

## Villas at Winter Park

### Statement of Compliance with the Development Standards of Section 906.08.C Development on Slopes in the SS-O district

**1. Natural landforms shall be maintained to the maximum extent possible.**

Three existing streets (Hackstown St., Magdalena St., and Gregory St.) are being extended along the hillsides' natural benches in the proposed Winter Park master plan. These street extensions are single loaded with buildable parcels preserving 50% of the natural formations of the hillsides and tree canopies as undisturbed.

**2. The scale of the structure shall be contextual with proximate structures of the same use.**

The proposed structures are detached single-family homes with three levels, which are consistent with use and scale of structures on the streets where development will occur.

**3. Attached single family residential units shall employ architectural, materials, or color variations to allow the units to read as individual units.**

Not applicable as the proposed development is detached single-family homes. However, the homes will still employ variations on architecture, materials, and color to distinguish the units (see renderings).

**4. The proposed development shall minimize impervious surfaces.**

Home footprints are minimal (31' x 35') and allow for 3' in between homes to allow for downhill flow. Road paving area is the minimum required at a 20' width, and guest parking and rear patios are to be pervious surfaces.

**5. The proposed development shall employ foundations that include ground contours, embankments, vegetation or other such measures.**

Contours and vegetation will be employed. See master landscaping plan and geotech report.

**6. Development shall be set back fifty (50) feet in both directions from the edge of the SS-O boundary when it occurs at either the Ridgeline or Base.**

Not applicable as the site is significantly more than 50' from the Ridgeline and Base.

**7. Parking areas shall be internal to the primary structure or screened from view through vegetation or architectural features.**

On-site parking is integral to proposed home design. Accessory parking area to be tastefully screened with vegetation and/or architectural features.

**8. Utilities and mechanical equipment (including but not limited to HVAC equipment) and storage areas (refuse or otherwise) shall be screened from view.**

HVAC equipment is located in the rear of proposed home design, and refuse will be screened if located in view.

**9. All on-site lighting shall be shielded to prevent light spillover onto adjacent properties.**

Standard exterior lights are recessed cans or cylinder (shielded) down lights (see cut sheet).

**10. Vegetation removal solely to create views is prohibited; views to the site shall be considered to be as important as views from the site.**

Natural vegetation not to be disturbed outside of designated 50% max disturbance area. Non-invasive tree canopies to be preserved to the extent possible.

**11. The proposed structure shall minimize the need for vegetation removal with the exception of invasive species.**

Natural vegetation not to be disturbed outside of designated 50% max disturbance area, see also #1 and #10.

**12. Vegetation with similar appearance and growing requirements as existing proximate vegetation (excepting invasive species) or native species shall be employed in revegetating the site.**

The development will comply with this requirement (see master landscaping plan).

**13. Natural drainage patterns shall be maintained to the extent physically possible.**

Street extensions to be built along the hillside's natural benches while preserving 50% of the site's natural formations. Homes to be spaced 3' apart as to allow downhill flow. See #1, #4

**14. Stormwater runoff from impervious surfaces shall be collected and transported from the site rather than directed or allowed to flow onto adjacent properties or rights-of-way.**

Stormwater runoff resulting from the additional roadways and single-family dwellings shall be collected and conveyed to the existing storm water sewer systems located on Hackstown Street, Magdalene Street & Gregory Street.

## Section 915.02 Environmental Regulations

The grading plan for the Villas at Winter Park strives to preserve the natural landforms of the site. The development team has placed the streets and building sites strategically to minimize the need for terracing and retaining wall heights (wall heights to be less than 10'). The design of the retaining walls follow the existing hillside contours in an effort to blend in with the land's natural forms.

Any exposed slope, post construction, will be landscaped and revegetated to be aesthetically pleasing, bind the soils, and to increase the roughness of the ground for runoff purposes.

## Section 916 Residential Compatibility Standards

The Residential Compatibility Standards do not apply because this development involves only detached single-family homes.

