

TRACT	SIZE	DESCRIPTION	OWNERSHIP/MAINTENANCE
TRACT A	1.13 ACRES	ROW	SEMINOLE COUNTY
TRACT B	1.38 ACRES	POND / OPEN SPACE	HOA
TRACT C	0.17 ACRES	OPEN SPACE	HOA
TRACT D	0.58 ACRES	BUFFER / OPEN SPACE	HOA
TRACT E	0.08 ACRES	OPEN SPACE	HOA
TRACT F	0.03 ACRES	BUFFER / OPEN SPACE	HOA
LOTS	3.30 ACRES	INDIVIDUAL LOTS	PRIVATE

### TRACT TABLE

## DENSITY AND OPEN SPACE

1. OPEN SPACE TRACTS WILL MEET THE REQUIREMENTS OF THE SEMINOLE COUNTY / CITY OF SANFORD JPA.
2. DENSITY CALCULATIONS:
- |                              |         |
|------------------------------|---------|
| TOTAL AREA                   | 6.6" AC |
| WETLANDS AND POST DEV 100 YR | 0 AC    |
| BUILDABLE AREA               | 6.6" AC |

PROPOSED DENSITY = 6.67 / 18 = 2.7 DWELLING UNITS/ACRE

USE	UNITS	GPD/UNIT	TOTAL	PII <sup>1</sup>
WATER	18	350 GPD	6,300 GPD	17.5 GPM
SEWER	18	300 GPD	5,400 GPD	15 GPM

UTILITY DEMANDS FOR RESIDENTIAL  
CITY OF SANFORD WILL SUPPLY WATER AND SEWER

ITE	UNITS	ADT	PEAK HOUR	PM IN	PM OUT
210	18	172	18	12	6















### TRAFFIC IMPACTS

AGE	UNITS	RATE	CHILDREN
ELEMENTARY	18	0.17	3
MIDDLE	18	0.095	2
HIGH	18	0.143	3

BUFFER	OPACITY	WIDTH	PLANT UNITS/100'	ENHANCEMENTS
NORTH	0.1	10'	0.95	N/A
EAST	0.1	10'	0.95	LOW IMPACT DESIGN
WEST	0.1	10'	0.95	LOW IMPACT DESIGN
SOUTH TRACT C	0.1	10'	0.95	N/A

LANDSCAPE BUFFER TABLE

## SITE LEGEND

	PROPOSED DRAINAGE INLET
	PROPOSED CURB
	SITE BOUNDARY LINE
	EXISTING EDGE OF PAVEMENT
	DRAINAGE PIPE
	PROPOSED EASEMENT
	8" SS SANITARY MAIN
	PROPOSED BLDG SETBACKS
	WATER MAIN
	RECLAIM WATER
	SANITARY MANHOLE
	PROPOSED CONCRETE PAVEMENT
TYP	TYPICAL
S/W	SIDEWALK
R5'	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET
	DRAINAGE MES
	FIRE HYDRANT



CA 30526

**CIVIL ENGINEERS  
LAND PLANNERS**

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THE BRADBURY

## SEMINOLE COUNTY

[illegible]

# SITE PLAN

Date:

Scale:

Sheet Number:

9/11/2023  
K. FISCHER, P.E.# 56942  
NOT VALID UNLESS SIGNED & EMBOSSED  
BY A REGISTERED ENGINEER

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