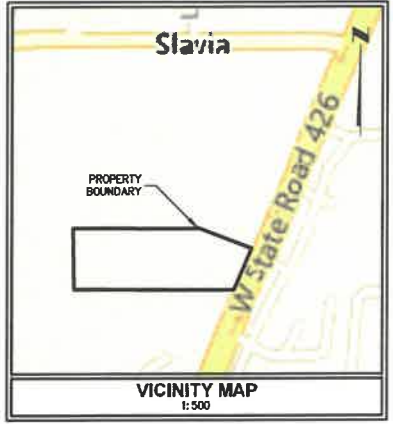


GENERAL NOTES:

- ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE CURB RAMP AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMP SHALL COMPLY WITH LATEST ADA CODE PER FOOT INDEX NO. 522-002.
- ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FOOT INDEX 711-001.
- STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMP.
- CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- BUILDING FOOTPRINT SHOWN REPRESENTS THE EXTERIOR ENVELOPE OF THE BUILDING AS RECEIVED FROM THE ARCHITECT. CONTRACTOR TO NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- MORE DETAILED LANDSCAPE BUFFERS WILL BE DETERMINED AT FINAL DEVELOPMENT IN COMPLIANCE WITH SCLDC CH. 30 PART 67.
- A MANDATORY HOMEOWNER'S ASSOCIATION WILL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREAS AND FACILITIES. PER-SCLDC SEC. 30.445(A)(3).
- PROJECT SIGNAGE WILL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- TRAIL CROSSING SHALL BE DESIGNED PER THE PUBLIC WORKS ENGINEERING MANUAL.
- STORMWATER DESIGN SHALL MEET SEMINOLE COUNTY AND SURVAD REQUIREMENTS FOR A CLOSED BASIN.
- FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4).
- 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).
- WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1.3).
- FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 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 PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 212 IN. NFPA 1, 18.5.7.6. HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10 (2018).
- A SIGNAL WARRANT ANALYSIS, SUBJECT TO FDOT APPROVAL, WILL BE REQUIRED AT TIME OF FINAL ENGINEERING.
- THE COVENANTS AND RESTRICTIONS SHALL REQUIRE GARAGES TO BE MAINTAINED FOR PARKING.
- DENSITY CALCULATIONS MAY CHANGE AT FINAL ENGINEERING BASED ON FINAL LAYOUT.

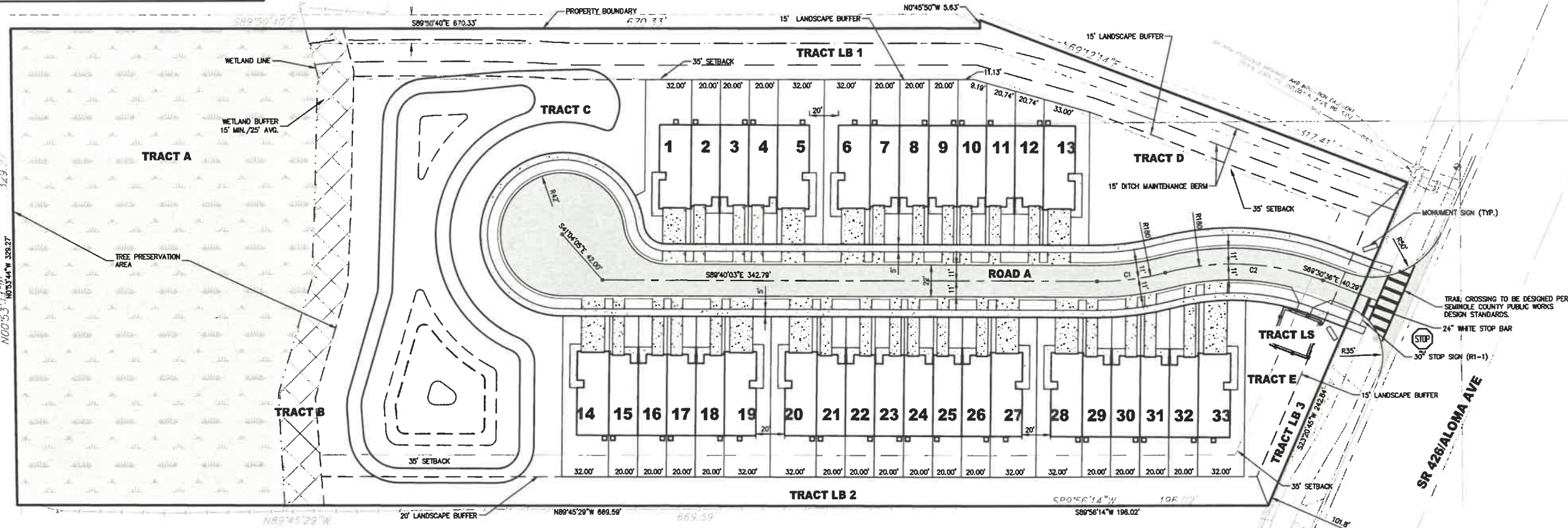
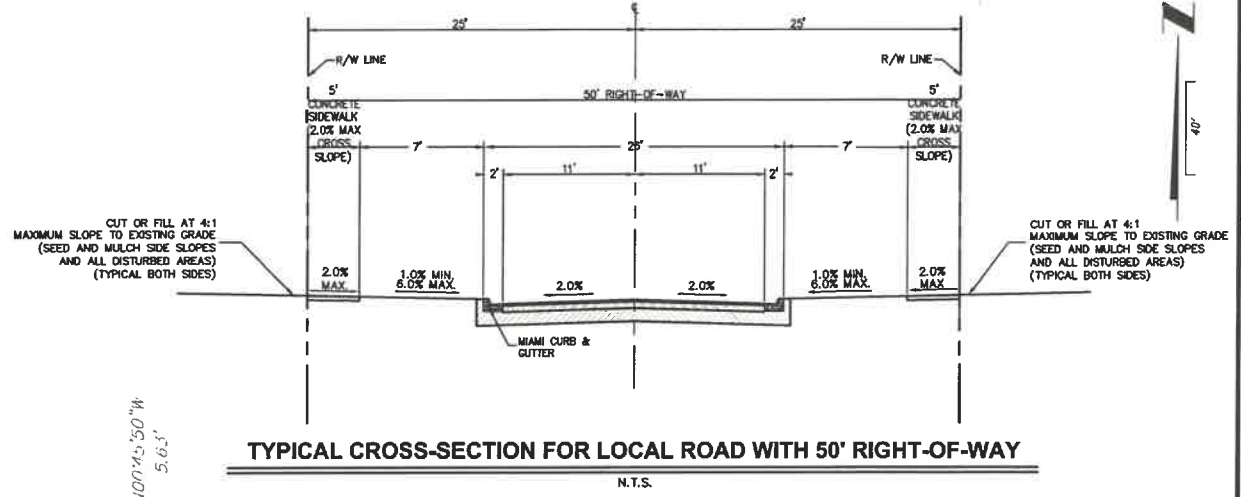


LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- JURISDICTIONAL WETLAND
- WETLAND BUFFER

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	180.00'	47.50'	23.89'	N82°48'20"E	47.37'	15°07'15"
C2	180.00'	110.83'	57.23'	N87°06'57"W	109.06'	35°16'41"



WETLAND BUFFER CALCULATIONS

REQUIRED: 15' MIN / 25' AVERAGE
 AREA REQUIRED = 334 LF x 25' WIDTH = 8,349 SF
 PROVIDED = 8,402 SF
 AVERAGE WIDTH = 8,402 / 334 LF = 25.16 AVG. WIDTH

IMPACT ANALYSIS IS AS FOLLOWS:

WATER	33 X 350 GPD/DU = 11,550 GPD	REQUIRED	PROVIDED
SEWER	33 X 300 GPD/DU = 9,900 GPD	15'	15'
SETBACKS (TWO STORY)		35'	35'
FRONT		35'	35'
SIDE		35'	35'
REAR		35'	35'
LANDSCAPE BUFFERS		DIRECTION	REQUIRED
FRONT	E	15'	15'
SIDE	S	15'	20'
SIDE	N	15'	15'
REAR	W	0'	0'

DEVELOPMENT SUMMARY

A. PROPERTY LOCATION: 2028 W SR 426 OVEDO FL 32765
 B. PARCEL ID: 20-21-31-300-0090-0000
 C. DISTINGUISHING: A-1
 D. PROPOSED ZONING: R-3A
 E. EXISTING FILE: MDR AND COMMERCIAL
 F. PROPOSED FILE: MDR
 G. EXISTING USE: VACANT RESIDENTIAL
 H. PROPOSED USE: 33 TOWNHOME UNITS
 I. PROPOSED UNITS: 33 TOWNHOMES
 J. NUMBER OF PHASES: 1
 K. MAXIMUM BUILDING HEIGHT: 35'
 L. TOTAL AREA: 6.71 AC.
 M. FEMA FLOOD ZONE: X
 N. PARKING REQUIREMENT: 2 SPACES PER DWELLING
 O. PARKING PROVIDED: 43 DRIVEWAY SPACES
 P. MINIMUM HOUSING SIZE: 1,200 SF

UTILITY SERVICE PROVIDERS

POTABLE & RECLAIMED WATER: SEMINOLE COUNTY, 500 W LAKE MARY BLVD, SANFORD, FL 32773, (407) 665-2040

SANITARY SEWER: SEMINOLE COUNTY, 500 W LAKE MARY BLVD, SANFORD, FL 32773, (407) 665-2040

TELEPHONE: AT&T, 45 W MITCHELL HAMMOCK RD, OVEDO, FL 32765, PHONE: (561) 683 2729

ELECTRIC: DUKE ENERGY, 425 E. CROWN POINT RD, WINTER GARDEN, FL 33787, (407) 629-1010

FIBER: SEMINOLE COUNTY TRAFFIC ENGINEERING, 140 BUSH LOOP, SANFORD, FL 32773, (407) 665-5977

OWNER: GEORGE KIRK, 12375 MD-144, WEST FRIENDSHIP, MD 21794, (407) 339-4030

DEVELOPER: BEAZER HOMES, LLC, 151 SOUTH HALL LANE, SUITE 200, MAITLAND, FL 32751, (407) 339-4030

ENGINEER: ENGLAND, THMS & MILLER, INC., 1525 INTERNATIONAL PARKWAY SUITE 1011, LAKE MARY, FL 32746, (407) 536-5379

LANDSCAPE ARCHITECT/PLANNER: ENGLAND, THMS & MILLER, INC., 1525 INTERNATIONAL PARKWAY SUITE 1011, LAKE MARY, FL 32746, (407) 536-5379

ENVIRONMENTAL ENGINEER: BIO-TECH CONSULTING SERVICES, 3025 EAST SOUTH STREET, ORLANDO, FL 32803, (407) 544-5989

SURVEYOR: PEC SURVEYING AND MAPPING, LLC, 2100 ALAFAYA TRAIL, SUITE 203, OVEDO, FL 32765, (407) 542-4967

PRELIMINARY TRANSPORTATION ANALYSIS

	GROSS SF OR UNITS	ITE USE & CODE	# OF TRIPS PER WEEKDAY	# OF PM PEAK HOUR TRIPS/USE
EXISTING DEVELOPMENT	0	N/A	0	0
PROPOSED DEVELOPMENT	33 UNITS	220-MULTIFAMILY LOW RISE	411	35
NET NEW TRIPS			411	35

LAND USE BREAKDOWN

TRACT	TYPE	DEVELOPED AREA (Ac.)	% OF DEVELOPMENT	OWNERSHIP/MAINTENANCE
ROAD A	RIGHT-OF-WAY	0.82	12.22%	HOA
A	WETLAND	1.51	22.50%	HOA
B	WETLAND BUFFER	0.18	2.68%	HOA
C	DRAINAGE/OPEN SPACE	0.95	14.16%	HOA
D	RECREATION	0.22	3.28%	HOA
E	GREEN SPACE	0.08	1.19%	HOA
LS	LIFT STATION	0.02	0.30%	SEMINOLE COUNTY
LOTS	TOWNHOMES	1.99	29.66%	
LB 1	LANDSCAPE BUFFER	0.58	8.64%	HOA
LB 2	LANDSCAPE BUFFER	0.30	4.47%	HOA
LB 3	LANDSCAPE BUFFER	0.06	0.89%	HOA
TOTAL		6.71	100.00%	

REVISIONS: 12/12/2022 PER P&Z

ETM NO. 22-047
 DRAWN BY: KAC
 DESIGNED BY: CSW
 CHECKED BY: CSW
 DATE: DECEMBER, 2022

ENGLAND-THMS & MILLER, INC.
 1525 INTERNATIONAL PARKWAY SUITE 1011
 LAKE MARY, FL 32746
 TEL: (407) 536-5379
 CA - 00002584 LC - 000018

ETM
 VISION • EXPERIENCE • RESULTS

DEVELOPMENT PLAN
TOWNS AT GREENLEAF FOR BEAZER HOMES, LLC

DRAWING NUMBER
MSP-1