Adopted Level of Service Calculations

Service	LOS Standard	Existing Development		Phase 1		Phase 2		Annexation Total	
		Development	Service Req'd	Development	Service Req'd	Development	Service Req'd	Development	Service Req'd
Recreation:									
Neighborhood Park	2.5 acres/1000 res	N/A	N/A	350 units	0.875 acres	N/A	N/A	350 units	0.875 acres
Community Park	2.5 acres/1000 res	N/A	N/A	350 units	0.875 acres	N/A	N/A	350 units	0.875 acres
Open Space*	30% of net acres	N/A	N/A	54.41 acres	18.93 acres	43.07 acres	10.31 acres	97.48 acres	29.24 acres
Potable Water	350 gal/day/ERU	N/A	N/A	294 ERU's	102,900 gal/day	453 ERU's	158,550 gal/day	747 ERU's	261,450 gal/day
Sanitary Sewer	300 gal/day/ERU	N/A	N/A	294 ERU's	88,200 gal/day	453 ERU's	135,900 gal/day	747 ERU's	224,100 gal/day
Solid Waste**									
Residential	4 lbs/capita/day	N/A	N/A	525 persons	2,100 lbs/day	N/A	N/A	525 persons	2,100 lbs/day
Commercial/Retail***	***	N/A	N/A	***	***	N/A	N/A	***	***
Office***	***	N/A	N/A	N/A	N/A	***	***	***	***
Parking Requirements		N/A	N/A						
Residential	1.7 spaces/dw unit	N/A	N/A	350 units	595 spaces	N/A	N/A	350 units	595 spaces
Commercial/Retail	1 space/200 sf	N/A	N/A	150,000 sf	750 spaces	N/A	N/A	150,000 sf	750spaces
Office	1 space/250 sf	N/A	N/A	N/A	N/A	344,022 sf	1,377 spaces	344,022 sf	1,377 spaces
Traffic Impact	See attached Concourse North Transportation Analysis								

* Open space calculation will be provided with individual site development plan. Individual lots may exceed 70% impervious as long as overall project maintains 30% open space.

** 1.5 persons per household, consistent with fiscal impact analysis.

*** Awaiting City of Maitland confirmation on waste level of service for Commercial/Retail and Office uses since per person basis is not appropriate.

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