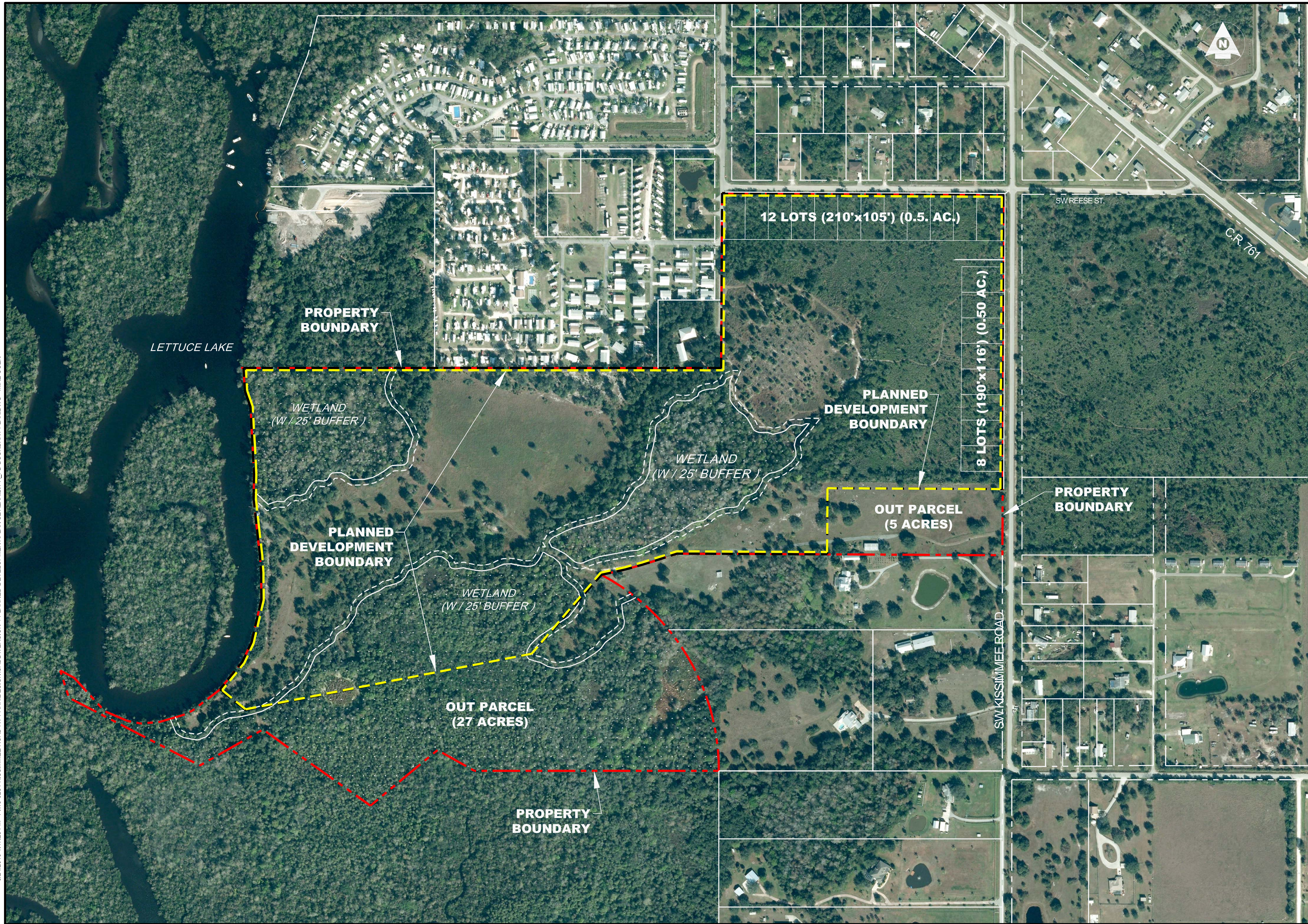


8/24/2016 1:47:25 PM - P:\15-0251 KISSIMMEE ROAD RY PARK\DESIGN\ADDITION 4 PLANNED DEVELOPMENT\PLAN SET\EXHIBIT-A_PD BOUNDARY PLAN.DWG - MIKE COEN



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NO.	DESCRIPTION	DATE

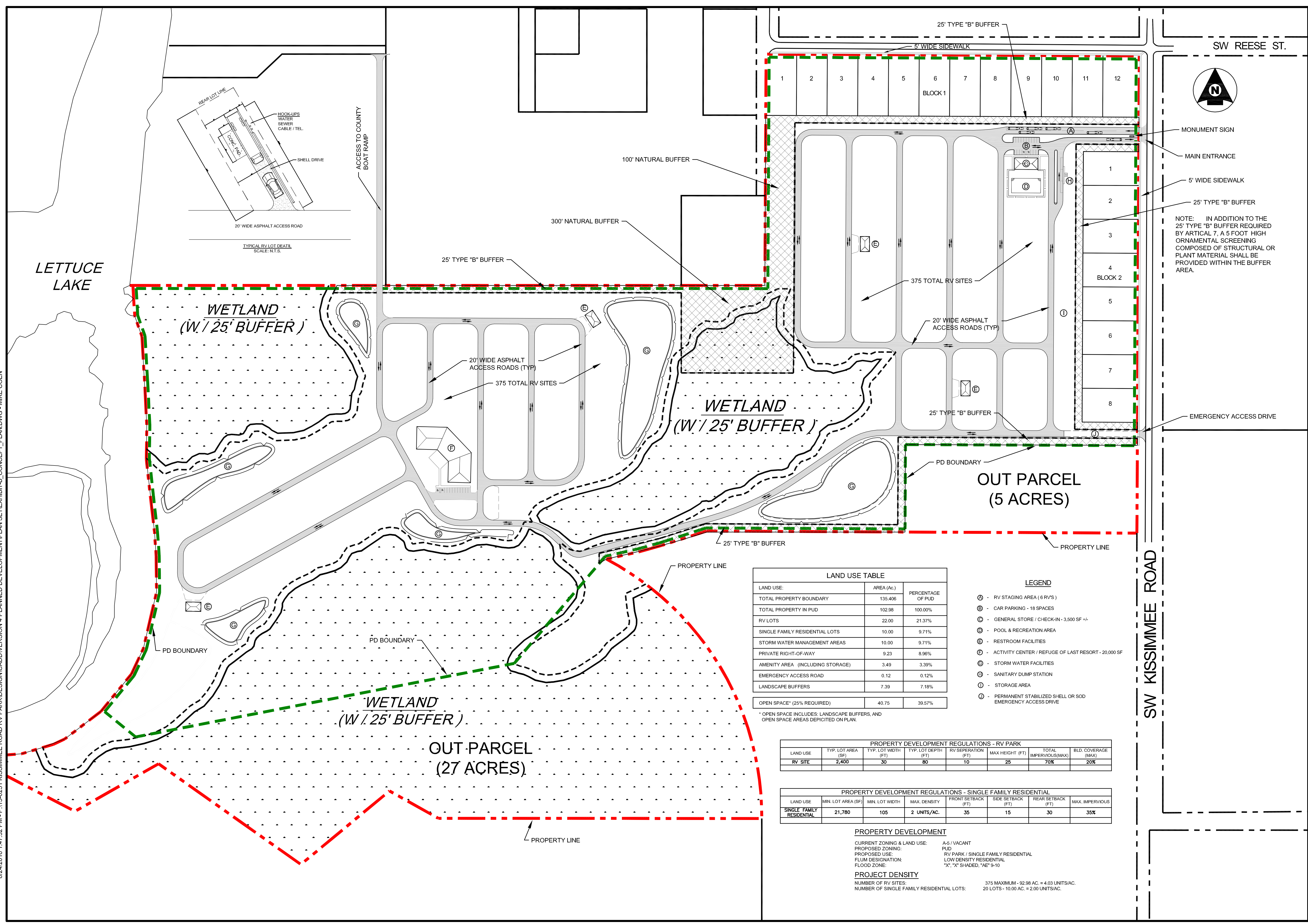
PLANNED DEVELOPMENT
 SECTION 23, TOWNSHIP 39S, RANGE 23E

DATE: JULY 10, 2016
 PROJECT NO. 15-0251
 DRAWN BY: M.COEN
 SCALE: 1" = 200'

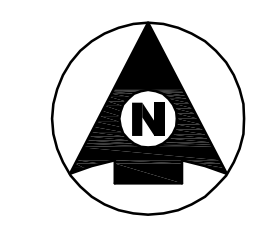
PLANNED DEVELOPMENT BOUNDARY

SHEET NUMBER
EXHIBIT A

8/24/2016 1:47:32 PM - P:\15-0251 KISSIMMEE ROAD RV PARK\DESIGN\VERSION 4 PLANNED DEVELOPMENT\PLAN SET\EXHIBIT-B CONCEPT PLANDWG - MIKE COEN



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NO.	REVISIONS DESCRIPTION	DATE

PLANNED DEVELOPMENT
SECTION 23, TOWNSHIP 39S, RANGE 23E

DATE: JULY 10, 2016
PROJECT NO. 15-0251
DRAWN BY: M.COEN
SCALE: 1" = 150'

CONCEPT PLAN

SHEET NUMBER
EXHIBIT B

LAND USE:	AREA (Ac.)	PERCENTAGE OF PUD
TOTAL PROPERTY BOUNDARY	135.406	
TOTAL PROPERTY IN PUD	102.98	100.00%
RV LOTS	22.00	21.37%
SINGLE FAMILY RESIDENTIAL LOTS	10.00	9.71%
STORM WATER MANAGEMENT AREAS	10.00	9.71%
PRIVATE RIGHT-OF-WAY	9.23	8.96%
AMENITY AREA (INCLUDING STORAGE)	3.49	3.39%
EMERGENCY ACCESS ROAD	0.12	0.12%
LANDSCAPE BUFFERS	7.39	7.18%
OPEN SPACE* (25% REQUIRED)	40.75	39.57%

* OPEN SPACE INCLUDES: LANDSCAPE BUFFERS, AND OPEN SPACE AREAS DEPICTED ON PLAN.

- LEGEND**
- Ⓐ - RV STAGING AREA (6 RVS)
 - Ⓑ - CAR PARKING - 18 SPACES
 - Ⓒ - GENERAL STORE / CHECK-IN - 3,500 SF +/-
 - Ⓓ - POOL & RECREATION AREA
 - Ⓔ - RESTROOM FACILITIES
 - Ⓕ - STORM WATER FACILITIES
 - Ⓖ - ACTIVITY CENTER / REFUGE OF LAST RESORT - 20,000 SF
 - Ⓗ - SANITARY DUMP STATION
 - Ⓘ - STORAGE AREA
 - Ⓚ - PERMANENT STABILIZED SHELL OR SOD EMERGENCY ACCESS DRIVE

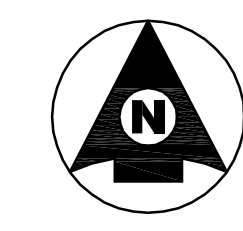
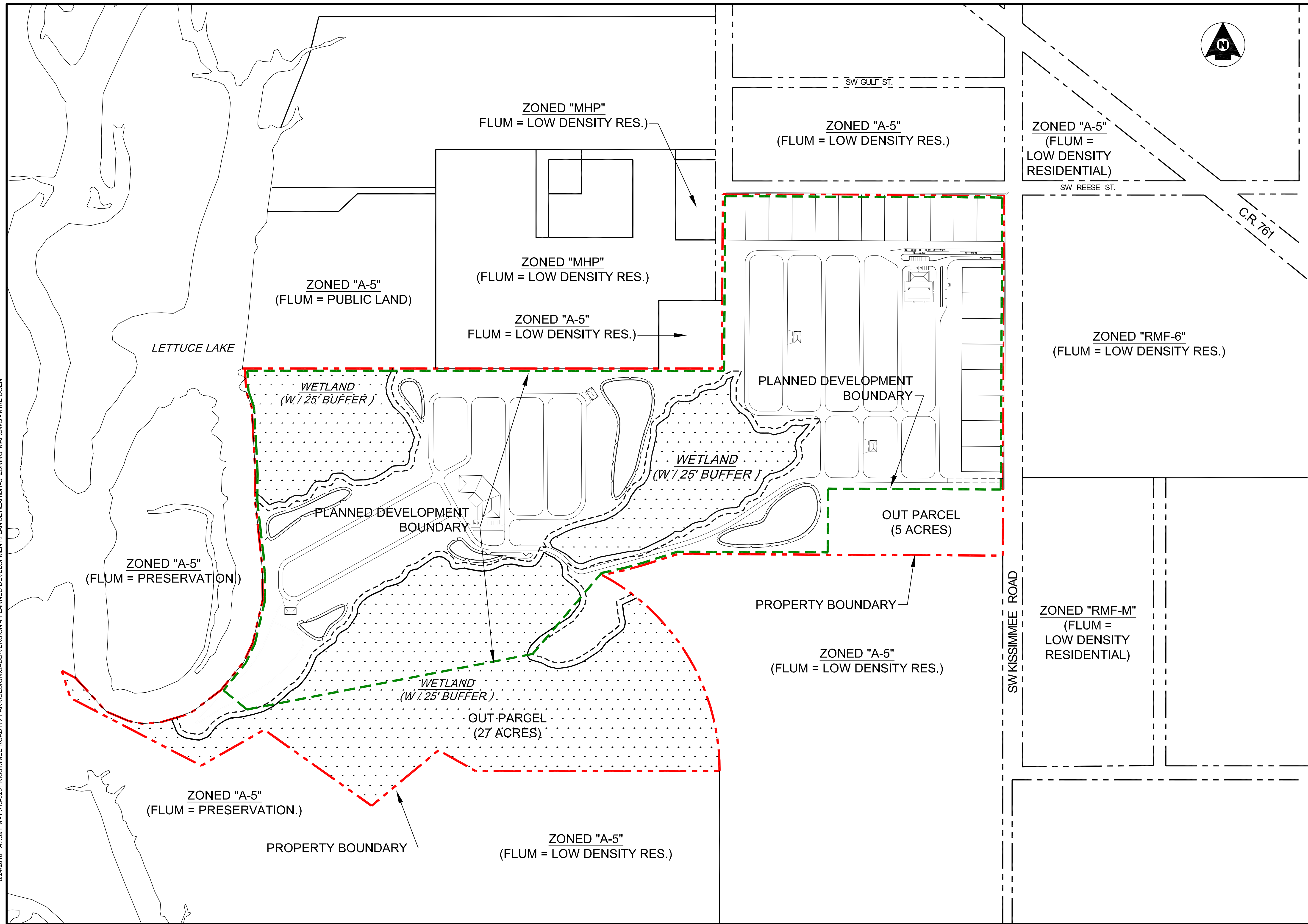
LAND USE	TYP. LOT AREA (SF)	TYP. LOT WIDTH (FT)	TYP. LOT DEPTH (FT)	RV SEPARATION (FT)	MAX HEIGHT (FT)	TOTAL IMPERVIOUS(MAX)	BLD. COVERAGE (MAX)
RV SITE	2,400	30	80	10	25	70%	20%

LAND USE	MIN. LOT AREA (SF)	MIN. LOT WIDTH	MAX. DENSITY	FRONT SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)	MAX. IMPERVIOUS
SINGLE FAMILY RESIDENTIAL	21,780	105	2 UNITS/AC.	35	15	30	35%

PROPERTY DEVELOPMENT
CURRENT ZONING & LAND USE: A-5 / VACANT
PROPOSED ZONING: PUD
PROPOSED USE: RV PARK / SINGLE FAMILY RESIDENTIAL
FLUM DESIGNATION: LOW DENSITY RESIDENTIAL
FLOOD ZONE: "X", "X" SHADED, "AE" 9-10

PROJECT DENSITY
NUMBER OF RV SITES: 375 MAXIMUM - 92.98 AC. = 4.03 UNITS/AC.
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS: 20 LOTS - 10.00 AC. = 2.00 UNITS/AC.

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NO.	REVISIONS	DESCRIPTION	DATE

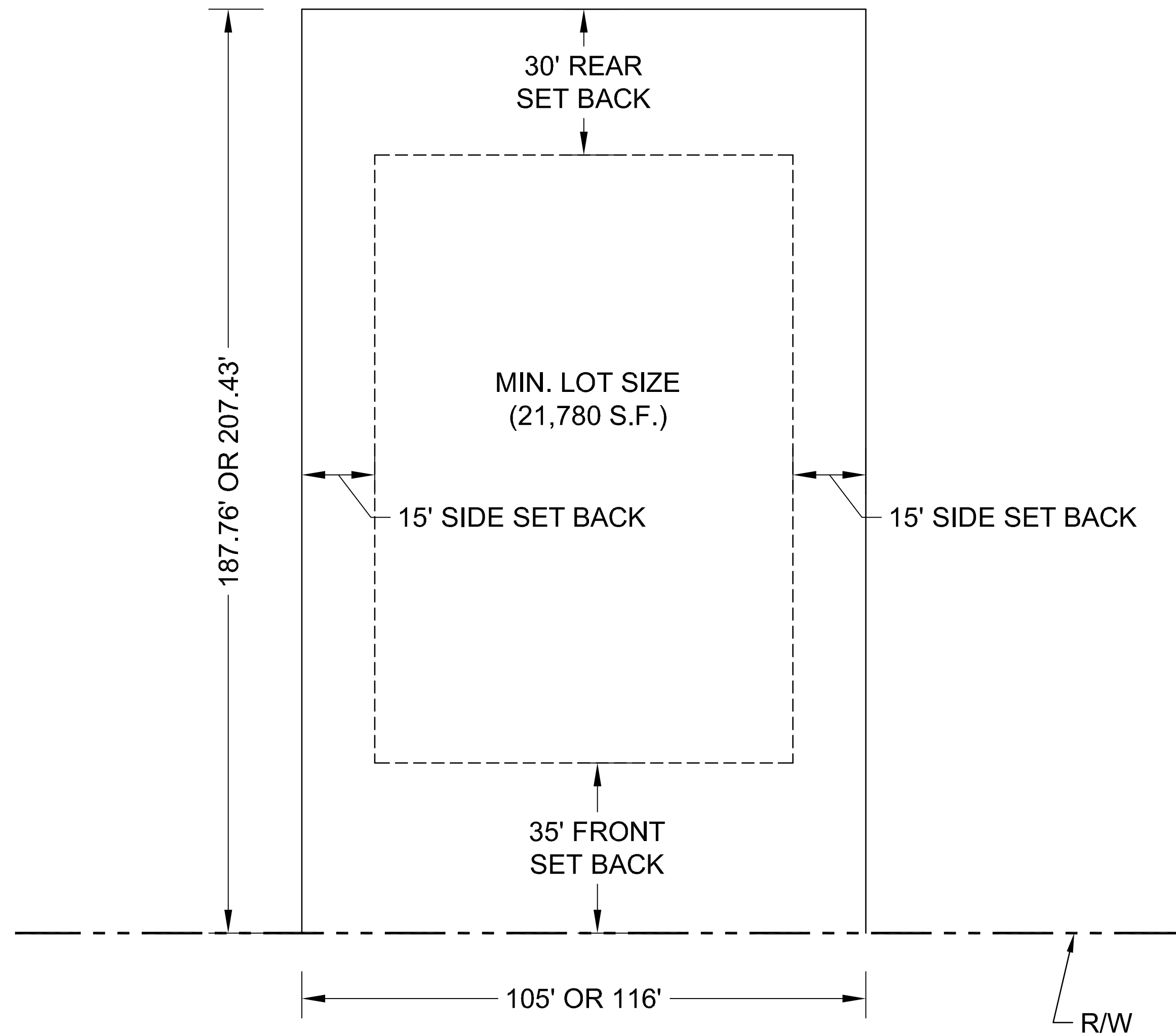
PLANNED DEVELOPMENT
 SECTION 23, TOWNSHIP 39S, RANGE 23E

DATE: JULY 10, 2016
 PROJECT NO. 15-0251
 DRAWN BY: M.COEN
 SCALE: 1" = 200'

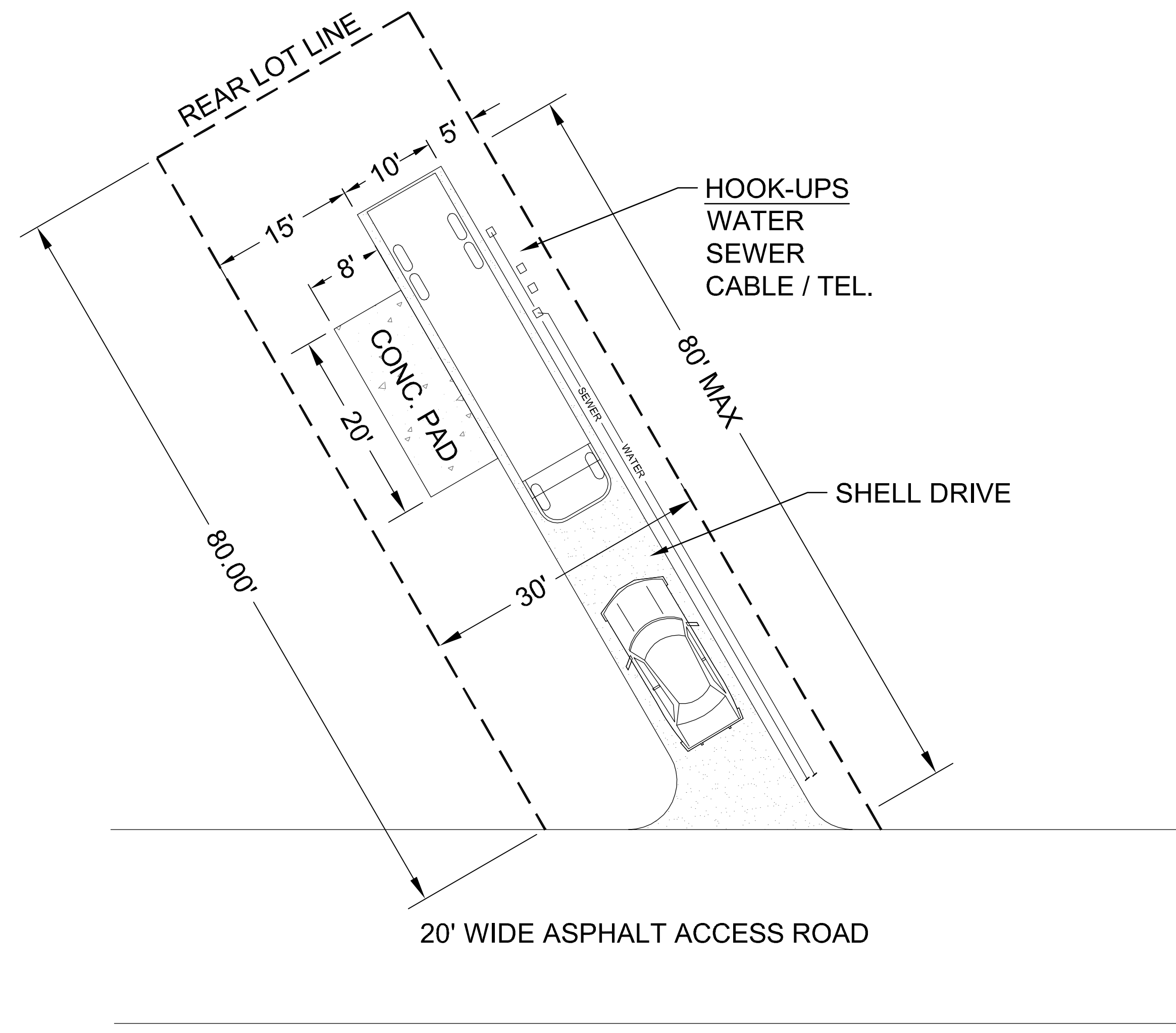
ZONING AND
 FUTURE
 LAND USE

SHEET NUMBER
EXHIBIT C

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TYPICAL RESIDENTIAL LOT DETAIL (RSF-2)
 SCALE: N.T.S.



TYPICAL RV LOT DETAIL
 SCALE: N.T.S.

NO.	REVISIONS DESCRIPTION	DATE

PLANNED DEVELOPMENT
 SECTION 23, TOWNSHIP 39S, RANGE 23E

DATE: JULY 10, 2016
 PROJECT NO. 15-0251
 DRAWN BY: M.COEN
 SCALE: N.T.S.

DETAILS
 SHEET NUMBER
 EXHIBIT D