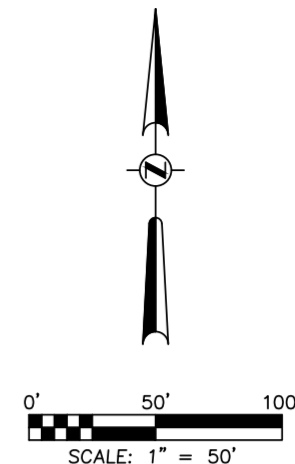


Proposed Boundary Walls

TRACT TABLE				
TRACT	AREA (ACRE)	OWNERSHIP	USE	MAINTENANCE
STREET A	1.199	OAKLAND	RIGHT-OF-WAY	OAKLAND
LOTS 1-20	4.362	INDIVIDUAL	PRIVATE	PRIVATE
TRACT A	1.053	OAKLAND	STORM WATER MANAGEMENT	DEVELOPMENT RIGHTS TO BE GRANTED TO OAKLAND
TRACT B	.032	OAKLAND	LIFT STATION	OAKLAND
TRACT C	0.040	HOA	OPEN SPACE	HOA
TRACT D	.394	HOA	OPEN SPACE	HOA
TOTAL	7.080			



SITE DATA

PROPERTY LOCATION:
REMINGTON RD,
OAKLAND FL

PARCEL ID:
29-22-27-0000-00-034
29-22-27-0000-00-042

LAND OWNERS:
VENUE DEVELOPMENT LLC
8052 TIBET BUTLER DR
WINDERMERE, FL 34786-5612

TOTAL SITE & GROSS DEVELOPABLE AREA:
7.08 ACRES

PROPERTY ZONING:
R-1A

FUTURE LAND USE:
LOW DENSITY RESIDENTIAL

DEVELOPMENT STANDARDS PER NEIGHBORHOOD DESIGN DISTRICT (3.3.11 NG - TOWN OF OAKLAND LAND DEVELOPMENT CODE)

SETBACK REQUIREMENTS FOR LOTS

	BUILDING
FRONT	25'
SIDE	7.5'
SIDE FOR END UNITS	10'
REAR	20'

EXISTING PROPERTY USE:
VACANT

PROPOSED PROPERTY USE:
20 SINGLE FAMILY HOMES (20 LOTS)

MAXIMUM BUILDING HEIGHT:
ALLOWED = 35' (2 STORIES)

DENSITY PROPOSED: 2.723 UNITS PER ACRE

MAX IMPERVIOUS AREA:
ALLOWED = 0.65

MINIMUM LOT WIDTH:
70'

MINIMUM CORNER LOT WIDTH:
60'

UTILITY PROVIDERS:
TOWN OF OAKLAND FOR POTABLE WATER AND WASTEWATER. POTABLE WATER AND SEWER TO BE PUBLICLY OWNED.

TRAFFIC STATEMENT:
BASED UPON THE DATA FROM THE ITE, 10TH EDITION

SINGLE FAMILY DETACHED HOUSING (ITE CODE 210)
DAILY-A: 20 LOTS @ $L_n(T) = 0.92Ln(X) + 2.71 = 237$ ADT (50%, 118 ENTRY) (50%, 119 EXIT)
AM PEAK: 36 LOTS @ $L_n(T) = 0.95Ln(X) - 0.51 = 18$ TRIPS (23%, 4 ENTRY) (77%, 14 EXIT)
PM PEAK: 36 LOTS @ $L_n(T) = 0.89Ln(X) - 0.02 = 24$ TRIPS (63%, 15 ENTRY) (37%, 9 EXIT)
WHERE T=TRIPS & X=DWELLING UNITS SF

PHASING
THE SITE WILL BE DEVELOPED IN ONE PHASE.

FLOOD ZONE
THE LANDS SHOWN HEREON LIE PARTIALLY WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) WITH PORTIONS LYING WITHIN ZONE AE, (AREAS OF 100 YEAR FLOOD LYING BELOW ELEVATION 99.7, NAVD 1988) AS SHOWN HEREON, ACCORDING TO "FIRM" MAP NO. 12095C0200H, DATED SEPTEMBER 24, 2021.

SITE LEGEND

SEPARATION OF TECHNIQUE	---
SITE BOUNDARY LINE	---
CENTER LINE OF ROAD	---
EASEMENT LINE	---
EXISTING EDGE OF PAVEMENT	---
PROPOSED SIDEWALK	[Symbol]
SIDEWALK	S/W
LINEAR FEET	LF
SQUARE FEET	SF
HANDICAP PARKING	[Symbol]
HANDICAP	HC
TYPICAL	TYP
5' RADIUS	RS'
# PARKING SPACES	[Symbol]

GENERAL NOTES

1. ALL CURB RADII TO BE 35' UNLESS OTHERWISE NOTED.
2. ALL CURB TO BE MIAMI CURBING.
3. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB.
4. HANDICAP (HC) RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
5. ALL PAVEMENT MARKINGS WILL BE THERMOPLASTIC.
6. NO PARKING SIGNS SHALL HAVE ARROWS SHOWING THE BEGINNING AND END AND A DOUBLE ARROWS FOR THE SIGNS WITHIN THE NO PARKING ZONE

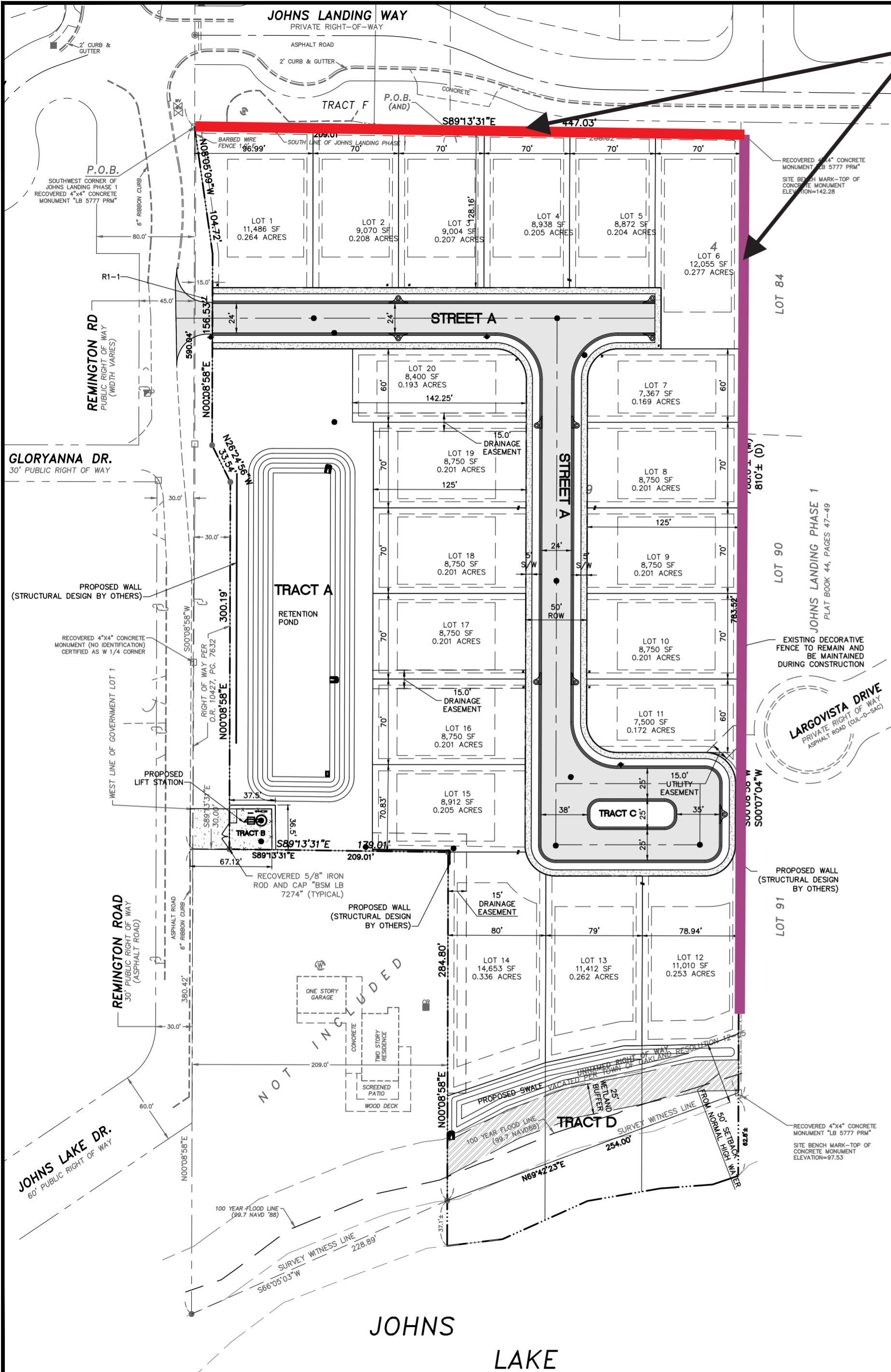
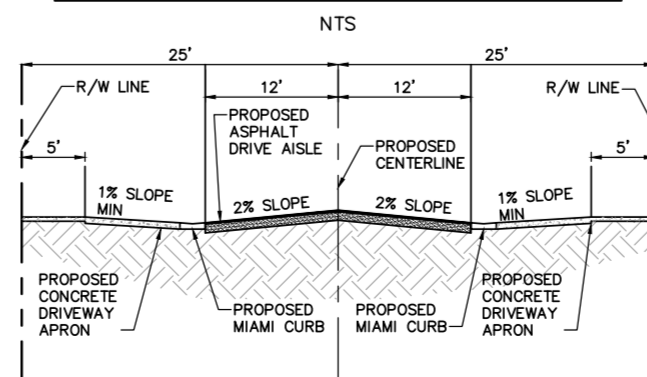
SIGN LEGEND

NO	DESCRIPTION	SIZE
R1-1	STOP	30"X30"
R3-1	NO RIGHT TURN	24"X24"
R3-7	LEFT LANE MUST TURN LEFT	30"X30"
R5-1	DO NOT ENTER	30"X30"
R6-1	ONE WAY	36"X12"
R3-5R	RIGHT TURN ONLY	24"X24"
R8-3A	NO PARKING	30"X24"
W11-2	YIELD TO PEDESTRIANS	30"X30"
W14-2	NO OUTLET	30"X30"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

NO CONCRETE INSTALLATIONS SHALL BE USED FOR TRAFFIC SIGNS.

TYPICAL STREET A SECTION



	Description	By	Date
1		JG	03/10/22
2		345-001	1"=50'
3		Project No.	Scale
Revisions		VENUE DEVELOPMENT LLC	CivilCorp Engineering, Inc.
VENUE DEVELOPMENT LLC		CivilCorp Engineering, Inc. 630 N. Woodloch Rd., Ste 310 Maitland, FL 32751 Phone 407-516-4437 Certificate of Authorization No. 29390	
BAYVIEW AT JOHNS LAKE REMINGTON RD, OAKLAND, FL		CivilCorp Engineering, Inc. Stephen Allen, PE # 59994 FL Reg No	
PROJECT NAME	SITE PLAN		
SHEET NAME	SHEET NO. C-4		