

### VICINITY MAP

**LEGAL DESCRIPTION:**  
 COMMENCE AT THE WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00°07'22" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, 25 FEET TO THE POINT OF BEGINNING, BEING ON THE NORTH ROW LINE OF HILLVIEW DRIVE; THENCE CONTINUE NORTH 00°07'22" EAST ALONG THE WEST LINE OF THE SAID NORTHWEST 1/4, 443.36 FEET; THENCE RUN NORTH 89°36'52" EAST PARALLEL TO AND 468.36 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/4 OF SAID SECTION 22, 328.18 FEET; THENCE RUN SOUTH 00° 03'03" WEST ALONG THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, 443.36 FEET TO A POINT ON THE NORTH ROW LINE OF HILLVIEW DRIVE; THENCE RUN SOUTH 89°36'52" WEST ALONG SAID NORTH ROW LINE, 328.73 FEET TO THE POINT OF BEGINNING.

### CONTACTS:

**OWNER:**  
 CHARLES E SANDERS  
 17732 BAYWATCH CT NEW  
 POULSBO, WA 98370-7308

**APPLICANT:**  
 ZACH MILLER  
 8241 VIA BONITA STREET  
 SANFORD, FL 32771  
 407-222-0692

### UTILITY CONTACTS

**WATER:**  
 CITY OF ALTAMONTE SPRINGS  
 407-571-8044

**SEWER**  
 CITY OF ALTAMONTE SPRINGS  
 407-571-8044

**CABLE**  
 BRIGHT HOUSE NETWORKS  
 47-532-8509

**ELECTRIC**  
 DUKE ENERGY  
 407-905-3321

TRACT	SIZE	DESCRIPTION	OWNERSHIP/MAINTENANCE
TRACT A	0.50 ACRES	ROW	HOA
TRACT B	0.35 ACRES	POND / OPEN SPACE	HOA
TRACT C	0.07 ACRES	BUFFER	HOA
TRACT D	0.31 ACRES	OPEN SPACE	HOA
TRACT E	0.28 ACRES	BUFFER	HOA
TRACT F	0.32 ACRES	OPEN SPACE	HOA
LOTS	1.46 ACRES	INDIVIDUAL LOTS	PRIVATE

TOTAL 3.34 ACRES  
 TOTAL OPEN SPACE = 0.35 + 0.31 + 0.32 = 0.98 ACRES  
 0.98 ACRES / 3.34 ACRES = 29.3%

### TRACT TABLE

URBAN BEAR MANAGEMENT

THE SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (2015-33)

BUFFER	OPACITY	WIDTH	PLANT UNITS/100'	ENHANCEMENTS
SOUTH	0.2	10'	2.0	LOW IMPACT DESIGN
EAST	0.5	12.5'	1.35	
WEST	0.5	25'	2.7	15' NATURAL BUFFER

### LANDSCAPE BUFFER TABLE

LANDSCAPE BUFFERING WILL CONFORM TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS AND GREATER BUFFERS WILL BE PROVIDED AT FINAL DEVELOPMENT PLAN IF NECESSARY, PER THE CODE

15' WEST OF THE PROPOSED WEST BUFFER WILL REMAIN UNDISTURBED. 10' OF THE EAST BUFFER WILL REMAIN UNDISTURBED. EXISTING TREES TO MEET BUFFER REQUIREMENT, SUPPLEMENTAL WILL BE REQUIRED AS NEEDED

ITE	UNITS	ADT	PEAK HOUR	PM IN	PM OUT
230	28	163	15	10	5

### TRAFFIC IMPACTS per ITE 10th edition

AGE	UNITS	CHILDREN
ELEMENTARY	28	3
MIDDLE	28	1
HIGH	28	2

### SCHOOL IMPACTS

### 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 THE SEMINOLE COUNTY LDC AND SJRWMD
- SEWER WILL COMPLY WITH CITY OF ALTAMONTE SPRINGS
- WATER WILL COMPLY WITH CITY OF ALTAMONTE SPRINGS
- FIRE PROTECTION WILL COMPLY WITH SEMINOLE COUNTY
- THE SITE IS LOCATED IN "X". ANY ENCROACHMENTS WILL BE COMPENSATED AT FINAL ENGINEERING
- THE SOILS TYPE IS URBAN LAND, TAVERES-MILLHOPPER FINE SANDS AND ADAMSVILLE-SPARR FINE SANDS
- THE PROPOSED DEVELOPMENT IS WITHIN THE WEKIVA STUDY AREA AND WILL COMPLY WITH POLICY PLU 13 IN THE SEMINOLE COUNTY COMPREHENSIVE PLAN
- ALL PROJECT SIGNAGE SHALL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE
- SIDEWALKS WILL BE CONSTRUCTED IN COMPLIANCE WITH SEMINOLE COUNTY
- THE DEVELOPER WILL PROVIDE AN INTERNAL PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT
- PROJECT WILL BE CONSTRUCTED IN ONE PHASE
- THE PROJECT WILL MEET THE SCREENING REQUIREMENTS PER SEC. 30.1294(a)(1-2) FOR MECHANICAL UNITS.
- OUTDOOR LIGHT POLES SHALL BE NO HIGHER THAN SIXTEEN (16) FEET AND SHALL BE LOCATED NO LESS THAN FIFTY (50) FEET FROM ANY PROPERTY HAVING A RESIDENTIAL FUTURE LAND USE DESIGNATION OR RESIDENTIAL ZONING CLASSIFICATION.
- NO WETLANDS ON SITE
- PLACEMENT OF MAIL KIOSK WILL BE DETERMINED AT FINAL ENGINEERING.

### FIRE NOTES

- FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS (NFPA 1, 18.3). A FIRE FLOW TEST RESULTS FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED; DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW TEST REPORT AND A HYDRAULIC GRAPH.
- THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE AND TWO FAMILY DWELLINGS - HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000 SF SHALL BE 1,000 GPM (SECTION 18.4.5, NFPA 1, CURRENT EDITION)
- FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA 1, APPENDIX I.
- FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.7.
- FIRE LANES SHALL BE MARKED WITH 12" X 18" FREESTANDING SIGNS WITH A WHITE BACKGROUND AND RED LETTERS. "WORDING SHALL READ "NO PARKIN FIRE LANE BY ORDER OF THE FIRE DEPARTMENT". SIGN SHALL BE WITHIN SIGHT OF TRAFFIC FLOW AND BE SPACED NO GREATER THAN 60' APART.
- FIRE DEPARTMENT ACCESS ROADS 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.
- FIRE DEPT ACCESS RD SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'
- FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF 39 TONS FOR THE FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE.
- A 36" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60" SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVE A DIAMETER GREATER THAN 2.5". (NFPA 1, 18.5.7)

### SITE DATA

#### JURISDICTION: (permitting)

SITE PERMITTING -	SEMINOLE COUNTY
WATER -	CITY OF ALTAMONTE
SEWER -	CITY OF ALTAMONTE
STORMWATER MANAGEMENT DISTRICT -	ST. JOHNS WATER MANAGEMENT DISTRICT

#### PROJECT SCOPE:

TO CONSTRUCT A MULTI-FAMILY DEVELOPMENT OF 28 TOWNHOME UNITS W/ APPLICABLE INFRASTRUCTURE.

#### PROPOSED PERMITTED USES:

MULTIFAMILY

#### PROPERTY LOCATION:

HILLVIEW ROAD

#### PARCEL ID No.:

22-21-29-300-0180-0000

#### PROPERTY ZONING:

PROPOSED ZONING: R3A

#### PROPERTY LAND USE

EXISTING ZONING: A1

EXISTING FLU: HDR

#### EXISTING PROPERTY AREA:

TOTAL = 3.342 ACRES

#### BUILDING DATA & SETBACKS

MAXIMUM BLDG HEIGHT = 35 FEET  
 PROPOSED BLDG HEIGHT = 30 FEET, 2 STORIES  
 MINIMUM LOT SIZE = 1,100 SF

#### MINIMUM BUILDING SETBACKS - PERIMETER:

FRONT 25'  
 SIDE 25'  
 REAR 25'

#### LOT DATA

NUMBER OF LOTS 28  
 MINIMUM LOT WIDTH 20'  
 MINIMUM LOT DEPTH 110'

#### OPEN SPACE / DENSITY

CODE: 25% EXCLUDING PERIMETER BUFFER

MAXIMUM DENSITY PER CODE FOR R-3A = 10 DU/ACRE

#### DENSITY CALCULATIONS:

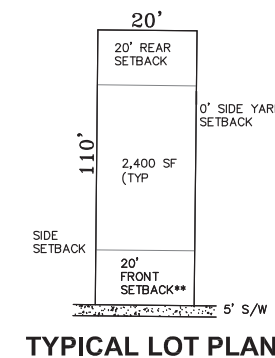
TOTAL AREA 3.34 AC  
 WETLANDS AND POST DEV 100 YR 0 AC  
 ROW DEDICATION 0.05 AC  
 PROPOSED ROW 0.50 AC  
 BUILDABLE AREA 2.79 AC  
 PHASE 1 = 28 UNITS  
 PROPOSED DENSITY = 28 UNITS / 2.79 AC = 10.0 TOTAL UNITS/ACRE

#### IMPERVIOUS AREA

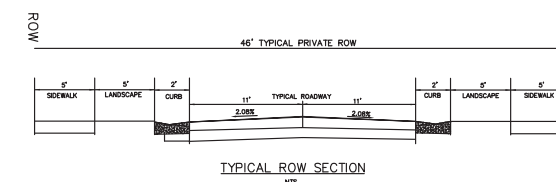
TOTAL AREA 3.34 AC  
 TOTAL IMPERVIOUS AREA ROADWAY + SIDEWALK + BUILDINGS + DRIVEWAYS 0.22  
 0.09 0.60 0.2  
 1.1 AC (32.9%)  
 MAX ALLOWED = 60%

#### FLOOD ZONE:

THE LOT DESCRIBED HEREON WAS DETERMINED TO LIE WITHIN FLOOD ZONE "X"



TYPICAL LOT PLAN



TYPICAL ROW SECTION



CA 30526

### CIVIL ENGINEERS LAND PLANNERS

1614 White Dove Drive  
 Winter Springs, Florida 32708  
 Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

### ENCORE AT HILLVIEW

### DEVELOPMENT PLAN REZONE TO R-3A

SEMINOLE COUNTY

#### REVISIONS

Description	Date	By
1. COUNTY COMMENTS	5/1/24	KHF
2. COUNTY COMMENTS	5/20/24	KHF
3. TOWNHOMES	7/24/24	
4. COUNTY COMMENTS	12/16/24	

### DEVELOPMENT PLAN

Date:

MARCH 2024

Scale:

1:40

Scale:

Sheet Number:

11/12/2024  
 K. FISCHER, P.E. # 56942  
 NOT VALID UNLESS SIGNED & EMBOSSED  
 BY A REGISTERED ENGINEER

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