

E DATA	. A.	TRACT	SIZE	DESCRIPTION	OWNERSHIP/MAINTENANCE
	= 6.67 ACRES	TRACTA	1.13 ACRES	ROW	SEMINOLE COUNTY
BLE	= 0 ACRES = 6.67 ACRES	TRACT B	1.38 ACRES	POND / OPEN SPACE	HOA
LOPMENT	= SINGLE FAMILY RESIDENTIAL = 14-20-30-300-0010-0000	TRACT C	0.17 ACRES	OPEN SPACE	IIOA
IG ING	A-1 & RIA R-1A	TRACT D	0.58 ACRES	BUFFER / OPEN SPACE	HOA
	LDR LDR	TRACTE	0.08 ACRES	OPEN SPACE	HOA
VIDTHS DEPTHS	- 75 FT - 120 FT	TRACT F	0.03 ACRES	BUFFER / OPEN SPACE	HOA
SIZE	= 1,100 SF = 18 LCTS	LOTS	3.30 ACRES	INDIVIDUAL LOTS	PRIVATE

2.7 UNITS / ACRE 9,000 SF

= 15 FT = 35 FT (2 STORIES)

75'

7.5' SIDE YARD SETBACK

30' REAR SETBACK

9,000 SF (TYP

20' FRONT SETBACK**

suffering our commences

TYPICAL LOT PLAN

TYPICAL ROW SECTION

SIDE SETBACK - C:

TRACT C	0.17 ACRES	OPEN SPACE	IIOA	
TRACT D	0.58 ACRES	BUFFER / OPEN SPACE	HOA	
TRACTE	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.

DENSITY CALCULATIONS:
TOTAL AREA
METLANDS 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	PHT
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
		TOTAL	8

BUFFER	OPACTIY	WIDTH	PLANT UNITS/100'	ENHANCEMENTS
NORTH	0.1	10'	0.95	N/A
EAST	0.1	10'	0.95	LOW IMPACT DESIGN
WEST	1.0	10'	0.95	LOW IMPACT DESIGN
OUTH/ TRACT	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"53 —	- SANITARY MAIN
	PROPOSED BLDG SETBACKS
	– WATER MAIN
	— RECLAIM WATER
•	SANITARY MANHOLE
P	ROPOSED CONCRETE PAVEMENT
TYP	TYPICAL
S/W 5	SIDEWALK
R5' 5	5' RADIUS
LF I	INEAR FEET

SQUARE FEET

DRAINAGE MES

FIRE HYDRANT

CIVIL ENGINEERS LAND PLANNERS					
1614 White Dove Drive Winter Springs, Florida 32708 Tel: (407) 405-7819					
	KIM@CYCORPENGINE	EERS.COM			
	THE BRAD	BURY			
	SEMINOLE CO	DUNTY			
	REVISIONS Description	Date By			
1.	county comments	9/11/23 kf			
2.	buffer table	10/31/23 kf			
H					
Н					
Н					
	SITE PLAN				
Date:	4				
Scale:					
		[
		Sheet Number:			



ORGI ENGINEERS

	REVISIONS	3	
	Description	Date	ı
1.	county comments	9/11/23	1
2.	buffer table	10/31/2	3
			-
1			
4			L
-			H

9/11/2023 K. FISCHER, P.E.# 56942

NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER