DENSITY AND OPEN SPACE

- 1. REQUIRED OPEN SPACE IN ACCORDANCE WITH SEC. 30.484 REQUIRED GREENWAY = 5.26 ACRES
- 2. PER OVERLAY REQUIREMENTS, A MINIMUM OF 50% OPEN SPACE WILL BE PROVIDED 10.51 ACRES = 5.26 ACRES 5.78(55%) ACRES PROVIDED
- DENSITY CALCULATIONS: TOTAL AREA
- 3.76 AC WETLANDS 0.28 AC (MYRTLE AVE AND LAKE AVE) ROW DEDICATION ~BEVELOPABLE-ACREAGE~~10.51-AC~~~
 - PROPOSED NET DENSITY = 2 DU/ACRE X 10.51 = 21 DWELLING UNITS PROPOSED GROSS DENSITY = 21/10.51 = 2.00 DU/ACRE

SITE DATA:

TOTAL AREA: 14.27 ACRES WETLAND: 3.76 ACRES 0.28 ACRES 4 10.51 ACRES ROW DEDICATION: TOTAL BUILDABLE: 50% OPEN SPACE: 5.26 ACRES(5.78 AC. PROVIDED) 21/10.51 = 2.00 DU/ACREDENSITY: PROPOSED DEVELOPMENT: SINGLE FAMILY RESIDENTIAL 23-20-30-5AQ-0000-011A 23-20-30-5AQ-0000-011B 23-20-30-5AQ-0000-0310 23-20-30-5AQ-0000-0320 23-20-30-5AQ-0000-0330

CURRENT ZONING: PROPOSED ZONING: **CURRENT FLU:** PROPOSED FLU: MINIMUM LOT WIDTHS: MINIMUM LOT DEPTHS: 110 FT PROPOSED LOTS: 21 LOTS PROPOSED DENSITY: 2.00 UNITS /ACRE 5,500 SF MINIMUM LOT AREA: LOT SIDE SETBACKS: 5 FT LOT FRONT SETBACK: LOT REAR SETBACK: STREET SIDE SETBACK: 15 FT MAX BUILDING HEIGHT: 35 FT (2 STORIES)

PROJECT BOUNDARY SETBACKS:

RESIDENTIAL STRUCTURES MUST BE SETBACK 140' FROM CENTERLINE OF MYRTLE STREET AND 35' FROM ALL OTHER EXTERNAL PROJECT BOUNDARIES.

ACCESSORY BUILDINGS LESS THAN 200 S.F. AND PRIVACY FENCES MUST BE SETBACK 120' FROM CENTERLINE OF MYRTLE STREET AND 15' FROM ALL OTHER EXTERNAL PROJECT BOUNDARIES.

SWIMMING POOLS MUST BE SETBACK 130' FROM THE CENTERLINE OF MYRTLE STREET AND AND 25' FROM ALL OTHER EXTERNAL PROJECT BOUNDARIES.

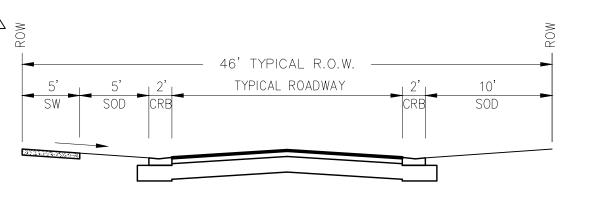
SWIMMING POOL SCREEN ENCLOSURES MUST BE SETBACK 125' FROM THE CENTERLINE OF MYRTLE STREET AND AND 20' FROM ALL OTHER EXTERNAL PROJECT BOUNDARIES.

SITE NOTES:

- PROJECT IS WITHIN THE JURISDICTION OF SEMINOLE COUNTY.
- PROJECT WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE. THE STORMWATER MANAGEMENT SYSTEM WILL WITH SEMINOLE COUNTY LDC
- 4. WATER, SEWER AND REUSE WILL COMPLY WITH THE SEMINOLE COUNTY REQUIREMENTS.
- FIRE PROTECTION WILL COMPLY WITH SEMINOLE COUNTY. ROADS WILL BE PUBLIC.
- 7. THE SITE IS LOCATED IN FEMA ZONE 'X'. A MANDATORY HOA SHALL BE CREATED
- 9. FIVE (5) FOOT WIDE SIDE YARD DRAINAGE EASEMENT ARE HEREBY REQUIRED ON ALL LOTS POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONERS UNITS SHALL NOT BE WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED 12" MINIMUM, AND MOUNTED TO THE STRUCTURE ON A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE
- FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT. 10. ALL LEGAL INSTRUMENTS WILL BE CREATED PROVIDING FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES.
- 11. THE SOIL TYPE IS IMMOKALEE SAND FOR THE ENTIRE PARCEL.
- 12. 25' UPLAND BUFFER = 9,995 S.F.
- 13. BUFFERS WILL MEET THE REQUIREMENTS OF CHAPTER 30 PART 67 OF THE SEMINOI F COUNTY LDC AND BART 07 OF THE SEMINOLE COUNTY LDC AND PART 27 OF THE URBAN CONSERVATION VILLAGE
- 14. MYRTLE STREET SHALL BE IMPROVED TO A COUNTY STANDARD 22' PAVEMENT WIDTH WEST TO THE NEAREST COUNTY STANDARD ROADWAY. DETAILS OF THIS WIDENING SHALL SHOWN AT FINAL ENGINEERING.
- 15. A LEFT TURN LANE WILL BE REQUIRED AT THE PROJECT ENTRANCE. DETAILS OF THIS TURN LANE WILL BE SHOWN AT FINAL ENGINEERING. ADDITIONAL ROW MAY BE REQUIRED ABOVE AN BEYOND WHAT IS SHOWN ON THIS PLAN IN ORDER TO CONSTRUCT THE TURN LANE.
- 16. TRACT PD-1(REQUIRED GREENWAY) WILL BE PLACED IN A CONSERVATION EASEMENT PÈR SEC.30.484 SEMINOLE COUNTY LDC.
- 17. THE PROJECT WILL BE BUILT IN ONE PHASE.
- 18. A 15' NATURAL GREENWAY BUFFER SHALL BE REQUIRED ON ALL PROPERTY BOUNDARIES EXCEPT FOR THE MYRTLE STREET FRONTAGE PER LDC SECTION

FIRE NOTES:

- INFORMATION PERTAINING TO THE WATER SUPPLY FOR FIRE PROTECTION, SUCH AS, WATER MAIN SIZE, TYPE OF PIPING MATERIAL, HYDRANT SPACING, WATER PLANT PUMPING AND STORAGE CAPACITIES, AND FIRE FLOW CALCULATIONS SHALL BE PROVIDED AT THE TIME OF FINAL ENGINEERING.
- FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4).
- 3. 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. (NFPA 1, 16.4.3.1).
- 4. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1,
- 5. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
- 6. HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10 (2018).
- 7. THE FOLLOWING IS REQUIRED FOR ACCESS SIGNAGE FOR NEW CONSTRUCTION SITES: A. SIGNAGE SHALL READ 'FIRE DEPARTMENT ACCESS' AND SHALL INCLUDE SITE ADDRESS, OR RANGE OF ADDRESSES, FOR ALL COMMERCIAL SITES AND RESIDENTIAL MODEL HOMES.
- . SIZE: THE TWO-SIDED SIGN PLATE SHALL BE A MINIMUM OF 4X4 FEET COLOR: THE SIGN SHALL HAVE A RED BACKGROUND WITH A WHITE LEGEND.
- LETTERING FOR THE SIGN SHALL BE FOUR INCH.
- ADDRESS ON SIGN SHALL BE TWO AND ONE HALF INCH. LOCATION: SIGN SHALL BE INSTALLED AT EACH POINT OF ENTRY. G. BOTTOM OF SIGN SHALL BE SIX FEET ABOVE GRADE ON POSTS.
- 8. FIRE DEPARTMENT SIREN OPERATED SENSORS FOR ELECTRONICALLY OPERATED GATES SHALL BE PROVIDED. SIREN OPERATED SENSOR WITH A BATTERY BACK-UP AND AN APPROVED KEY SWITCH (OPEN ALL THE WAY TO 20 FEET FOR FIRE DEPARTMENT ACCESS) IN ACCORDANCE WITH NFPA 1, SECTION 18.2.2.2, 2012 EDITION.
- 9. A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCY IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS.
- 10. 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 PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 212 IN. NFPA



TYPICAL ROAD SECTION

WATER & WASTE WATER: SEMINOLE COUNTY BECKY NOGGLE 500 W. LAKE MARY BLVD. SANFORD, FL 32773 PHONE: 407-665-2143

UTILITY CONTACTS:

PHONE: T&TA 132 COMMERCE WAY SANFORD, FL 32771 PHONE: (407) 302-7611 PHONE: (407) 215-8955 **ELECTRIC:** DUKE ENERGY 2801 W. S.R. 426

PHONE: (407) 359-4824

3767 ALL AMERICAN BLVD.

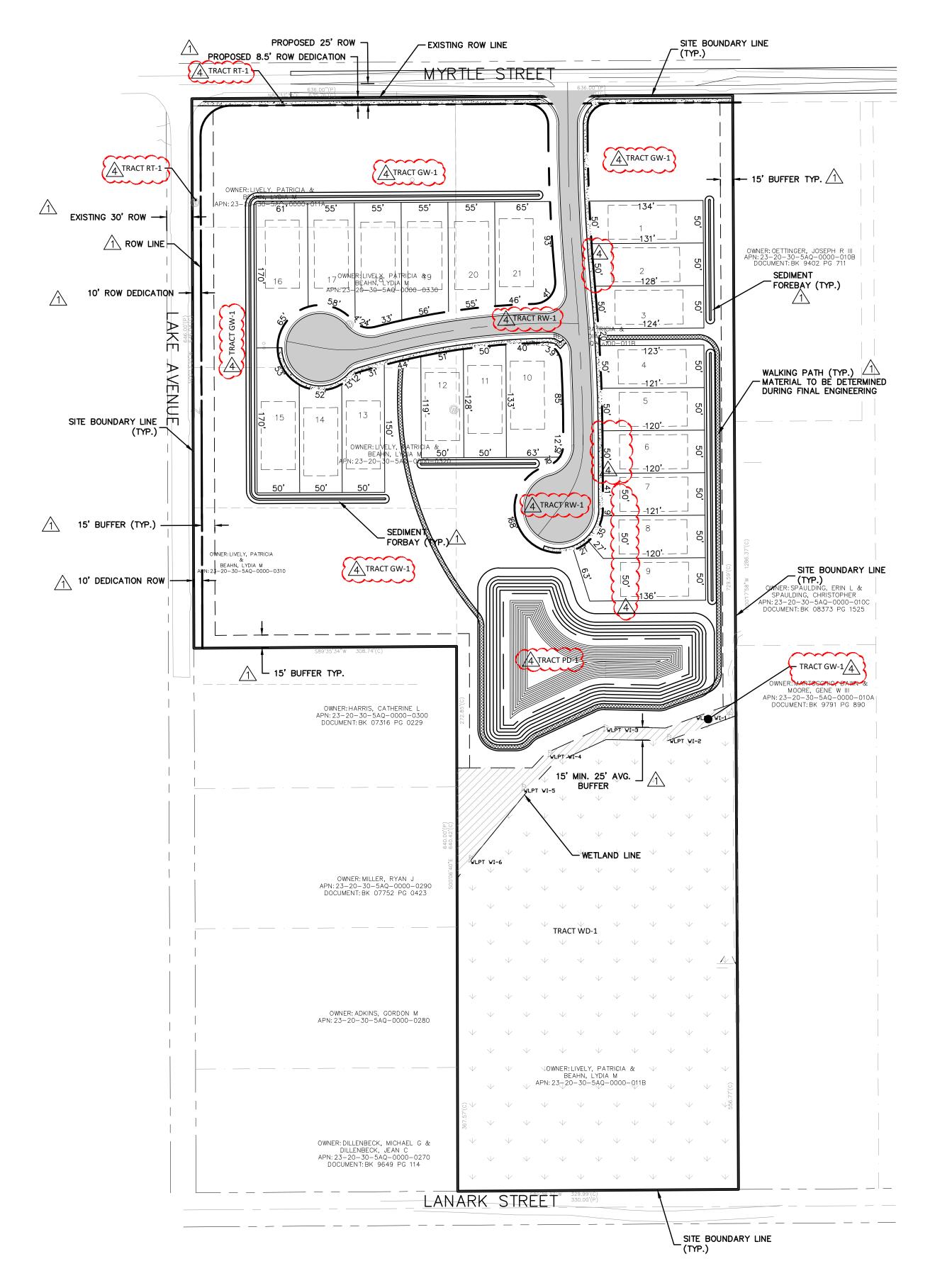
ORLANDO, FL 32810

OVIEDO, FL 32765

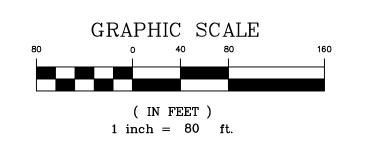
CABLE:

SPECTRUM

FLORIDA PUBLIC UTILITIES COMPANY 450 SOUTH HWY 17-92 DEBARY, FL 32713 PHONE: (863) 220-1510







TRACT / LAND USE TABLE									
TRACT NAME	USE	OWNERSHIP	MAINTENANCE	ACRE	(%)				
RW-1	RIGHT-OF-WAY	COUNTY	COUNTY	1.10	7.71%				
RT-1	RIGHT-OF-WAY DEDICATION	COUNTY	COUNTY	0.28	1.96%				
GW-1	GREENWAY	НОА	НОА	4.84	33.92%				
PD-1	STORMWATER POND	НОА	НОА	0.94	6.59%				
WD-1	WETLAND/CONSERVATION	НОА	НОА	3.76	26.35%				
SINGLE-FAMILY LO	SINGLE-FAMILY LOTS:								
GROSS PROJECT A	GROSS PROJECT AREA:								

OPEN SPACE REQUIRED = 50% OPEN SPACE PROVIDED = 5.78 ACRES 5.26 ACRES

TRAFFIC IMPACTS											
ITU CODE	LAND USE	# UNITS	DAILY		PM PEAK HOUR						
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT			
210	SINGLE FAMILY RESIDENTIAL	21	9.53	200	0.97	21	13	8			

RESIDENTIAL SCHOOL AGE CHILDREN

RESIDENTIAL USE SCHOOL AGE CHILDREN: (BASED ON SCALD LETTER DATED 5/9/22) ELEMENTARY- 4 CHILDREN MIDDLE-2 CHILDREN

3 CHILDREN HIGH-TOTAL-9 SCHOOL AGE CHILDREN

POTABLE WATER AND WASTEWATER CAPACITY:

21 DU X 300 GPD/DU = 6,300 GPD

RESIDENTIAL - 21 DU WATER CAPACITY: 21 DU X 350 GPD/DU = 7,350 GPD WASTEWATER CAPACITY RANGE:

LEGEND: PROPOSED DRAINAGE INLET

PROPOSED CURB BOUNDARY / PROPERTY LINE EXISTING EDGE OF PAVEMENT

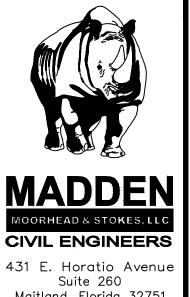
DRAINAGE PIPE PROPOSED EASEMENT

PROPOSED CONCRETE PAVEMENT

SQUARE FEET

TYPICAL 5' RADIUS LINEAR FEET

> 03/08/202 1"=80' DESIGNED BY: DRAWN BY: APPROVED BY: _



Maitland, Florida 32751 (407) 629-8330

