

PD09-00010
RECEIVED

FEB 16 2009

Osceola County Planning
Department

*East Lake Cove II
Planned Residential
Development*

Revised February 9, 2009

Submitted to:

Osceola County
Permitting & Development Department
One Courthouse Square
Kissimmee, Florida 34741

Submitted by:

Askey Hughey, Inc
241 Ruby Avenue
Kissimmee, FL 34741

For:

Orleans Home Builders
1064 Greenwood Blvd, Suite 106
Lake Mary, FL 32746

PDO9-00010
RECEIVED
FEB 16 2009
Osceola County Planning
Department

East Lake Cove II
Planned Residential
Development

Revised February 9, 2009

Submitted to:

Osceola County
Permitting & Development Department
One Courthouse Square
Kissimmee, Florida 34741

Submitted by:

Askey Hughey, Inc
241 Ruby Avenue
Kissimmee, FL 34741

For:

Orleans Home Builders
1064 Greenwood Blvd, Suite 106
Lake Mary, FL 32746

Revised February 9, 2009

TABLE OF CONTENTS

Section 1 **Proposed PRD Standards**

Section 2 **Existing Site Conditions**

Section 3 **Exhibits**

Legal Description
School Impact Statement
Location Map
Tax Map
Existing Zoning Map
FLUCCS Map and Wildlife Resources
Soils Classification
FEMA Flood Map
USGS Quad Topographic Exhibit
Aerial Map
Existing Conditions Plan
Preliminary Master Plan

Section 1. Proposed PRD Standards

1.1. Project Description

The East Lake Cove II (PRD) is proposed as a single-family residential community containing a maximum of 210 units. The project also includes a 2.51 acre neighborhood commercial tract as an ancillary use. The commercial parcel makes up approximately 3% of the project area, and the potential uses for this parcel, to be compatible and complimentary to the overall development, are described in section 1-2. The project is planned for development in 3 5 phases (Phase 3, 4, 5A, 5B, 5C). A preliminary ~~roadway schematic~~ site plan is included ~~on the Preliminary Concept Plan~~ in Section 3; however the final lot layout and phasing configuration will be determined in the revised Preliminary Subdivision phase of the development process.

The first East Lake Cove was developed as RS-2. This project is being developed as Planned Residential Development zoning in order to permit development standards that are more consistent with the housing product being requested throughout Osceola County.

The purpose of this Amendment is to reduce the minimum conditioned floor area from 1,400 sf to 1,150 sf and to allow for a reduction of the minimum lot width from 70' wide to 55' wide. This reduction in minimum lot width to 55' wide is proposed only for those lots within phases 5B and 5C and effects a total of 78 lots. The lots within phases 5B and 5C represent a transitional area between Narcoossee Road and the existing phase 4 and will allow a more functional mix of housing products. Please refer to Section 1.9 (Development Wide Restrictions) for specific lot width restrictions.

1.2. Land Use

The build out land use will consist of single-family residential dwellings, neighborhood commercial area, wetlands, wildlife corridors, water bodies, and open park areas.

The potential uses for the Neighborhood Commercial parcel shall conform to the requirements listed in the Osceola County Land Development Code, chapter 14.18, Commercial Neighborhood Center, as listed below:

1. Minor neighborhood shops and stores for convenience goods such as food, drinks, ice, newspapers, magazines, gas sales and small household items.
2. Minor neighborhood shops for convenience services such as cutting and styling of hair, lessons in art or music, self-service facilities for washing,

drying and cleaning of clothes or household items, and areas for pick-up or delivery of laundry or cleaning.

3. Houses of worship and customary accessory facilities such as a chapel and educational buildings for religious training.
4. Business offices, excluding offices that are incidental and accessory to activities such as warehousing, storage, shipping and receiving.
5. Small offices and studios for financial services such as customarily provided by insurance agencies, brokers for real estate or securities, credit bureaus, banks, savings and loan associations.
6. Small offices and studios for professional services such as customarily provided by architects, engineers, lawyers, dentist, doctors, optician, or veterinarians providing same day treatment only.
7. Small specialty shops for retail goods such as clothing, hardware, office supplies, appliances, food, specialty food, medicine, books, gifts, stationery and sporting goods stores.
8. Small offices and studios for business services such as bookkeeping, duplicating or reproducing of letters, forms and drawings, advertising, employee training and data processing.
9. Minor neighborhood shops and stores for convenience goods such as newspapers, magazines, videos, small household items, food, drinks and ice.
10. Neighborhood eating establishments for convenience such as diners, fast food restaurants, pizza delivery, pubs and coffee shops.
11. Food preparations facsimiles for minor products to be sold on premises, such as juices and beverages, candies, confections and bakery items.
12. Minor neighborhood shops and studios for services such as lessons in art or music, self-service facilities for washing, drying and cleaning clothes or household items, areas for pick-up or delivery of laundry or cleaning, photography, picture framing and cutting and styling of hair.
13. Other similar uses which are reasonably implied and are consistent with the objective of this district, based on appropriate consideration of the nature of the intended activity, the charter of the proposed development, the location of the site, and its compatibility with adjacent parcels. These above determinations shall be made by the Zoning Director.

The following table indicates the proposed land use classifications according to the Florida Land Use, Cover and Forms Classification System.

<i>Classification ID #</i>	<i>Classification Name</i>
121	Fixed Single Family Units (2-5 units / ac)
411	Pine Flatwoods
524	Lakes (< 10 Acres)
641	Freshwater Marshes

1.3. Future Land Use

The portion of the project to be developed as residences is wholly contained within the county ~~Suburban~~ Low Density Residential land use category.

1.4. Recreation / Open Space

1.4.1. Recreation Requirement

One Acre per 1000 residents $\frac{200 \text{ units}}{\text{unit}} \times \frac{3.5 \text{ per}}{\text{unit}} \times \frac{1 \text{ ac}}{1000 \text{ per}} = 0.70 \text{ ac}$ (2.5 ac min.)

Recreation Proposed = ~~4.08~~ 4.41 acres (Tracts "B", "E", "F" and "L")

The Tract "F" recreation area will include at a minimum a single multi-purpose court (half court basketball or tennis) and a tot lot with commercial grade playground equipment suitable for ages 3 through 9. Tract "B" will contain a recreational water body, an elevated boardwalk, and a pedestrian pathway, for use by all residents. Tract "E", a lakefront park, will contain natural plant and animal life, picnic tables, and outdoor grilling equipment. This lakefront park will connect with, and be an extension of, the larger lakefront park directly to the north. Tract "L" is a park containing existing mature trees and will contain picnic tables.

1.4.2. Open Space Requirement

20% of Total Project Area less wetlands $(81.5 \text{ ac} - 4.9 \text{ ac}) \times 20\% = 15.3 \text{ ac}$

Open Space Proposed

Ponds and wetlands can fulfill up to 50% of open space requirements. The project will contain approximately 9.7 acres of pond, exceeding 50% of the required open space, and therefore only ~~7.5~~ 7.65 acres may be allotted toward the open space requirement. The remaining ~~7.5~~ acres acreage for open space is provided as follows:

<i>Location</i>	<i>Area (ac)</i>
Tracts "A" and "B" Pond Area (Max Allowed)	7.50 <u>7.65</u>
Tract F - Park Area (active)	1.32 <u>1.09</u>
Tract L - Park Area (active)	<u>0.63</u>
Tract "E" - Lakefront Park	0.42
Tract "J" - Upland Buffer	0.66 <u>0.60</u>
Tract "I" - Pedestrian Walkway	0.21
Tract "K" - Upland Buffer	0.70
Tracts "C" and "D" Preserved Wildlife Corridor	4.93 <u>6.57</u>
Total Open Space	15.74 <u>17.87</u>

1.5. Utilities

Water and Sewer service shall be provided by the City of St. Cloud and Power by OUC. All utilities infrastructure, with the exception of primary electric, shall be provided underground.

1.6. Transportation

Jack Brack Road will be the major access road to the development, and will be designed to handle all generated traffic. Additional right-of-way to provide the required half section for Jack Brack Road shall be dedicated. In addition, the applicant shall dedicate additional right-of-way for Narcoossee Road to provide an eighty foot half section with the plat. Right-turn / left-turn lanes will be constructed at Narcoossee Road and Jack Brack Road after evaluating the traffic study. A four foot wide sidewalk shall be constructed along the north side of Jack Brack Road from Narcoossee Road to the subdivision entrance. An emergency cross connection to the subdivision to the north will be included. A limited traffic study ~~will be~~ was submitted with the original Preliminary Subdivision Plans (PS03-00037).

All phases of the development will indirectly access Narcoossee Road, either from Jack Brack Road or through the East Lake Cove 1 development. ~~There will be, therefore,~~ Therefore, there is adequate access for emergency vehicles.

Using the 6th 7th Edition ITE generation rates, the ~~total number of~~ average daily trips (ADT) will be ~~2,010~~ 1,914 and the total peak hour trips will be ~~212~~ 202.

1.7. Density Calculation

<i>Description</i>	<i>Acreage / Units</i>
Total Project Area	81.5 acres
Wetlands	4.9 acres
Net Developable Acreage	76.6 acres
Suburban Density Factor (3 units / acre)	3.0 units
Maximum Count Allowable	229 units
Maximum Count Proposed	210 200 Units
Maximum Density Proposed	2.58 2.45 units / acre

1.8. Setbacks and Easements

Description	Minimum Setback
Covered Front Porch	
Minimum Front Setback	10'
Minimum Side Setback	5'
Minimum Corner Side Setback	15'
Main Living Area (air conditioned)	
Minimum Front Setback	20'
Minimum Side Setback	5'
Minimum Rear Setback	20'
Minimum Corner Side Setback	15'
Garage (2 car minimum)	
Minimum Front Setback	25'
Minimum Side Setback	5'
Minimum Rear setback	7.5'
Minimum Corner Side Setback	15'
Minimum Side Load Corner Setback	25'
Pool deck, and all other pool accessory structures	
Minimum Rear Setback	5'
Minimum Side Setback	5'
Minimum Corner Side Setback	15'
Minimum Structural Setback from Narcoossee Road	50'

Drainage and Utility Easements

The following table summarizes the standard utility easements for all single family lots:

<i>Location</i>	<i>Width</i>
Front	10'
Side	5'
Rear	5'

These development standards include the following drainage easement standards:
Maximum width of drainage easements shall be 30 feet
Minimum width of drainage easements shall be 20 feet

1.9. Development Wide Restrictions

- 1.9.1. The minimum lot size in Phases 3, 4 and 5A shall be 70' x 125'. The minimum corner lot size in Phases 3, 4 and 5A shall be 80' x 125'. The minimum lot size in Phases 5B and 5C shall be 55' x 125'. The minimum corner lot size in Phases 5B and 5C shall be 70' x 125'.
- 1.9.2. All lots abutting East Lake Tohopekaliga shall be a minimum of 100' wide.
- 1.9.3. All homes shall provide a 2-car garage and two driveway parking spaces. The driveways shall be a minimum of 16'x25'.
- 1.9.4. Minimum lot width shall be measured at the mid-point of the side lot lines. The minimum lot ROW frontage shall be 35'.
- 1.9.5. The minimum conditioned floor area for each dwelling unit shall be ~~1,400~~ 1,150 sq. ft.
- 1.9.6. The maximum height for any dwelling unit shall be 2 stories.

1.10. Buffers

- 1.10.1. A 25' average / 15' min. buffer shall be maintained around all preservation areas.
- 1.10.2. A 6' high masonry wall shall be constructed along Narcoossee Road.

1.11. Landscaping

Landscaping and Irrigation plans shall be submitted with Construction Improvement plans for each phase. Each plan shall include complete landscape and irrigation design information for that portion of the roadway being constructed as well as a calculation for required trees based on one tree per 50 lineal feet. Credit for existing trees shall be made in accordance with the LDC. A tree survey will be provided with the PSP. Regardless of the tree point calculation, all lots shall contain a minimum of 2 trees¹.

1.12. Signage

Project signage shall be constructed at the project entrance on Jack Brack Road. All signage shall conform to the Osceola County LDC.

¹ "Tree" as defined in the Osceola County LDC.

Existing Site Conditions

2.1. Location

The subject parcel is located south of and adjacent to East Lake Cove Phases 1 and 2, at the intersection of Jack Brack Road and the west side of Narcoossee Road.

2.2. Vegetative Land Use

The vast majority of the subject property is comprised of a Pine-Mesic Oak community. The following table indicates the existing land use classifications according to the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Please see the FLUCFCS Map Exhibit.

<i>Classification ID #</i>	<i>Classification Name</i>	<i>Approximate Acreage</i>
190	Open Land	19.74
414	Pine-Mesic Oak	47.91
427	Live Oak	6.52
510	Ditch	1.81
630	Wetland Forested Mixed	6.69
643	Wet Prairie	0.012
742	Borrow Pit	0.52

2.3. Wetlands

There are eight potential jurisdictional wetland/surface water areas that lie within the bounds of the proposed development. Each is identified by number on the FLUCFCS Map Exhibit. Of these eight areas, only surface waters are proposed for complete removal. Minor impacts may be associated with the forested system, but only to provide adequate access and lot sizes. Any impacts to wetlands and surface waters shall be subject to all local, state, and federal regulations.

2.4. Threatened and Endangered Species

A preliminary T&E Study has been performed on the property. The only visual evidence of any threatened or endangered species on the subject site consisted of foraging Sandhill Cranes. These birds were not found to be nesting on the subject site, nor are they expected to be. Surveys to determine the presence or absence of nesting activity will continue until development begins. Two species of listed by the State as "Species of Special Concern" were observed on the site. A small population of gopher tortoises (less than five) were identified on the site and a single Sherman fox squirrel was observed in a pine-mesic oak area of the site. These species will be managed according to the options allowed by the Florida Fish and Wildlife Conservation Commission.

2.5. Future Land Use

The primary Future Land Use of the subject property is ~~Suburban~~-Low Density Residential. The adjacent land to the South contains scattered residential lots with a Future Land Use of ~~Suburban~~-Low Density Residential.. The property to the East across Narcoossee Road consists of scattered residential lots with a Future Land Use of ~~Suburban~~-Low Density Residential. and to the North is ~~Suburban~~ Overlay Low Density Residential Future Land Use.

2.6. Soils

Please see the Soils Exhibit in Section 1. The existing soils were determined using the SCS Soil Survey of Osceola County. The soil types are as follows:

<i>Map Symbol</i>	<i>Soil Name</i>	<i>Hydrologic Soil Group</i>
2	Adamsville Variant Fine Sand	C
5	Basinger Fine Sand	A/D
6	Basinger Fine Sand, Depressional	A/D
16	Immokalee Fine Sand	A/D
22	Myakka Fine Sand	A/D
27	Ona Fine Sand	B/D
27	Smyrna Fine Sand	A/D

2.7. Floodplain

Please see the FEMA Map Exhibit in Section 1. According to FIRM Panel 115 of 900, Dated June 6, 2001, the western portion of this property lies within a Special Flood Hazard Area, Zone AE (EL 61). Compensating storage has been provided to mitigate any negative impacts on available floodplain storage.

2.8. Drainage / Topography

Please see the USGS Quad Exhibit in Section 1. The property drains from east to west through a series of manmade and natural wetland systems ultimately to East Lake Tohopekaliga. Applicant shall provide alternative for existing drainage ditches. Please see the USGS Quad Topographic Exhibit in Section 1.

PARCEL "A"

All of Block 61, NARCOOSSEE, as recorded in Plat Book 1, Pages 17, 18 and 19, Public Records of Osceola County, Florida.

Together with

PARCEL B

A parcel of land lying in sections 17 and 18, Township 25 South, Range 31 East, Osceola County, Florida, being Lots 38, 39, 40, 42 and a portion of Lots 1, 22 and 58, NARCOOSSEE, according to the plat thereof, as recorded in Plat Book 1, Pages 17, 18, and 19, Public Records of Osceola County, Florida and Blocks 239, 240, 247, 248, Blocks 271 through 280, inclusive, and a portion of Blocks 214 and 215, MAP OF NEW TOWN OF NARCOOSSEE, according to the plat thereof, as recorded in Plat Book 1 Pages 71 and 72, Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the southwest corner of said Section 17, Township 25 South, Range 31 East; thence run N 01°21'55" East, along the west line of said Section 17, a distance of 33.00 feet to the POINT OF BEGINNING, of the herein described parcel; thence run S 88°42'37" East, along a line lying 33.00 feet north of the south line of said Section 17, a distance of 1522.67 feet to the intersection with the west right-of-way line of State Road 15; thence run N 00°54'54" East along said west right-of-way line, a distance of 1523.38 feet; thence run N 88° 42'37" West, a distance of 2438 feet, more or less, to the waters edge of East Lake Tohopekaliga; thence Southerly, along said waters edge of said East Lake Tohopekaliga, a distance of 1540 feet, more or less, to a point on a line that bears N 88°42'37" West from the POINT OF BEGINNING; thence run S 88°42'37" East, along a line, 33.00 feet north of the south line of said Section 18, a distance of 802 feet, more or less, the POINT OF BEGINNING.

TOGETHER WITH all abutting platted right-of-ways set forth in that certain Resolution filed November 6, 2000 in Official Records Book 1801, Page 2559, Public Records of Osceola County, Florida (as to Parcel B only).

Proposed School Impacts

It is expected that this development will result in adding an additional 106 students to the public school system with 55 elementary school students, 26 middle school students, and 25 high school students. Presently this area is assigned to Narcoossee Community School, St. Cloud High School. The capacity, enrollment, utilization, and number of portables are listed below. It should be noted that by August 2004 it is anticipated that St. Cloud High School will receive enrollment relief with the opening of "BBB" high school in the Birchwood Acres DRI.

School Name	Capacity	Enrollment	Utilization	Portables
Narcoossee (K-8)	1578	1055	67%	0
St. Cloud High	1784	2446	137%	29

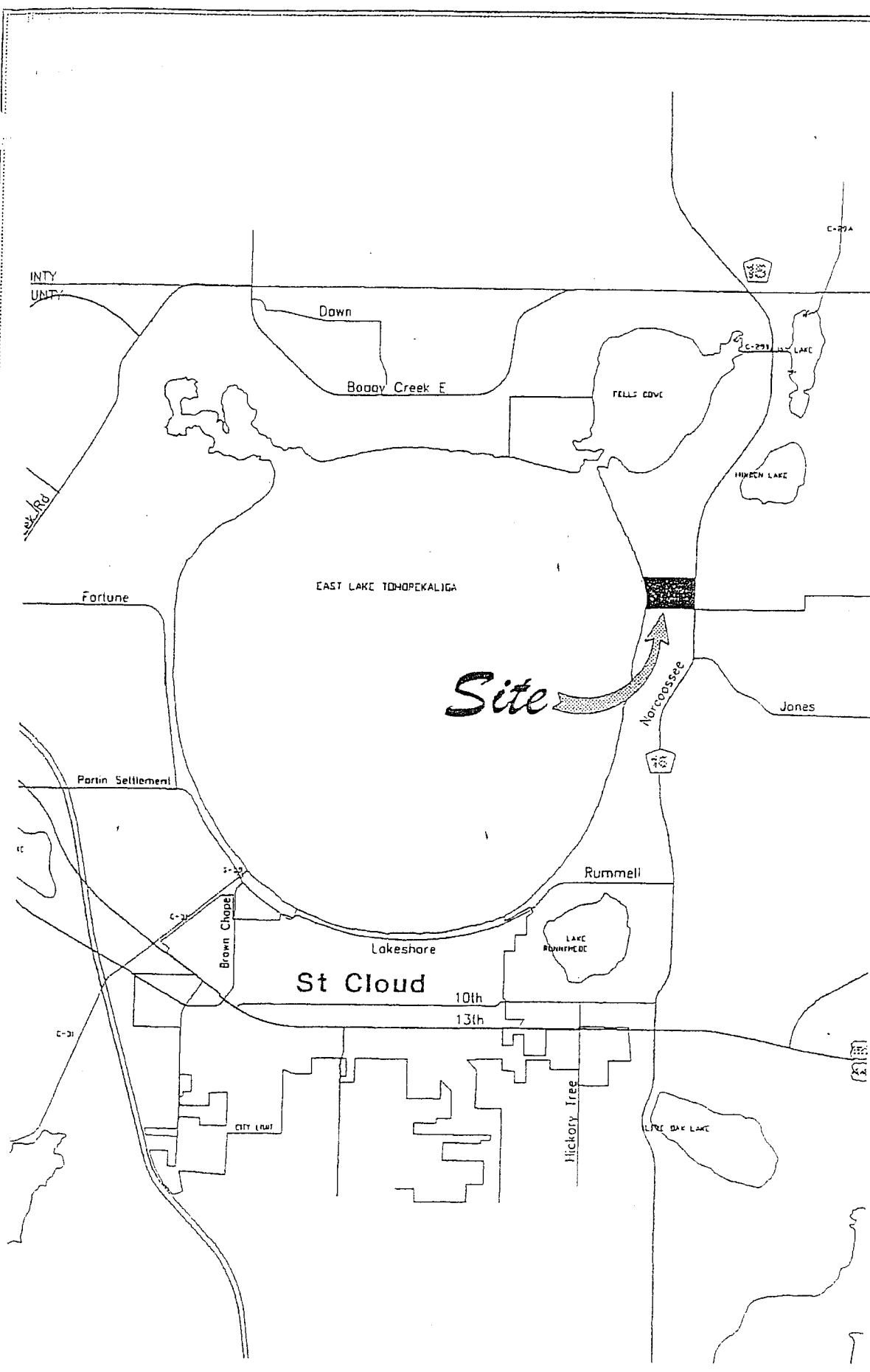
FISH (Florida Inventory of School Houses) Capacity represents the school facility's permanent capacity in the October 2002 FISH report.

Enrollment is as of October 8, 2002

Askey Hughey, Inc.

Civil Engineering / Land Planning

Certificate of Authorization Number: 26233
 241 Ruby Avenue Kissimmee, FL 34741
 Phone: (407) 957-3308 Fax: (407) 957-1019



ron howe, p.a.
 post office box 701323
 city of saint cloud
 florida 34770-1323
 telephone: (407) 957-3308
 facsimile: (407) 957-1019

East Lake Cove II

Location Map

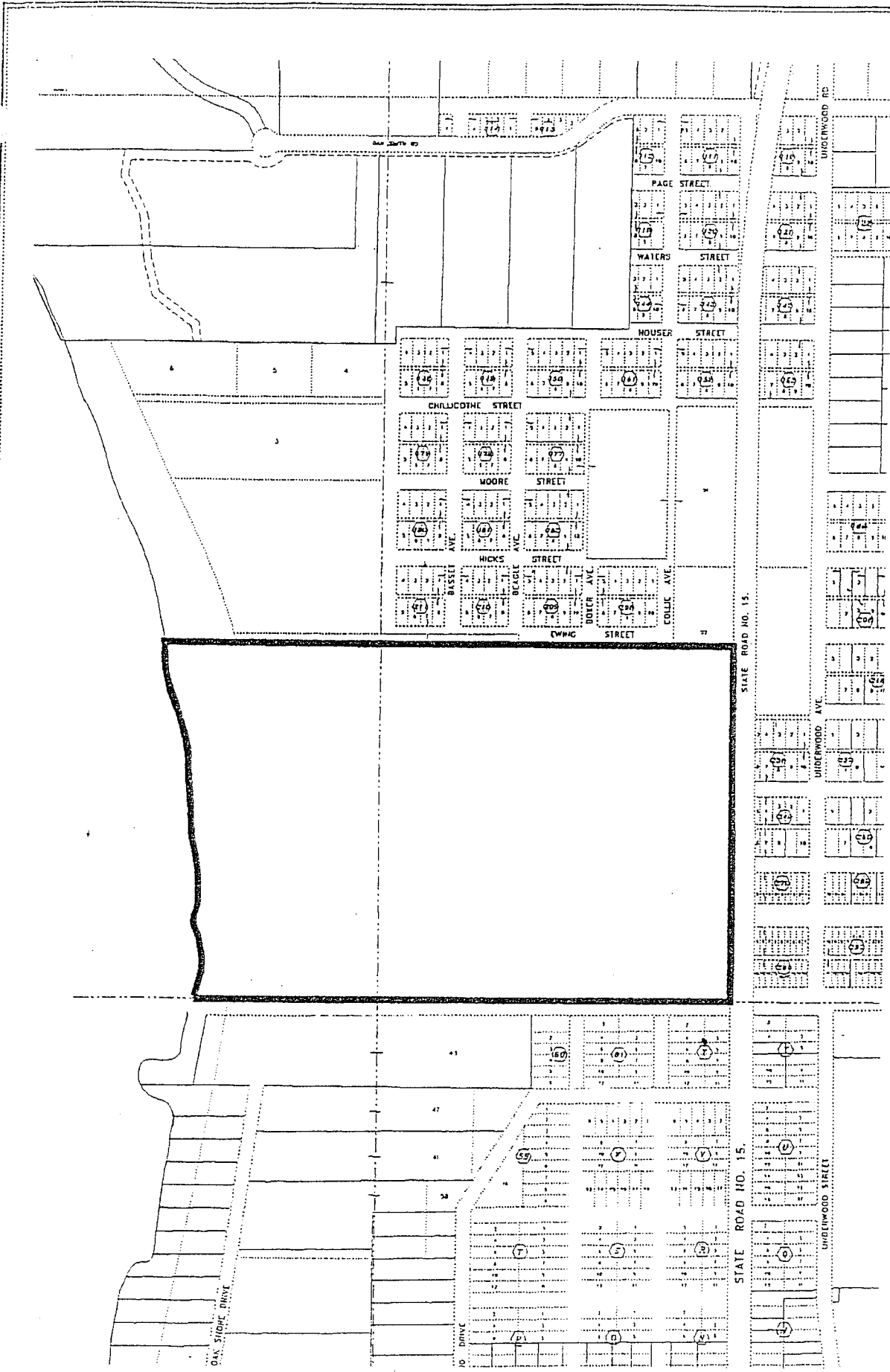
Sec 18, Twn 25 S, Rng 31 E
 DeSoto County, Florida



Scale: 1" = 600'

Date: April 8, 2003

Drawn by: [unclear]
 Checked by: [unclear]
 Date: [unclear]



Askey Hughey, Inc.
 Civil Engineering / Land Planning
 Certificate of Authorization Number: 26233
 241 Ruby Avenue Kissimmee, FL 34741
 Phone: (407) 957-3308 Fax: (407) 957-1019

Iron Horse, p.a.
 post office box 701323
 city of saint cloud
 florida 34776-1323
 telephone: (407) 957-3306
 facsimile: (407) 957-1019

*East Lake
 Cove II*

**Tax Map
 Exhibit**

Sec 16, Twn 25 S, Rng 31 E
 Osceola County, Florida

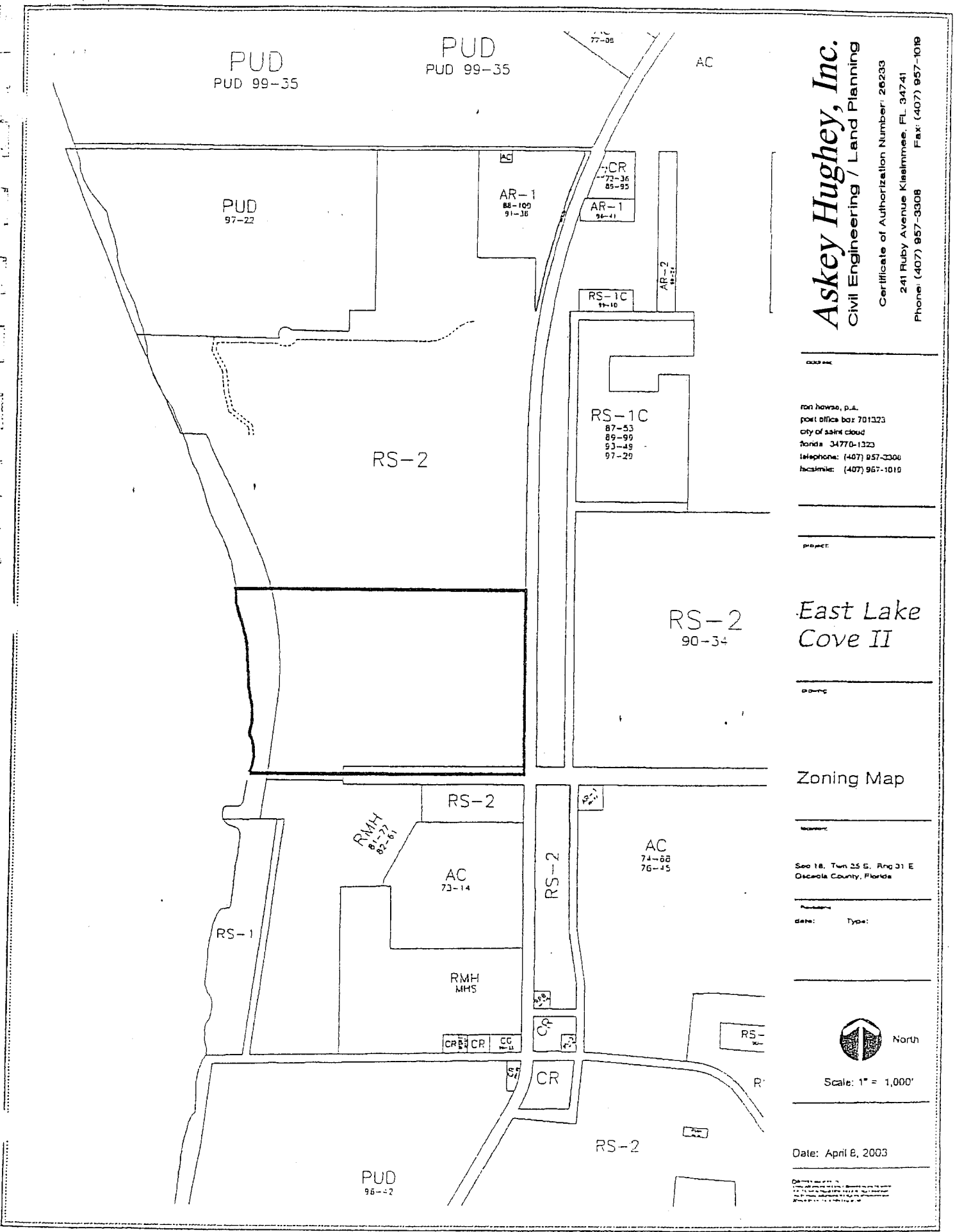
DATE: Type:



Scale: 1" = 600'

Date: April 8, 2003

Copyright 2003 by Askey Hughey, Inc. All rights reserved. This map is the property of Askey Hughey, Inc. and is loaned to the client for their use only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Askey Hughey, Inc.



Askey Hughey, Inc.

Civil Engineering / Land Planning

Certificate of Authorization Number: 26233
 241 Ruby Avenue Kissimmee, FL 34741
 Phone: (407) 957-3308 Fax: (407) 957-1019

ron howse, p.a.
 post office box 701323
 city of saint cloud
 florida 34770-1323
 telephone: (407) 957-3300
 facsimile: (407) 957-1019

project:

East Lake Cove II

drawing:

Zoning Map

See 18, 24, 25 S, and 31 E
 Osceola County, Florida

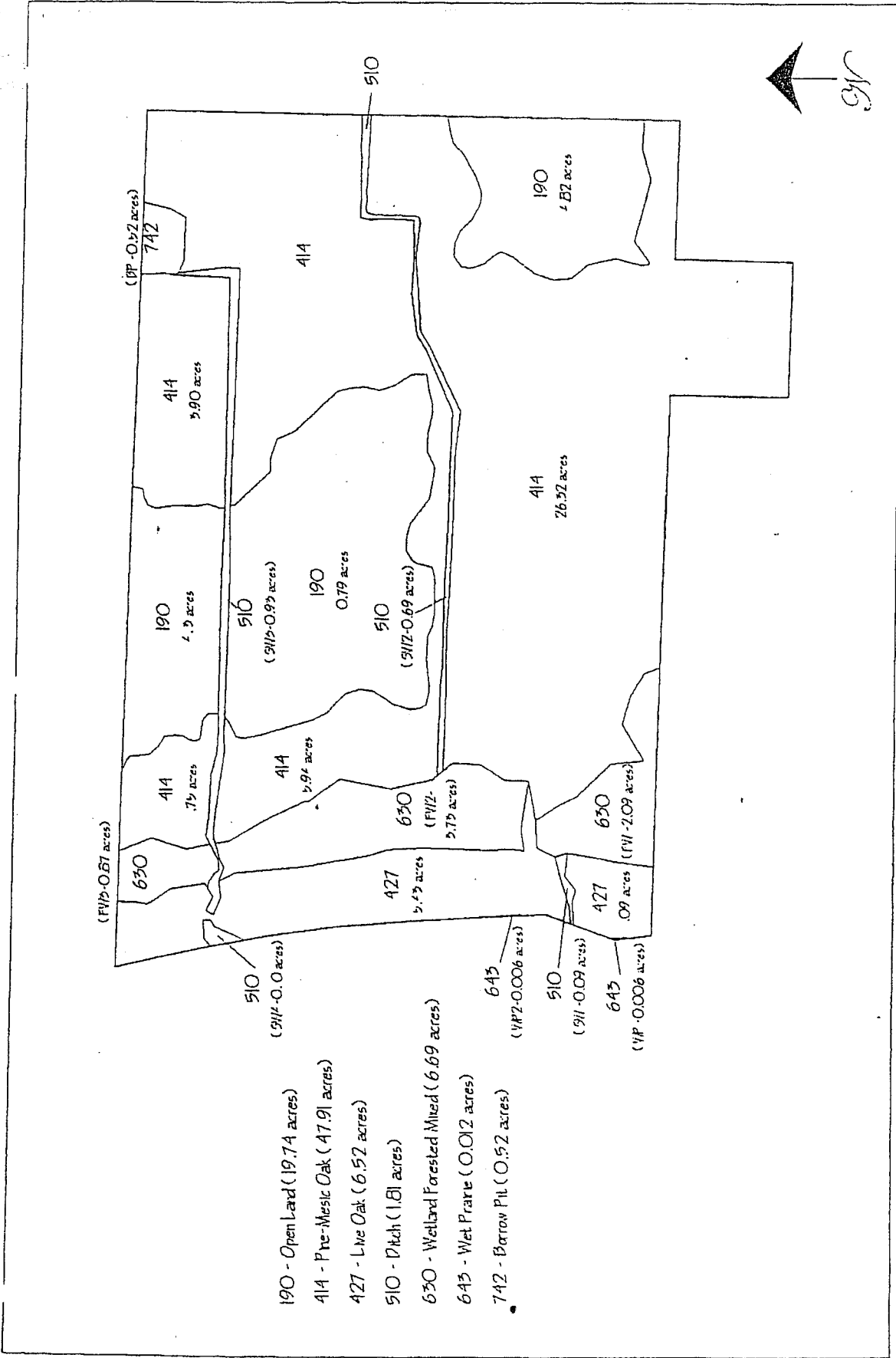
date: Type:



Scale: 1" = 1,000'

Date: April 8, 2003

Copyright © 2003 Askey Hughey, Inc. All rights reserved. This drawing is the property of Askey Hughey, Inc. and is not to be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Askey Hughey, Inc.



Drawn By:	JEB
Date:	3/17/2005
Scale:	1:400
DWG#:	1
Revised:	3/19/2005

FLUCCS Map
for the
East Lake Cove 2 Project Site

MA

Modica and Associates, Inc.
302 Mohawk Road
Clemont, FL 34711
office: (352) 394-2000
fax: (352) 394-1159
email: jvm@modica.cc

Askey Hughey, Inc.
Civil Engineering / Land Planning

Certificate of Authorization Number: 26293
241 Ruby Avenue Kissimmee, FL 34741
Phone: (407) 957-9308 Fax: (407) 957-1019

ron howse, p.a.
post office box 701323
city of saint cloud
florida 34770-1323
telephone: (407) 957-3308
facsimile: (407) 957-1019

*East Lake
Cove II*

Soils Map

Sec 10, Twn 25 S, Rng 31 E
Osceola County, Florida

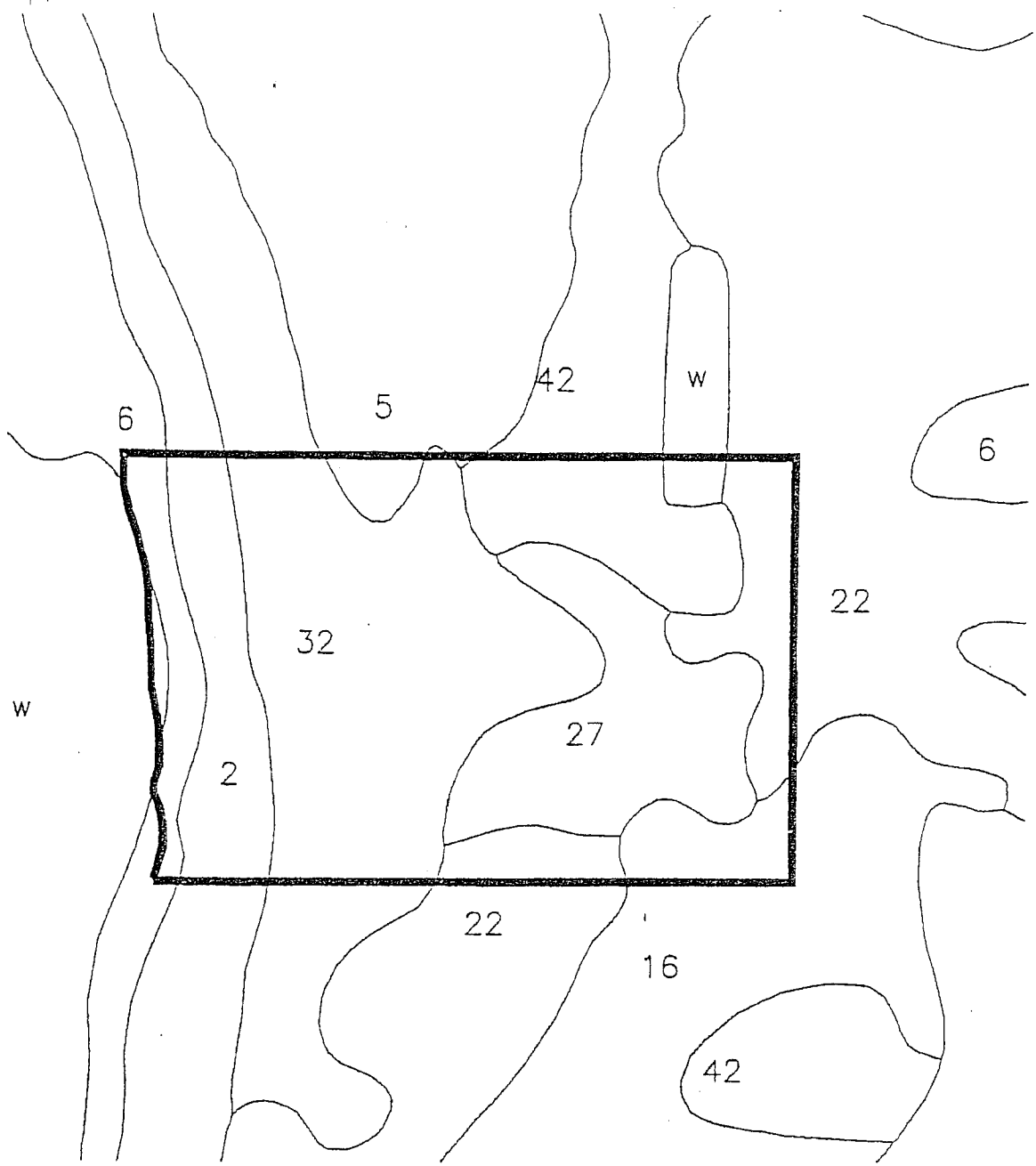
date: Type:



Scale: 1" = 600'

Date: April 8, 2003

Copyright © 2003
This drawing is the property of Askey Hughey, Inc.
It is to be used only for the project and location
indicated on the drawing. No part of this drawing
may be reproduced without the written consent
of Askey Hughey, Inc.



SOILS LEGEND

BASED ON THE USDA SCS SOILS SURVEY OF OSCEOLA COUNTY, FLORIDA

SOILS *	NAME:	HYDRO-GROUP
* 2	ADAMSVLEE VARIANT FINE SAND	C
* 5	BASINGER FINE SAND	A / D
* 6	BASINGER FINE SAND, DEPRESSIONAL	A / D
* 16	IMMOKALEE FINE SAND	A / D
* 22	MYAKKA FINE SAND	A / D
* 27	ONA FINE SAND	B / D
* 42	SMYRNA FINE SAND	A / D

Askey Hughey, Inc.

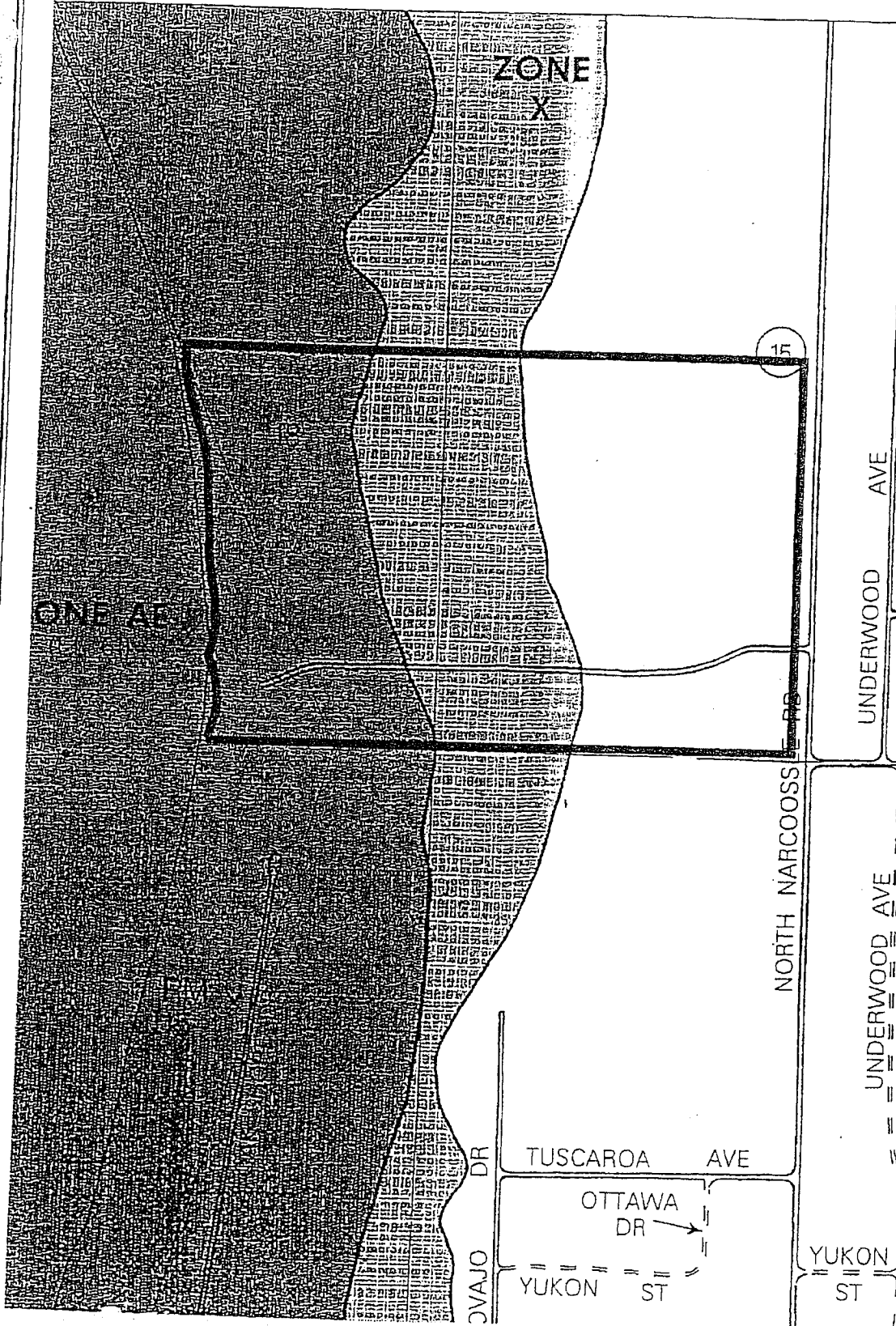
Civil Engineering / Land Planning

Certificate of Authorization Number: 26233

241 Ruby Avenue Kissimmee, FL 34741

Phone: (407) 957-3308

Fax: (407) 957-1019



iron horses, p.l.c.
 post office box 701323
 city of saint cloud
 florida 34770-1323
 telephone: (407) 957-3306
 facsimile: (407) 957-1010

BRUN
ST

East Lake
Cove II

FEMA
Exhibit

Sec 18, Twn 25.5, Rng 31 E
 Osceola County, Florida

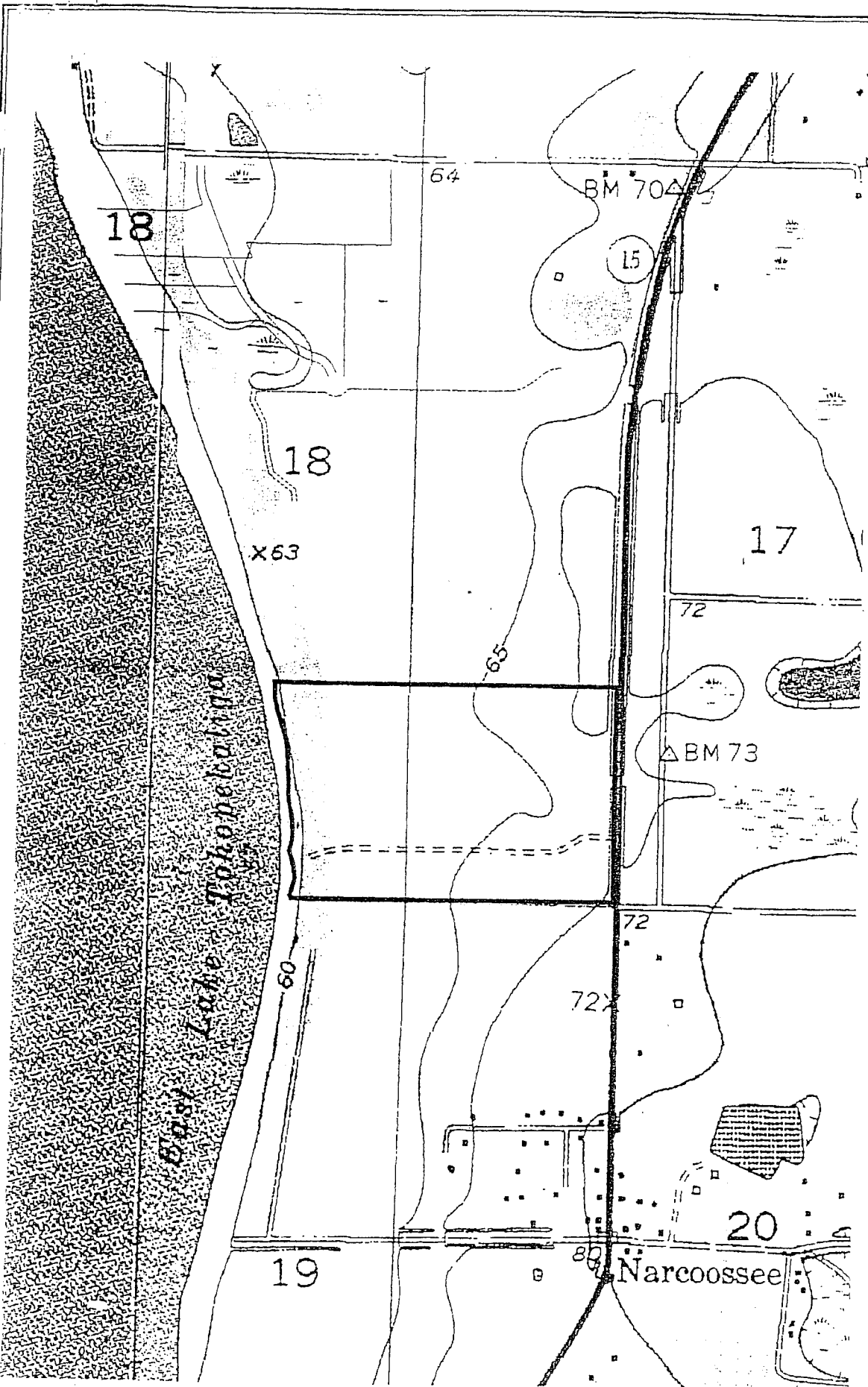
date: Type:



Scale: 1" = 600'

Date: October 25, 2002

Copyright 2002 by Askey Hughey, Inc. All rights reserved. This drawing is the property of Askey Hughey, Inc. and is not to be reproduced, stored, transmitted, or used in any form without the written permission of Askey Hughey, Inc.



Askey Hughey, Inc.
 Civil Engineering / Land Planning

Certificate of Authorization Number: 26233
 241 Ruby Avenue Kissimmee, FL 34741
 Phone: (407) 957-3308 Fax: (407) 957-1019

client:
 ranch house, p.a.
 post office box 701323
 city of saint cloud
 florida 34770-1323
 telephone: (407) 957-3308
 facsimile: (407) 957-1019

project:
**East Lake
 Cove II**

drawing:
USGS

location:
 Sec 10, Twn 25 S, Rng 31 E
 Osceola County, Florida

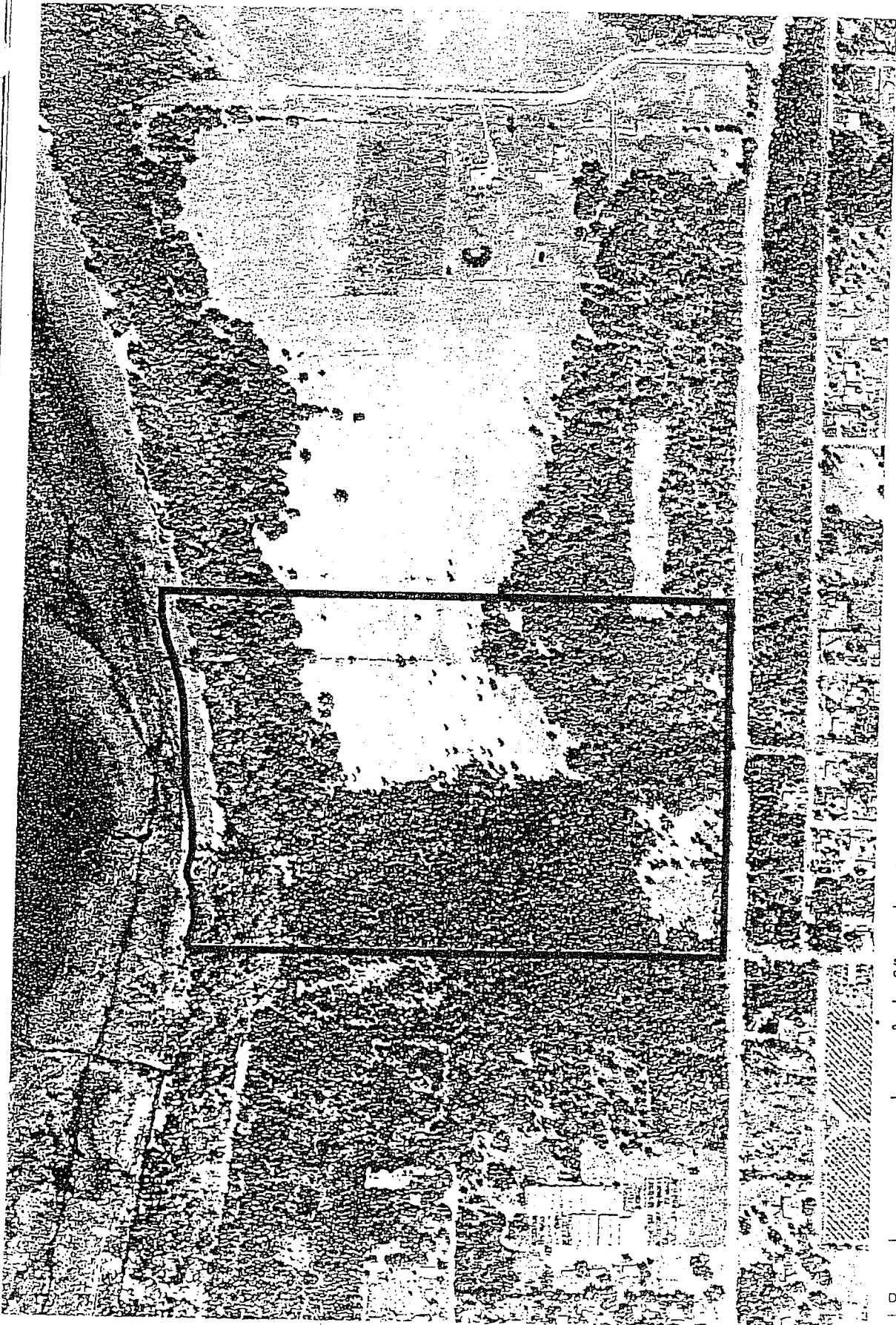
revision:
 date: Type:



Scale: 1" = 1,000'

Date: April 8, 2003

© 2003 Askey Hughey, Inc. All rights reserved.
 This drawing is the property of Askey Hughey, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Askey Hughey, Inc.



Askey Hughey, Inc.
Civil Engineering / Land Planning

Certificate of Authorization Number: 26293
241 Ruby Avenue Kissimmee, FL 34741
Phone: (407) 957-3308 Fax: (407) 957-1019

client:

ron hawse, p.a.
post office box 701323
city of saint cloud
florida 34770-1323
telephone: (407) 957-3308
facsimile: (407) 957-1019

project:

East Lake
Cove II

drawing:

Aerial
Exhibit

location:

Sec 18, Twn 25 S., Rng 31 E
Osceola County, Florida

revision:

date: Type:

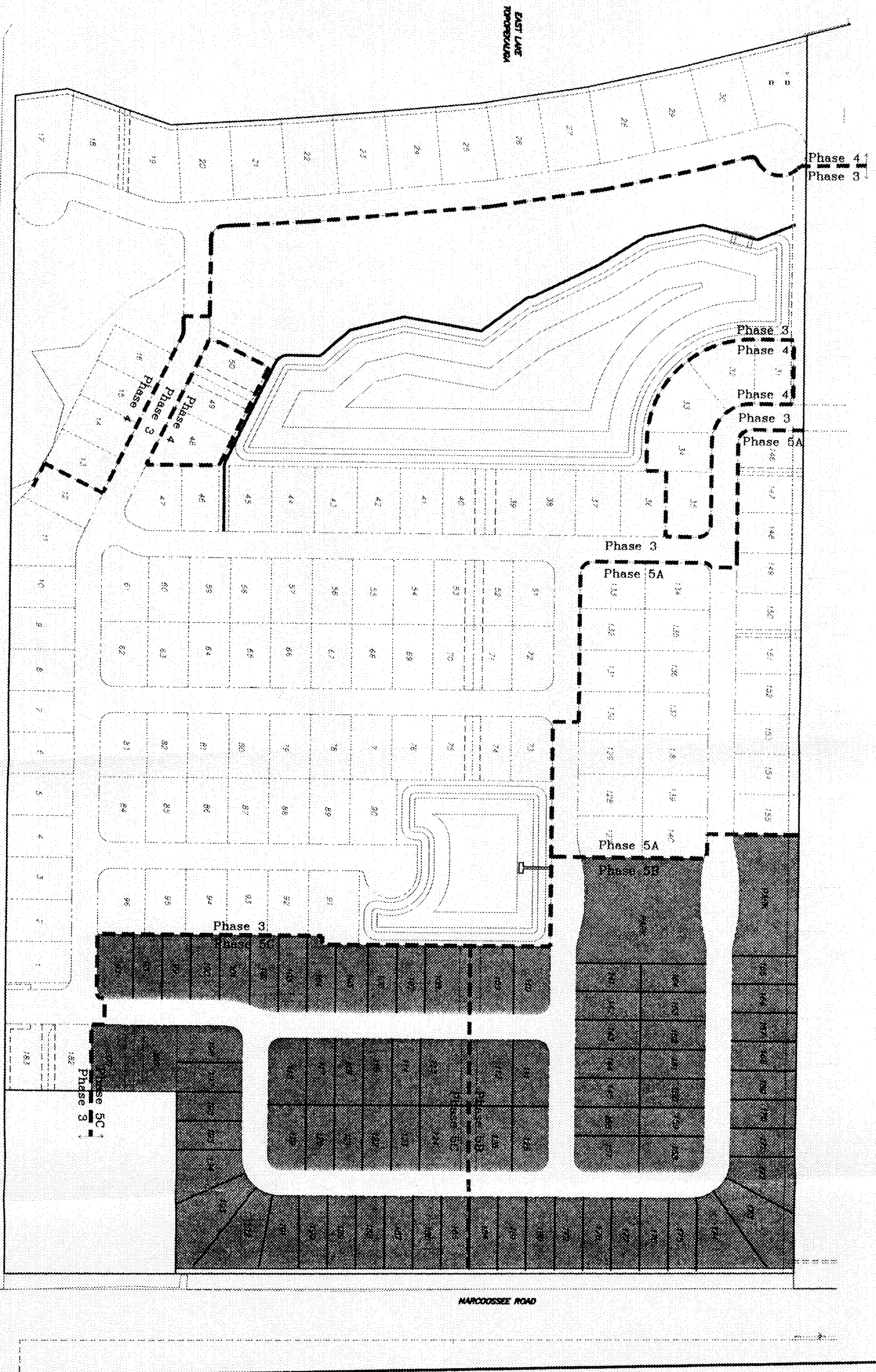


North

Scale: 1" = 600'

Date: April 8, 2003

Copyright 2003 by Askey Hughey, Inc.
This drawing is the property of Askey Hughey, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Askey Hughey, Inc.



PRELIMINARY MASTER PLAN
EAST LAKE COVE II

OSCEOLA COUNTY, FLORIDA SEC 17 & 18 TWP 25 RNG 31

REVISIONS		BY
NO.	DATE	DESCRIPTION

Askey Hughey, Inc.
Civil Engineering / Land Planning

Certificate of Authorization Number: 26235
241 Ruby Avenue Kissimmee, FL 34741
Phone: (407) 957-3308 Fax: (407) 957-1099

PROJECT NO: 08007
PRELIMINARY MASTER PLAN
DATE: 1-20-2007
SCALE: 1"=200'
DRAWN BY: JFA
CHECKED BY: JFA
APPROVED BY: JFA
DATE: 1-20-2007

JAMES F. ASKEY P.E.
NO. 45134
S.A.E.