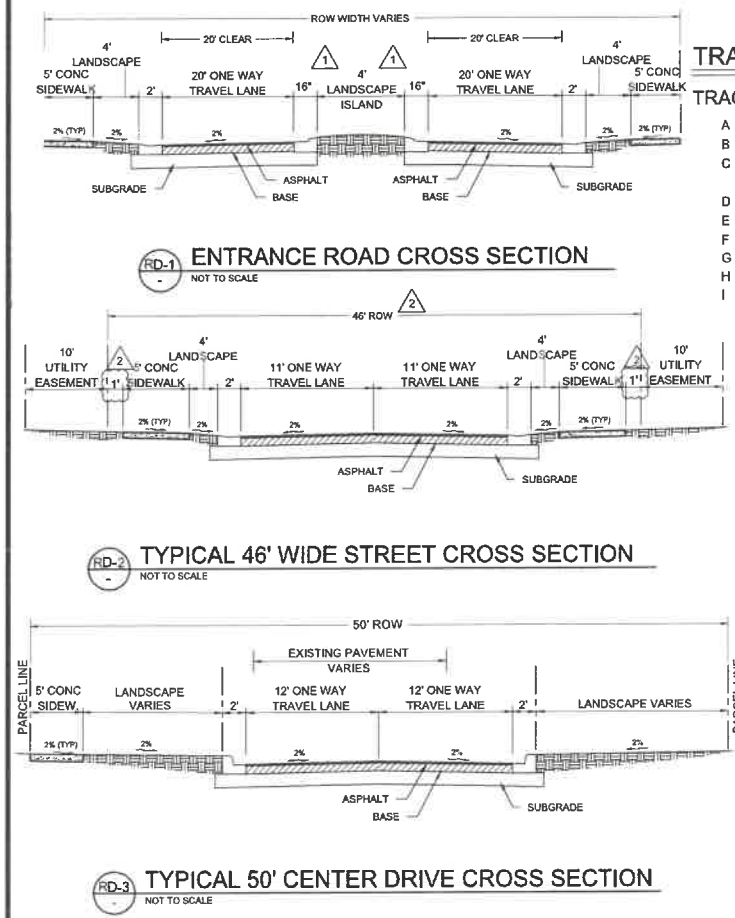
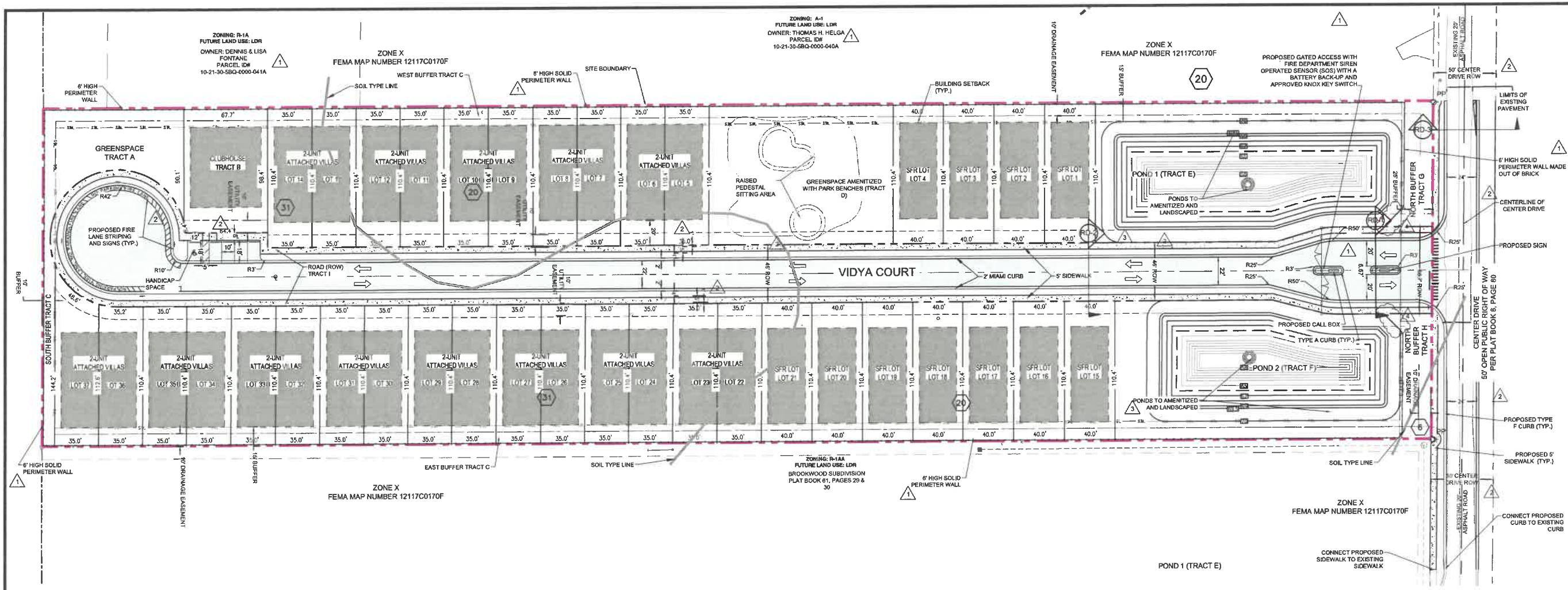




TRACT TABLE:

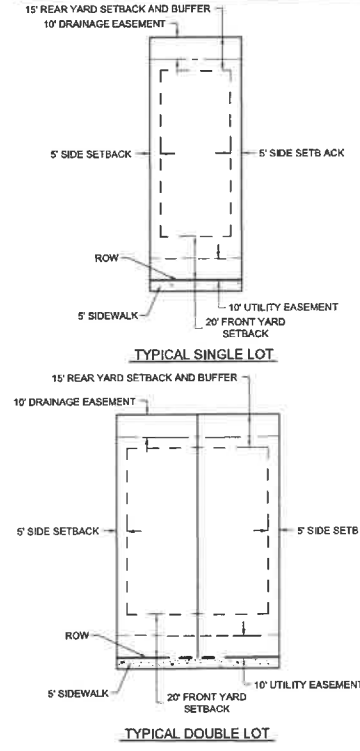
TRACT	TRACT USE	OWNERSHIP	ACREAGE	PERCENT	OPEN SPACE
A	GREENSPACE	H.O.A.	0.12 AC	1.78 %	0.12 AC
B	CLUBHOUSE	H.O.A.	0.13 AC	1.93 %	0.13 AC
C	WEST/EAST/SOUTH BUFFERS DRAINAGE EASEMENTS	H.O.A.	0.58 AC	8.61 %	
D	GREENSPACE	H.O.A.	0.37 AC	5.33 %	0.37 AC
E	RETENTION/GREEN SPACE	H.O.A.	0.59 AC	8.75 %	0.59 AC
F	RETENTION/GREEN SPACE	H.O.A.	0.55 AC	8.16 %	0.55 AC
G	NORTH BUFFER	H.O.A.	0.05 AC	0.74 %	
H	NORTH BUFFER	H.O.A.	0.06 AC	0.89 %	
I	ROW	H.O.A.	1.33 AC	19.73 %	
RESIDENTIAL LOTS			3.43 AC	50.89 %	
OPEN SPACE				26.11 %	1.76 AC
TOTAL SITE AREA			6.74 AC	100.00 %	

SITE AREA TABLE:

ROW IMPERVIOUS (ROAD, CURB AND SIDEWALK)	1.07 AC
MAXIMUM CLUBHOUSE BUILDING (3,660 SF)	0.08 AC
IMPERVIOUS LOT COVERAGE	2.05 AC
MAXIMUM RESIDENTIAL BUILDING, 2 STORY (3,200 SF)	0.35 AC
WATER SURFACE AREA	3.55 AC
PERVIOUS AREA	
TOTAL SITE AREA	6.74 AC

ITE TRIP GENERATION TABLE						
CODE	PROPOSED USE	UNITS	DAILY		PM PEAK HOUR	
			RATE	TRIPS	RATE	TOTAL
252	SENIOR ADULT HOUSING	37	3.44	127	0.25	9

SOILS LEGEND	
SOILS LINE	
6	ASTATULA-APOPKA FINE SANDS, 0 TO 5 PERCENT SLOPES
20	MYAKKA & EAUGALLIE FINE SANDS
31	TAVARES-MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES



SITE DATA TABLE:

- PD SITE AREA = 6.74 AC.
- PARCEL ID: 10-21-30-SBQ-0000-0410
- NET DEVELOPABLE AREA = 6.74 AC.
- EXISTING ZONING = PD
- FUTURE LAND USE = PD
- MINIMUM LOT SIZE = 35' X 110'
- MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
- MAXIMUM ALLOWED DENSITY = 6.0 UNITS/NET BUILDABLE AC. OR 37 MAXIMUM UNITS
- PROPOSED DENSITY = 37 UNITS/6.74 AC. = 5.49 UNITS/AC.
- REQUIRED OPEN SPACE = 25%*6.74 = 1.69 AC.
- PROVIDED OPEN SPACE = TRACT A + TRACT B + TRACT D + TRACT E + TRACT F = 1.76 AC.
- PROJECT SIGNAGE WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- THE PROPOSED ROAD WILL BE PRIVATE/GATED
- A 3' DRAINAGE EASEMENT WILL BE REQUIRED ON ALL SIDE PROPERTY LINES. NO AC PADS, EQUIPMENT, ETC. WILL BE ALLOWED IN THE EASEMENT.
- BUILDING SETBACKS FOR OVERALL EXTERNAL PROPERTY BOUNDARY:
NORTH: 25'
SOUTH: 10'
EAST: 15'
WEST: 15'
- BUFFERS: NO STRUCTURES PERMITTED IN BUFFERS EXCEPT FENCES OR WALLS
NORTH 25' (HOA MAINTAINED)
SOUTH 10' (HOA MAINTAINED)
EAST 15' (HOA MAINTAINED)
WEST 15' (HOA MAINTAINED)

NOTES:

- WATER AND SEWER WILL BE PROVIDED BY SEMINOLE COUNTY UTILITIES.
- UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- ALL UTILITY LINES ARE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
- THE STORMWATER SYSTEM IS DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD REQUIREMENTS.
- ALL CONSTRUCTION MATERIAL AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY.
- A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE CREATED TO PROVIDE FOR MANAGEMENT OF ALL COMMON AREAS AND FACILITIES.
- THE DEVELOPMENT MEETS THE REQUIREMENTS OF SECTION 30.1115 OF THE LDC.
- BUFFERS SHALL MEET THE REQUIREMENTS OF THE APPROVED DEVELOPMENT ORDER 14-20500022 DATED MARCH 28, 2017.
- SOLID WASTE PICK UP WILL BE PROVIDED BY SEMINOLE COUNTY.
- PER FLOOD INSURANCE RATE MAP NO. 12117C0170F (SEMINOLE COUNTY PANEL 170), DATED SEPT. 28, 2007, THE SITE IS DESIGNATED FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AND FLOOD ZONE A; AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.
- SIDE YARD SWALE SLOPE SHALL NOT BE LESS THAN 1% SLOPE AT ANY LOCATION.
- PROPOSED PROJECT IS A 55+ AGE RESTRICTED SENIOR LIVING COMMUNITY AND WILL HAVE NO PUBLIC SCHOOL IMPACTS.
- LANDSCAPING SHALL MEET THE REQUIREMENTS OF CHAPTER 30, PART 67 OF THE SEMINOLE COUNTY LDC.
- CLUBHOUSE PARKING REQUIREMENTS WILL BE ONE (1) SPACE FOR EACH TEN (TEN) OCCUPANTS. FIVE (5) SPACES PROVIDED x TEN (10) OCCUPANTS = 50 PERSON MAXIMUM BUILDING CAPACITY
- PROJECT TO BE DEVELOPED IN ONE PHASE.

CIVIL ENGINEERING

LAND PLANNING

PERMITTING SERVICES

719 IRMA AVENUE

ORLANDO, FLORIDA 32803

(407) 872-1515

www.evansenginc.com

CERTIFICATE OF AUTHORIZATION NO. 00006788

DESIGNED BY: David Evans

DATE: 04/04/22

SCALE: AS SHOWN

DATE: 04/04/22

BY: LAV

VASANT VATIKA

SEMINOLE COUNTY

FINAL DEVELOPMENT/PRELIMINARY SUBDIVISION PLAN

SITE PLAN

REVISIONS

NO.	DATE	DETAIL	BY
1	12/08/2022	AGENCY COMMENTS	LAV
2	03/01/2023	AGENCY COMMENTS	LAV
3	06/18/2023	AGENCY COMMENTS	LAV
4	08/04/2023	AGENCY COMMENTS	LAV

DRAWN BY: LAV

CHECKED BY: DE

DATE: 04/04/22

JOB #: 31601

GRAPHIC SCALE

0 40

FEET

1 inch = 40 FEET

SHEET #:

2.0

10-21-30-SBQ-0000-0410-SITE.dwg (SITE PLAN) Plotted on: Aug 08, 2023 - 4:51pm by Lauren Vasilakis

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