

CONSTRUCTION PLANS

FOR

CYPRESS RIDGE PHASE 1 & 2

CITY OF KISSIMMEE, FLORIDA

08-25-29-00U0-0033-0000

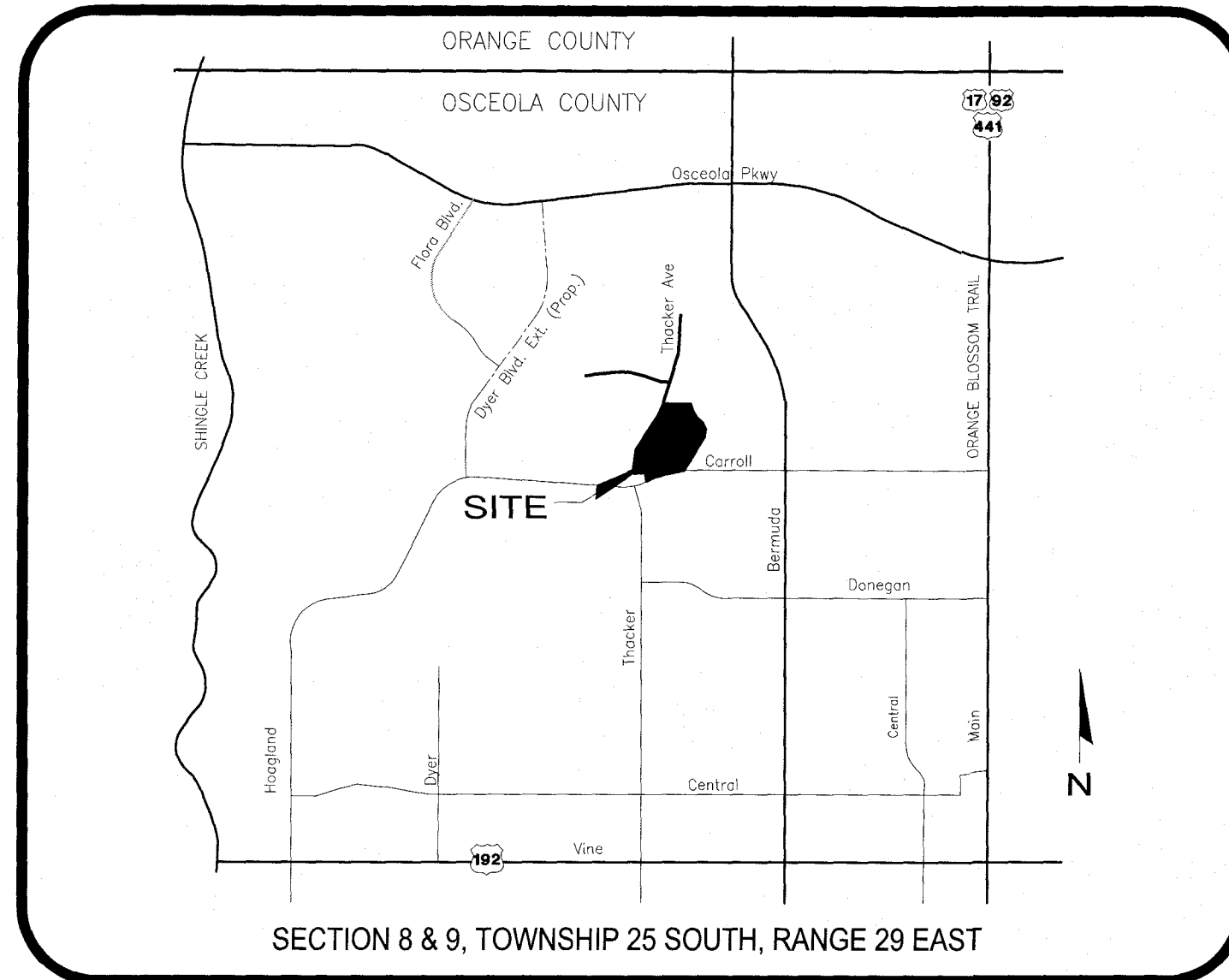
09-25-29-00U0-0165-0000

RECEIVED

MAR 31 2017

DEVELOPMENT SERVICES DEPT

VICINITY MAP



LEGAL DESCRIPTION

(AS PROVIDED BY THE CLIENT)

(Property E (Cypress Ridge Townhomes M-3))

A parcel of land lying in Sections 8 and 9, Township 25 South, Range 29 East, City of Kissimmee, Osceola County, Florida. Being more particularly described as follows:

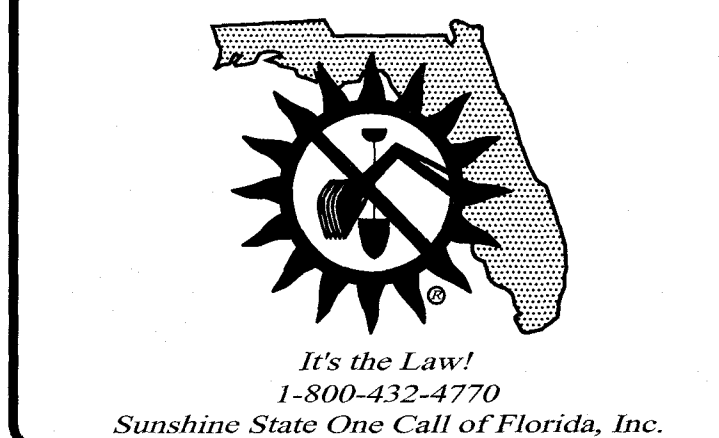
Commence at the Southeasterly most corner of Tract 14 as shown on the Plat of Weston Reserve, as recorded in Plat Book 13, Pages 56 through 59, according to the public records of said county; Thence leaving said Plat run North 89°52'56" East, a distance of 727.50 feet; Thence run South 53°16'57" East, a distance of 4177.82 feet to a point on the East right of way line of Thacker Avenue Extension. Said point being the Point of Beginning and a point on a curve concave Southeasterly having a Radius of 1140.00 feet, a Central Angle of 48°50'45" and a Chord Distance of 942.71 feet which bears North 18°57'40" East; Thence Northeastly along the arc of said curve and along said East right of way line, and proposed right of way line a distance of 971.87 feet to a point of reverse curvature of a circular curve concave Northwestly having a Radius of 1260.00 feet, a Central Angle of 27°2'13" and a Chord Distance of 595.95 feet which bears North 29°42'17" East; Thence Northeastly along the arc of said curve a distance of 601.65 feet; Thence departing said Easterly right of way of proposed Thacker Avenue North 89°58'06" East, a distance of 559.31 feet; Thence South 20°29'21" East, a distance of 173.05 feet; Thence South 32°28'03" East, a distance of 147.66 feet; Thence South 49°08'05" East, a distance of 138.82 feet to a point of curvature of a curve concave Westerly having a Radius of 215.00 feet, a Central Angle of 79°36'39" and a Chord Distance of 275.28 feet which bears South 09°19'46" East; Thence Southerly along the arc of said curve a distance of 298.74 feet; Thence South 30°28'15" West, a distance of 546.31 feet; Thence South 89°57'30" West, a distance of 51.41 feet to a point of curvature of circular curve concave Southeasterly having a Radius of 956.01 feet, a Central Angle of 49°13'13" and a Chord Distance of 796.24 feet which bears South 65°20'53" West; Thence Southwestly along the arc of said curve a distance of 821.27 feet; Thence South 40°44'17" West, a distance of 18.98 feet to a point of curvature of a non-tangent curve concave Northwestly having a Radius of 534.56 feet, a Central Angle of 16°14'22" and a Chord Distance of 151.01 feet which bears South 48°51'24" West; Thence Southwestly along the arc of said curve a distance of 151.51 feet; Thence North 09°50'17" West, a distance of 171.22 feet; Thence South 87°06'01" West, a distance of 243.22 feet to the Point of Beginning.

PERMITS REQUIRED:

- City of Kissimmee: Engineering Improvement Plan Approval
 - Tohopekalgia Water Authority (T.W.A.): Water & Sewer Plan Approval
 - FDEP: Water Construction Permit
Sewer Construction Permit
NPDES Notification
 - EPA: NPDES Notification
 - SFWMWD: ERP Permit Modification
- *These permits are obtained by the site contractor.

UTILITY COORDINATION

Call 48 hours before you dig in Florida



APPLICANT/OWNER:

JTD Land at Cypress Ridge, LLC

210 S. Hoagland Blvd.

Kissimmee, FL 34741

Ph: (407) 629-9997

Fax: (407) 629-9998

RECEIVED
AUG 31 2017

ESTIMATING DEPT.

Askey Hughey, Inc.

Civil Engineering / Land Planning

Certificate of Authorization Number: 26233

25 E. 13th Street, Suite 9, St. Cloud, Florida 34769
Phone: (407) 957-3308 • Fax: (407) 957-1019

DRAWING INDEX

NO.	DESCRIPTION	REVISIONS
1	COVER SHEET	
2	BOUNDARY & TOPOGRAPHIC SURVEY	1/27/17 PER TWA/CITY OF KISSIMMEE COMMENTS JWM
3	GENERAL NOTES AND DETAILS	
4	CONSTRUCTION DETAILS	
5	TYPICAL SECTIONS	
6	CONTROL STRUCTURE DETAILS	
7	DEMOLITION & EROSION CONTROL PLAN	
8	GEOMETRY, SIDEWALK & STRIPING PLAN	
9	LOT DIMENSION PLAN	
10	UTILITY PLAN	
11	STORMWATER MANAGEMENT PLAN	
12	LOT GRADING PLAN	
13-16	PLAN AND PROFILE	
17	MAINTENANCE OF TRAFFIC DETAILS (THACKER AVENUE)	
18-25	STANDARD F.D.O.T. DETAILS	
26-28	TOHO WATER AUTHORITY - WATER, REUSE & SAN. SYSTEM DETAILS	
29-30	LANDSCAPE PLAN	
31	SITE LIGHTING PLAN	
32	SITE LIGHTING DETAILS	
IR-1-IR-2	IRRIGATION PLAN	

ACCEPTED

Name: *[Signature]* Date: *[Signature]*

TOHOPEKALIGA WATER AUTHORITY

FINAL SITE DEVELOPMENT PLAN APPROVAL

JUN 05 2017

CITY OF KISSIMMEE

SITE DATA

PROPERTY LOCATION
NORTHEAST CORNER OF CARROLL STREET AND THACKER AVENUE.

EXISTING PROPERTY AREA:
TOTAL = 31.45 Acres

PARCEL #S:
08-25-29-00U0-0033-0000
09-25-29-00U0-0165-0000

PROPOSED PROPERTY AREA:
TOTAL = 20.91 Acres (NET DEVELOPABLE)

PROPERTY ZONING
MUPUD

FUTURE LAND USE
MIXED USE - FLORA RIDGE

BUILDING HEIGHT
MAXIMUM 2 STORIES - 35 FEET

DENSITY CALCULATIONS-TOWNHOMES

DENSITY RATE = 384 DU PER PUD
MAXIMUM NET DENSITY = 18 UNITS/ACRE x 20.91 ACRES = 377 UNITS
ALLOWABLE DENSITY W/O BONUSES = 75% MAX. NET DENSITY
75% x 385 = 289 UNITS

NUMBER OF UNITS PROPOSED 144
PROPOSED NET ACRES 20.91
PROPOSED DENSITY 6.89 UNITS/AC

PROJECTED AVERAGE DAILY TRIPS *:

AVG. DAILY TRAFFIC: 144 UNITS x 5.81 TRIPS /UNIT = 837 ADT
P.M. PEAK HOUR TRIP: 144 UNITS x 0.52 TRIPS/UNIT = 75 PM PHT

* TRIP GENERATION 9th EDITION BY INSTITUTE OF TRANSPORTATION ENGINEERS

PARKING:

REQUIRED:
2 SPACES PER UNIT 144 UNITS x 2 = 288 SPACES
PROVIDED:
INDIVIDUAL TOWNHOME PARKING SHALL BE ACCOMPLISHED, UTILIZED THE DRIVEWAY FOR ONE (1) PARKING SPACE AND THE GARAGE FOR ONE (1) PARKING SPACE.
2 SPACES PER UNIT x 144 UNITS = 288 SPACES PROVIDED.

RECREATION/MAIL KIOSK PARKING:
REGULAR PARKING SPACES: 14
HANDICAP PARKING SPACES: 2
TOTAL: 16
ADDITIONAL PARALLEL PARKING SPACES: 14
TOTAL PROVIDED PARKING SPACES: 288+16+14 = 318 SPACES

PROJECT TEAM

CIVIL ENGINEERS/PLANNERS:

Askey Hughey, Inc.

Civil Engineering / Land Planning

Certificate of Authorization Number: 26233
25 E. 25th Street, Suite 9, St. Cloud, Florida 34769
Phone: (407) 957-3308 Fax: (407) 957-1019

GEOTECHNICAL ENGINEER:
UNIVERSAL ENGINEERING SCIENCES

3532 MAGGIE BLVD.
ORLANDO, FL 32811
PHONE: (407) 423-0504

SURVEYORS:

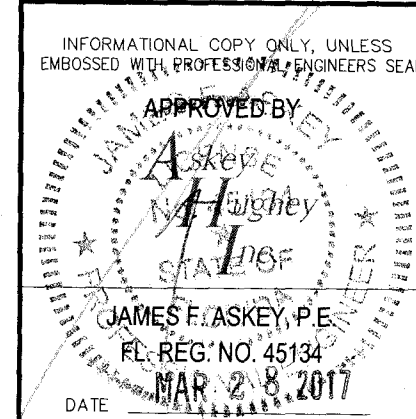
JOHNSTON'S SURVEYING INC.

900 Shady Lane, Kissimmee, Florida 34744-8695
(407) 847-2179 • Fax (407) 847-6140

KISSIMMEE PERMITS
FINAL SITE DEVELOPMENT
PLAN APPROVAL

JUL 28 2017

[Signature]
City of Kissimmee



DRC#16-00067

CYPRESS RIDGE PHASE 1 & 2 AH15009