

**TYPICAL 90' LOT AND
CORNER LOT DIAGRAM**
NOT TO SCALE

TRACT / LAND USE TABLE			
TRACT NAME	USE	OWNERSHIP / MAINT.	ACRE (%)
RW	RIGHT OF WAY	HOA / HOA	2.24 (12.86%)
OS1	OPEN SPACE	HOA / HOA	0.04 (0.23%)
OS2	OPEN SPACE	HOA / HOA	0.04 (0.23%)
TS1	TREE SAVE	HOA / HOA	0.27 (1.55%)
TS2	TREE SAVE	HOA / HOA	0.14 (0.80%)
P	RETENTION POND/ OPEN SPACE	HOA / HOA	2.28 (13.09%)
W	WETLANDS	HOA / HOA	2.05 (11.77%)
WB1	UPLAND BUFFER	HOA / HOA	0.40 (2.30%)
WB2	UPLAND BUFFER	HOA / HOA	0.09 (0.52%)
LS	LIFT STATION	SEMINOLE COUNTY	0.08 (0.46%)
CS	COMPENSATING STORAGE/ OPEN SPACE	HOA / HOA	0.56 (3.21%)
SINGLE FAMILY LOTS:			9.23 (52.99%)
TOTAL PROJECT AREA:			17.42 (100.0%)

FIRE NOTES:



- FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPFA 1, 16.1.4).
- A SECOND ENTRANCE/EIT MIGHT BE REQUIRED PER A.H.J.'S RESPONSE TIME FOR EMERGENCY IS EXCEEDED PER NFPFA 1, SECTION 18.2.3 MULTIPLE ACCESS ROADS.
- A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPFA 1, 16.5.3.1).
- WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION OF WORK (NFPFA 1, 16.5.3.3).
- FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPFA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
- A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE MAINTAINED IN FRONT OF ANY HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2 IN. NFPFA 1, 18.5.7.
- HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPFA 1, CHAPTER 18.5.10.
- ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS SHALL PROVIDE FIRE DEPARTMENT ACCESS THROUGH AN APPROVED SLO AND SEMIOLITE COUNTRY KNOX KEY SWITCH. NFPFA 1, 18.2.2.2.
- THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS SHALL BE THE FIRE FLOW AREA THAT DOES NOT EXCEED 5000 FT² (464.5 MZ) SHALL BE 1000 GPM (3785 L/MIN) FOR 1 HOUR.

SOILS LEGEND	
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SOILS LINE		
SOIL NUMBER	SOIL NAME	HYDROLOGIC GROUP
7	ASTATULA-APOPKA FINE SANDS, 5 TO 8 PERCENT SLOPES	A
20	MYAKKA-EAUGALLIE FINE SANDS	A/D
27	PINEDA-PINEDA, WET FINE SAND, 0 TO 2 PERCENT SLOPES	A
28	ST. JOHNS AND EAUGALLIE FINE SANDS	A/D
31	ST. JOHNS AND EAUGALLIE FINE SANDS	A

SOURCE: USDA SOIL CONSERVATION SERVICE (SCS) &
SEMINOLE COUNTY SOIL SURVEY REPORT

SITE DATA:

- TOTAL PROJECT AREA: 17.42 AC 
- PARCEL ID'S:
 23-21-30-300-0210-0000, 23-21-30-300-022A-0000, 23-21-30-300-0220-0000,
 23-21-30-300-0230-0000, 23-21-30-300-0250-0000, 23-21-30-300-0270-0000, 23-21-30-506-0000-0160
- RESIDENTIAL USE MAXIMUM NUMBER OF LOTS: 31 LOTS
- RESIDENTIAL USE LOT SIZE: 90' x 130' MINIMUM
 LOT WIDTH AT BLDG. LINE: 90' 
- RESIDENTIAL USE MINIMUM HOUSE SIZE: 1,300 S.F.
- RESIDENTIAL USE MAX BUILDING HEIGHT: 35 (2 STORIES)
- RESIDENTIAL USE LOT SETBACKS:
 FRONT- 25'
 REAR- 30'
 SIDE- 10'
 SIDE STREET- 25'
- WATER AND SEWER, SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
- ALL UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
- THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD (FDEP) REQUIREMENTS.
- FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODE AND REGULATIONS.
 FIRE FLOW WILL CONFORM TO THE STANDARDS OF THE NFPA 1, CHAPTER 18.3
 FIRE FLOW REQUIREMENTS SHALL BE MINIMUM 1250 GPM PER CITY DESIGN STANDARDS, 23.2.2
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY. SEMINOLE COUNTY DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
- PROJECT SIGNAGE WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- LANDSCAPE BUFFERS ARE NOT REQUIRED.
- PROJECT TO BE CONSTRUCTED IN ONE PHASE.
- FIVE (5) FOOT SIDE WALK DRAINAGE EASEMENTS ARE HEREBY REQUIRED ON ALL LOTS: POOL EASEMENT, WATER SUMP TENSERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE HAVING A REVISION DATE OF SEPTEMBER 26, 2007, THE PROPERTY SHOWN HEREON LIES IN A AREA DETERMINED TO BE A "REGULATORY FLOOD WAY", SHADED ZONE "A", AN AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH A 52 FOOT BASE FLOOD ELEVATION, SHADED ZONE "X", AN AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ZONING: R-1AA
- FUTURE LAND USE: LDR
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 12117C01B HAVING A REVISION DATE OF SEPTEMBER 26, 2007, THE PROPERTY SHOWN HEREON LIES IN A AREA DETERMINED TO BE A "REGULATORY FLOOD WAY", SHADED ZONE "A", AN AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH A 52 FOOT BASE FLOOD ELEVATION, SHADED ZONE "X", AN AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LAND USE DATA:

1. AREA: 17.42 AC. 

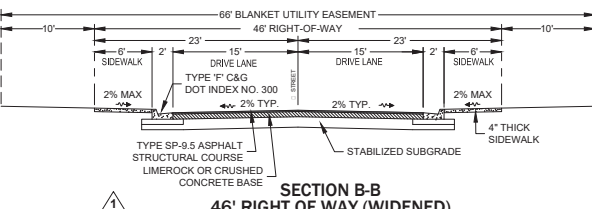
REQUIRED OPEN SPACE: 0 ACRES

PROPOSED OPEN SPACE: TRACTS OS1 + OS2 + P + TS1 + TS2 + CS
0.04 AC + 0.04 AC + 2.28 AC + 0.27 AC + 0.14 AC + 0.56 AC = 3.33 AC

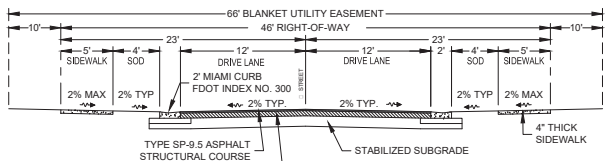
ESTIMATED NET DENSITY = PROPERTY AREA - ROW - WETLANDS - BUFFERS
(17.42 AC - 2.24 AC - 2.54 AC) = 12.64 AC.
= 31 LOTS / 12.64 = 2.45 DU/AC

TRAFFIC IMPACTS								
TU CODE	LAND USE	# UNITS	DAILY		PM PEAK HOUR			
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT
210	SINGLE FAMILY RESIDENTIAL	31	9.53	296	0.97	31	21	10

PER ITE TRIP GENERATION MANUAL, 10TH EDITION



SECTION B-B
46' RIGHT OF WAY (WIDENED)
NTS



SECTION A-A
TYPICAL 46' RIGHT OF WAY
NTS



MADDEN
INCORPORATED
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

PRELIMINARY SITE PLAN

FOR
NODDING PINES
SEMINOLE COUNTY
FLORIDA

BEAZER HOMES

WUTHALL LANE, SUITE 200
MAITLAND, FL 32751
(407) 488-4905

	5/5/25	PER SEMINOLE COUNTY
1	6/4/23	REVISED PER COUNTY COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
	DATE	REVISIONS

**NOT FOR
CONSTRUCTION**

ENGINEER OF RECORD

JOB # _____ 19055
DATE: _____ 01/31/2025
DATUM: _____ NAVD 88
DESIGNED BY: _____ DAS
DRAWN BY: _____ DAS
APPROVED BY: _____ DAS

C100