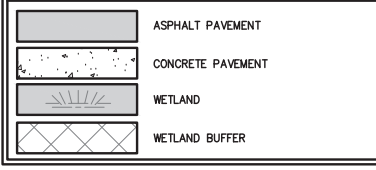


GENERAL NOTES:

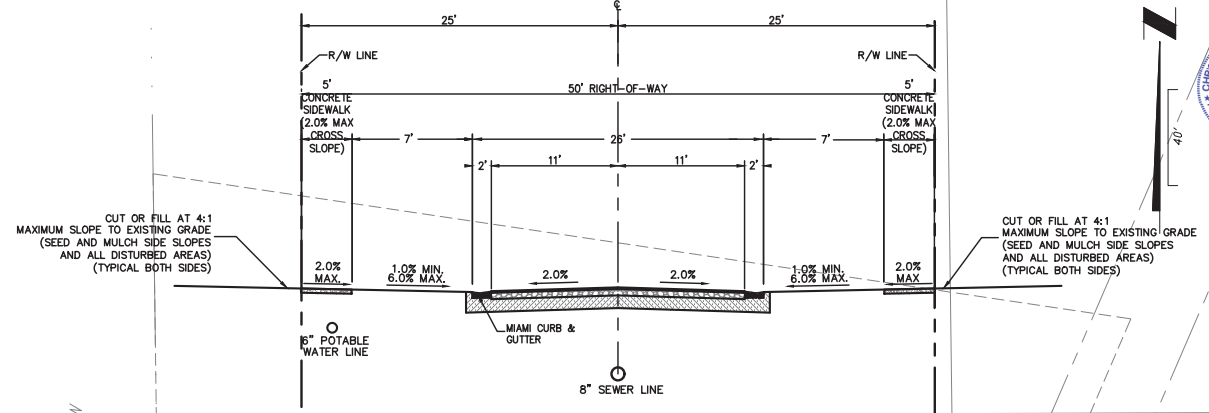
- ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
- ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
- STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
- 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 SRWMD REQUIREMENTS.
- 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, 16.5.7.6) 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.
- UTILITY LINES, FIRE PROTECTION AND SIDEWALKS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SEMINOLE COUNTY CODES AND REGULATIONS.

LEGEND

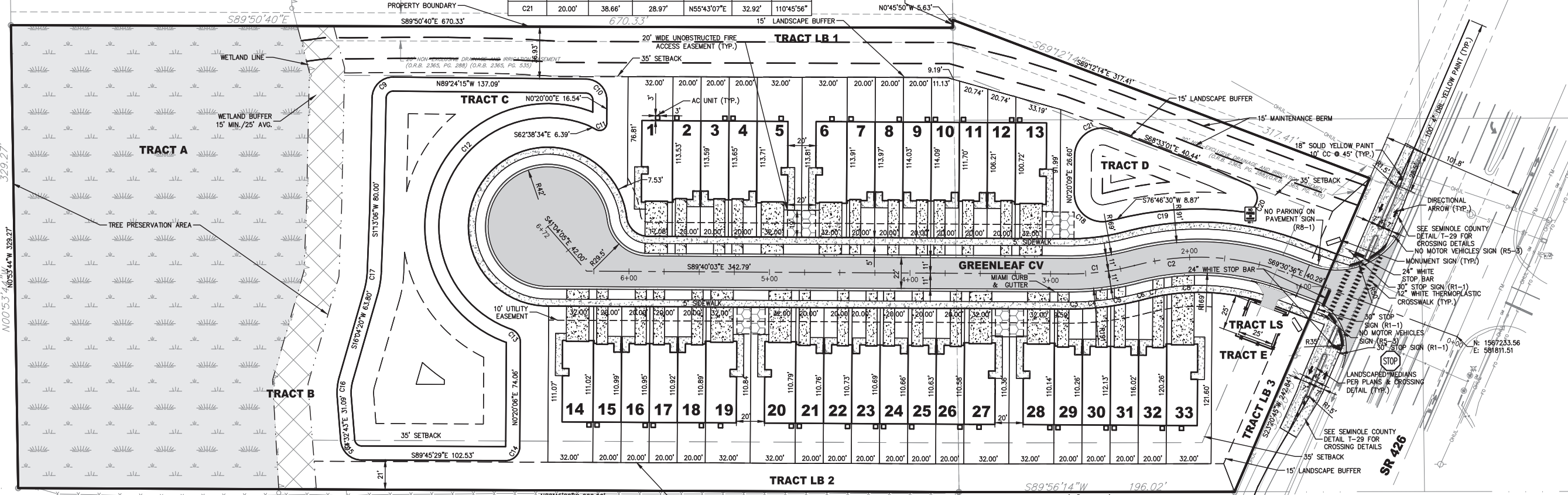


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	180.00'	47.50'	23.89'	N82°46'20"E	47.37'	150°7'15"
C2	180.00'	110.83'	57.23'	N87°08'57"W	109.09'	35°16'41"
C3	205.00'	9.79'	4.90'	N88°47'27"E	9.79'	2°44'13"
C4	205.00'	20.11'	10.06'	N84°36'45"E	20.10'	5°37'12"
C5	205.00'	20.41'	10.21'	N78°57'00"E	20.40'	5°42'16"
C6	205.00'	3.17'	1.59'	N75°39'18"E	3.17'	0°53'10"
C7	155.00'	17.32'	8.67'	S78°24'44"W	17.31'	6°24'02"
C8	155.00'	32.10'	16.11'	S87°32'40"W	32.04'	11°51'51"
C9	15.00'	23.40'	14.84'	S45°54'26"W	21.10'	89°22'39"
C10	15.00'	23.49'	14.93'	N44°32'08"W	21.16'	89°44'15"
C11	5.00'	10.21'	8.16'	N58°50'43"E	8.53'	117°01'27"
C12	77.50'	246.55'	3906.19'	N20°49'39"E	154.97'	182°16'24"
C13	10.00'	12.33'	7.09'	N34°59'14"W	11.56'	70°38'38"
C14	10.00'	15.69'	9.98'	N45°17'18"E	14.13'	89°54'26"
C15	15.00'	22.31'	13.80'	S47°09'06"E	20.31'	85°12'46"
C16	40.00'	14.39'	7.28'	S5°45'49"W	14.32'	20°37'03"
C17	60.00'	14.45'	7.26'	S9°10'30"W	14.41'	13°47'41"
C18	20.00'	35.27'	24.28'	N50°11'18"W	30.88'	101°02'54"
C19	235.89'	85.13'	43.03'	S87°06'49"W	84.67'	20°40'39"
C20	10.00'	28.48'	67.54'	S15°52'27"W	19.78'	163°09'22"
C21	20.00'	38.66'	28.97'	N55°43'07"E	32.92'	110°45'56"



TYPICAL CROSS-SECTION FOR LOCAL ROAD WITH 50' RIGHT-OF-WAY
N.T.S.



LEGAL DESCRIPTION

PROVIDED BY PEC SURVEYING AND MAPPING, LLC

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SEMINOLE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PART OF LOT C DESCRIBED AS FOLLOWS, BEGIN AT THE SW CORNER OF SOUTH 132 OF NORTH 396 FEET OF W 1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, RUN NORTH ON WEST LINE OF SAID W 1/2 71.65 FEET, THENCE S 69°02'01 E, 204.7 FEET TO THE SOUTH LINE OF SAID SOUTH 132 FEET OF NORTH 396 FEET, THENCE N 89°30'15" W 190.41 FEET TO POINT OF BEGINNING.

PARCEL 2:
THE WEST HALF OF THE SW 1/4 OF THE NE 1/4 OF THE SE 1/4 WEST OF THE S.A.L. RAILWAY CO., SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, LESS THE NORTH 396 FEET THEREOF, ALSO LESS THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 177, PAGE 173, AND ALSO LESS THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 1016, PAGE 988, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND
BEGIN AT SW CORNER OF W 1/2 OF SW 1/4 OF NE 1/4 OF SE 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN EAST 213 FEET TO S.A.L. RAILWAY RIGHT OF WAY, N 23°27' E, 215.17 FEET, WEST 300 FEET, SOUTH 197.4 FEET TO BEGINNING.

PARCELS 1 AND 2 AKA BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; RUN NORTH 00°35'37" WEST 335.9 FEET; THENCE SOUTH 69°02'01" EAST 332.46 FEET; THENCE SOUTH 23°25'18" WEST 236.4 FEET; THENCE WEST 213.0 FEET TO THE POINT OF BEGINNING.

PARCEL 3
SOUTH 1/2 OF SOUTH 1/2 OF EAST 1/2 OF NW 1/4 OF SE 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

TOTAL ACRES IS 6.710 ± Ac.

WETLAND BUFFER CALCULATIONS

REQUIRED: 15' MIN / 25' AVERAGE
AREA REQUIRED = 334 LF * 25' WIDTH = 8,349 SF

PROVIDED = 8,402 SF
AVERAGE WIDTH = 8,402 / 334 LF = 25.16 AVG. WIDTH

DEVELOPMENT SUMMARY

- A. PROPERTY LOCATION: 2028 W SR 426 OVIEDO FL 32765
- B. PARCEL IDS: 20-21-31-300-0090-0000, 20-21-31-300-0028-0000, 20-21-31-300-009A-0000
- C. ZONING: R-3A
- D. FLD-MDR
- E. USE: 33 TOWNHOME UNITS
- F. PROPOSED UNITS: 33 TOWNHOMES
- G. NUMBER OF PHASES: 1
- H. MAXIMUM BUILDING HEIGHT: 35'
- I. MAXIMUM GARAGE SPACE: 43
- J. TOTAL AREA: 6.71 AC
- K. FEMA FLOOD ZONE: X
- L. PARKING REQUIREMENT: 2 SPACES PER DWELLING
- M. PARKING PROVIDED: 43 DRIVEWAY SPACES
- N. MINIMUM HOUSING SIZE: 1,200 SF

IMPERVIOUS		
TOTAL IMPERVIOUS	2.36 Ac.	36.36%
LOTS	1.15 Ac.	48.73%
R/W	0.67 Ac.	28.39%
OTHER IMPERVIOUS	0.54 Ac.	22.88%
OPEN SPACE		
OPEN SPACE REQUIRED	1.68 Ac.	25.00%
OPEN SPACE PROVIDED	2.11 Ac.	31.45%
GROSS SITE AREA	6.71 Ac.	
TRACT A WETLANDS		
TRACT B WETLAND BUFFER	1.51X0.5=0.76 Ac.	
TRACT C	0.18 Ac.	
TRACT D	0.95 Ac.	
NET DEVELOPABLE AREA		
TOTAL AREA	6.71 Ac.	
ROW	0.82 Ac.	
WETLANDS	1.51 Ac.	
WETLAND BUFFER	0.18 Ac.	
NET DEVELOPABLE AREA	4.20 Ac.	
PROPOSED NET RESIDENTIAL DENSITY	7.86 D.U./Ac.	

IMPACT ANALYSIS IS AS FOLLOWS:		
WATER:	33 X 350 GPD/DU = 11,550 GPD	
SEWER:	33 X 300 GPD/DU = 9,900 GPD	
SETBACKS (TWO STORY)		
FRONT	REQUIRED 35'	PROVIDED 35'
SIDE	REQUIRED 35'	PROVIDED 35'
REAR	REQUIRED 35'	PROVIDED 35'
LANDSCAPE BUFFERS		
FRONT	REQUIRED 15'	PROVIDED 15'
SIDE	REQUIRED 15'	PROVIDED 20'
SIDE	REQUIRED 15'	PROVIDED 15'

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	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	DRAINAGE/OPEN SPACE	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% HOA
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% HOA

Parcel Name	Square Feet	Acres
1	3655.867	0.084
2	2271.121	0.052
3	2272.356	0.052
4	2273.591	0.052
5	3640.314	0.084
6	3643.476	0.084
7	2278.778	0.052
8	2280.013	0.052
9	2281.248	0.052
10	2271.578	0.052
11	2179.045	0.05
12	2069.323	0.048
13	3082.465	0.071
14	3553.403	0.082
15	2220.049	0.051
16	2219.412	0.051
17	2218.775	0.051
18	2218.138	0.051
19	3547.696	0.081
20	3546.066	0.081
21	2215.463	0.051
22	2214.826	0.051
23	2214.19	0.051
24	2213.553	0.051
25	2212.916	0.051
26	2212.28	0.051
27	3535.038	0.081
28	3527.957	0.081
29	2202.295	0.051
30	2220.635	0.051
31	2278.02	0.052
32	2366.854	0.054
33	3887.388	0.089

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED. REFER TO SIGNATURE PAGE FOR REGISTERED PROFESSIONAL(S) AND DATE SEALED ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

ETM
VISION - EXPERIENCE - RESULTS

EMPLOYED: Thibault & Miller, Inc.
DESIGNED BY: KAG
CHECKED BY: CBW
DATE: MARCH, 2023

REVISIONS:
ETM NO. 22-047
DRAWN BY: KAG
DESIGNED BY: CBW
CHECKED BY: CBW
DATE: MARCH, 2023

PLANS PREPARED UNDER THE DIRECTION OF THE PROFESSIONAL ENGINEER IN CHARGE
No. 8086
DATE: 03/26/2023
PROJECT NO. 2023-0003
P.E. NUMBER: 19326
Name: Christopher B. Wainwright
Title: Professional Engineer
Address: 1200 N. 12th St., Tallahassee, FL 32304

DIGITALLY SIGNED AND SEALED BY: Christopher B. Wainwright
DATE: 03/26/2023 10:30:30 AM
P.E. NUMBER: 19326

FLOTTED: March 24, 2023 - 12:28 PM, BY: Kristie George

DEVELOPMENT PLAN
TOWNS AT GREENLEAF
FOR
BEAZER HOMES, LLC

DRAWING NUMBER
4

T: 2022-22-047-LandDev-Plans\GEO-22-047.dwg