0.00	0.00	0.72

Open Space

Lot Tract ID	Developable Area	Recreation Tract ID	Required Recreation 1 (1 ac/5000 sq ft)	Active Area (ac)	Pond Area (ac)	Total Open Space Provided (ac)
27	8.02	1	0.54	1.00	0.26	1.80
Subtotal	8.02		0.54	0.33	0.46	1.33

NOTES:
 1 Pond area calculated at 20%
 2 If Pond coverage is counted then a paved walk is required.

NOTES:
 1 Benches required along pond, recommend adjacent to rec tracts
 2 Additional area of recreation over and above the minimum requirement, must be created at a 2:1 ratio towards the open space requirement.
 3 In an open space area from 50% (percent) of the required open space coverage