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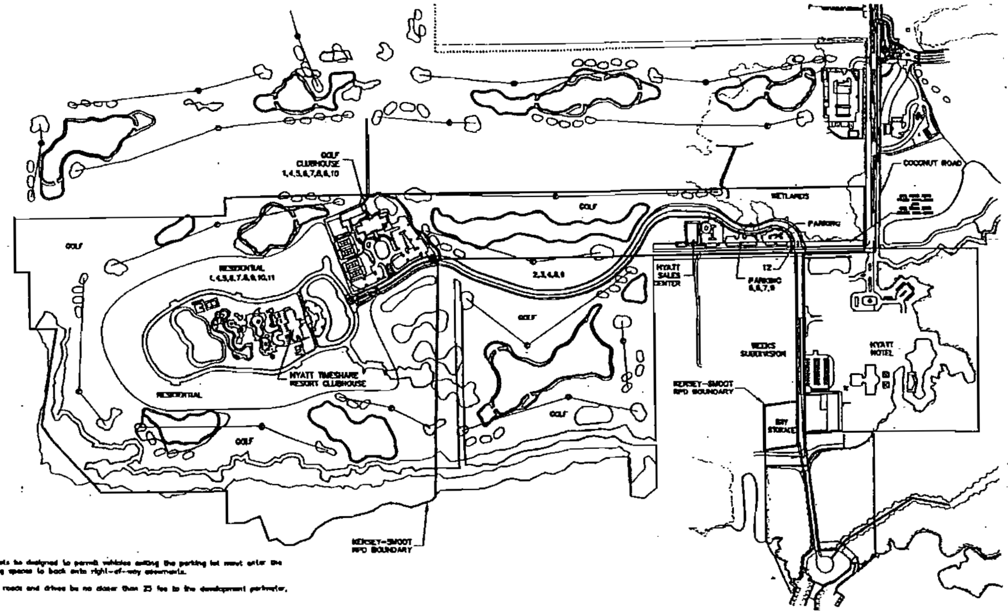
COMMUNITY DEVELOPMENT

DCI 2002-00050



SCHEDULE OF DEVIATIONS

1. Requests relief from LDC Section 34-2013 (e) requirement that all parking lots be designed to permit vehicles exiting the parking lot must enter the street right-of-way or easement in a forward motion, to allow individual parking spaces to back onto right-of-way easements.

2. Requests relief from LDC Section 34-935 (c)(2) which requires that internal roads and drives be no closer than 25 fee to the development perimeter, to allow a 0-foot minimum

3. Requests relief from LDC Section 10-291 (3) which requires residential developments larger than five acres to provided two or more means of ingress or egress, to allow one entrance.

4. Requests relief from LDC Sections 10-417 (b)(2)(f) which requires that no portion of a buffer area that consists of trees or shrubs may be located in an easement, to allow planted buffers in easements.

5. Requests relief from LDC Section 30-152 which requires identification signs to be set back a minimum of 15 feet from any right-of-way easement, to allow a setback or zero feet.

6. Requests relief from the minimum cul-de-sac diameter requirements found in LDC Section 10-296 (k)(1), to allow a 60-foot diameter (to edge of pavement).

7. Requests relief from the requirements in LDC Sections 10-296 (k)(3) and 10-714 establishing the transition radius for cul-de-sacs, to allow a transition radius of 50 feet.

8. Requests relief from the requirements in LDC Sections 10-296 Table 3 which requires a roadway width of 25 feet for two-way closed drainage, rear lot drainage, or inverted crown, to allow roadway width to coincide with the back of curb.

9. Requests relief from the requirements in LDC Sections 10-296 Table 4 (7)(c)(2) concerning minimum specifications for street wearing surfaces, to allow paver brick Surfaces.

10. Requests relief from LDC Section 34-1175 (b)(1)(a) required minimum setback from a non-roofed structure to a sea walled artificial body of water, to allow a zero-foot setback.

11. Requests relief from LDC Section 34-2474 (b)(6) which requires that recreation centers and ancillary facilities be located at least 40 feet from residential dwellings, to allow a minimum of 20 feet.

12. Requests relief from Section 30-152 (2)(c)2 which permits a maximum of two single-faced internal subdivision signs located on each side of the entrance and exit to permit three single-faced signs to be located on a wall sign on one side of the entrance or exit, consistent with the detail shown in the attached exhibit titled, " Hyatt Resort Entrance Walls and Signage (proposed)".

D. OPEN SPACE

Open Space: 204 acres x 40%	81.6
Existing lakes and canals	0.0
Existing wetlands	104.76
Development parcels	2.29
Total	106.95 ac

E. INDIGENOUS

Required: 81.6 ac x 50%	40.8 ac
Provided wetlands	104.74 ac
Development parcels	0.0
Total	104.74 ac

LAND USE BREAKDOWN

Development areas	20.0 ac
Existing and proposed lakes and canals	13.0 ac
Wetlands and upland preserves	107.0
Roads rights-of-way	5.0 ac
Open space	59.0 ac
Total	204.0 ac

APPROVED
Master Concept Plan
Site Plan # 03-029 Page 1 of 1
Subject to conditions in Resolution Z-03-029
Case # DCI 2002-00050

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LEGEND

OWNER/DEVELOPER
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Revision	Date	Description	By
3	6/6/03	PER FINAL RESOLUTION	SJJ
2	1/29/03	INSUFFICIENCY COMMENTS	SJJ
1	10/18/02	INSUFFICIENCY COMMENTS	SJJ

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DESIGNED BY: MJD
DRAWN BY: GS
APPROVED: MJD
JOB CODE: HR.CHPL
SCALE: 1" = 300'

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KERSEY – SMOOT RPD

MASTER CONCEPT PLAN

DATE: NOVEMBER 2002 | FILE NAME: MCP | DRAWING NUMBER 1 of 1

EXHIBIT D