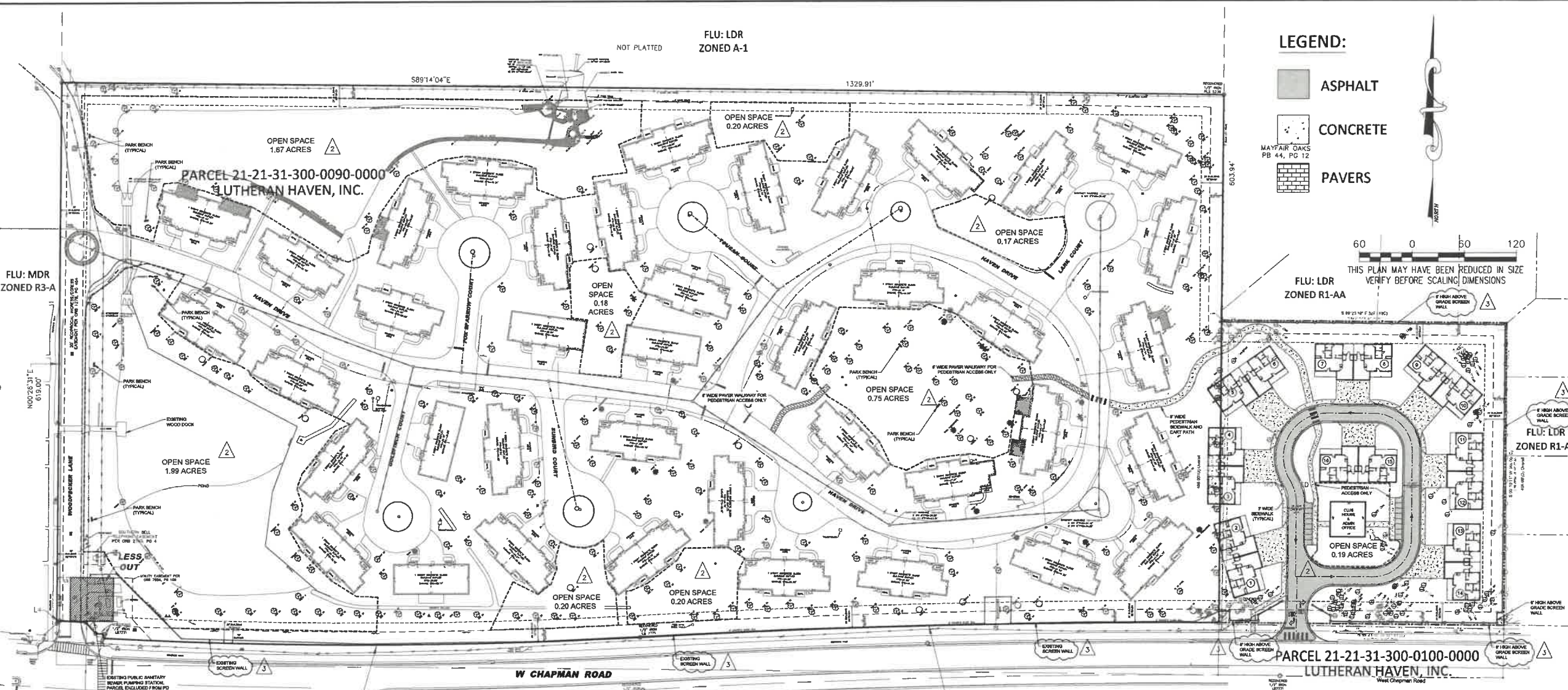


PRINT DATE: 09/21/2022 @ 04:26:47 PM
 REVISED DATE: 09/21/2022 @ 04:26:47 PM
 REVISED BY: CONSTANCE OWENS
 DWG NAME: S:\TRISHARE\PROJECTS\2020\037 LUTHERAN VILLAGE 4 PD\TRIS\DWG\C-200 REZ 2000037 SITE PLAN.DWG



LEGEND:

- ASPHALT
- CONCRETE
- PAVERS

60 0 60 120
 THIS PLAN MAY HAVE BEEN REDUCED IN SIZE
 VERIFY BEFORE SCALING DIMENSIONS

**Civil Engineering
 Design Studio, Inc.**
 P.O. Box 520062
 Longwood, Florida 32752-0062
 PHONE: 407.488.9456 FAX: 407.641.9993
 CERTIFICATE OF AUTHORIZATION # 28312

LUTHERAN HAVEN VILLAGE 4 PD

Oviedo, Florida
 ENGINEERS SEAL
 Digitally signed
 by Constance D
 Silver
 Date:
 2022.11.02
 17:01:07 -04'00'

CONSTANCE D. SILVER, P.E., LEED AP
 FLORIDA LICENSE #54842
 ISSUED: DATE:
 SEMINOLE COUNTY 10/01/21

REV.	DATE	DESCRIPTION
1	07/08/22	SEMINOLE COUNTY
2	09/15/22	SEMINOLE COUNTY
3	11/02/22	SEMINOLE COUNTY

PARCEL 21-21-31-300-009A-0000
 OWNER: SEMINOLE CO BCC
 (EXCLUDED FROM PD)

PARCEL 21-21-31-300-0090-0000 SITE DATA:

ZONING: EXISTING = R-3A
 PROPOSED = PD

FLU: EXISTING = MDR
 PROPOSED = PD

EXISTING USE: RESIDENTIAL - DUPLEX UNITS

PROPOSED USE: RESIDENTIAL - DUPLEX UNITS

PARCEL SIZE: 19.02 ACRES (828,657.49 SF)

Δ = 06°12'33"
 R = 5669.58'
 L = 514.41'
 CH = 614.11'
 CB = 589°54'05"W

PLANNED DEVELOPMENT (PD) SITE DATA:
 PARCELS 21-21-31-300-0090-0000 & 21-21-31-300-0100-0000

TOTAL PD ACREAGE: 21.62 ACRES

NET BUILDABLE AREA: 21.62 ACRES

PROPOSED DENSITY: 96 DU (= 4.44 DU/AC)
 (48 DUPLEX BUILDINGS)

BUILDING SETBACKS:

FRONT (SOUTH FROM CHAPMAN RD) = 25'
 SIDE (EAST) = 25'
 SIDE (WEST FROM WOODPECKER LN) = 30'
 REAR (NORTH) = 25'
 INTERNAL TO PD = 0'

MINIMUM BUILDING SF: 1,100 SF

MAX BUILDING HEIGHT: 1-STORY 35'-0"

LANDSCAPE BUFFERS: BUFFERING IN ACCORDANCE TO SEMINOLE COUNTY LAND DEVELOPMENT CODE

FRONT (SOUTH FROM CHAPMAN RD) = 15'
 SIDE (EAST) = 15'
 REAR (NORTH) = 15'

NOTE: MORE DETAILED LANDSCAPE BUFFERS WILL BE DETERMINED AT FINAL DEVELOPMENT IN CONSISTENCY WITH SCLDC CHPT 30 PART 87.

UTILITY SERVICES: WATER AND SANITARY SEWER - SEMINOLE COUNTY

SITE DENSITY CALCULATIONS:

EXISTING CONDITIONS: 21.62 ACRES

BUILDING	= 153,888.85 SF	= 3.53 AC	= 16.33%
IMPERVIOUS	= 151,386.79 SF	= 3.48 AC	= 16.10%
POND @ NWL	= 70,654.32 SF	= 1.62 AC	= 7.49%
PERVIOUS	= 596,213.19 SF	= 12.99 AC	= 60.08%
TOTAL	= 941,943.15 SF	= 21.62 AC	= 100.00%

PROPOSED CONDITIONS: 21.62 ACRES

BUILDING	= 184,784.40 SF	= 4.24 AC	= 19.61%
IMPERVIOUS	= 184,100.87 SF	= 4.23 AC	= 19.57%
POND @ NWL	= 70,654.32 SF	= 1.62 AC	= 7.49%
PERVIOUS	= 250,601.83 SF	= 5.88 AC	= 27.69%
USABLE OPEN SPACE	= 241,801.73 SF	= 5.55 AC	= 25.67%
TOTAL	= 941,943.15 SF	= 21.62 AC	= 100.00%

TOTAL USABLE OPEN SPACE REQUIRED: 21.62 x 25% = 5.41 ACRES
TOTAL OPEN SPACE PROVIDED = 5.55 ACRES (CRITERIA MET)

PROPOSED NET BUILDABLE ACREAGE: 96 DU / 21.62 AC = 4.44 DU/AC

NOTES:

- THIS SHALL BE AN AGE-RESTRICTED COMMUNITY.
- THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED IN ITS ENTIRETY BY LUTHERAN HAVEN, INC.
- SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- ALL SIGNAGE SHALL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- STORMWATER DESIGN SHALL MEET THE CRITERION SET FORTH BY SEMINOLE COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- ALL STREETS INTERNAL TO THE PD SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL UTILITIES INTERNAL TO THE PD ARE PRIVATELY OWNED AND MAINTAINED WITH EXCEPTION OF THE SANITARY SEWER PUMPING STATION LOCATED AT THE SOUTHWEST CORNER OF THE PD, AS IDENTIFIED ON THIS PLAN.

LAND USE TABLE

PARCEL ID	PROPOSED ZONING	ACREAGE	LAND USE	MAINTENANCE AUTHORITY	OWNERSHIP
21-21-31-300-0090-0000	PD	4.17 AC	PRIVATE ROADS, DRIVEWAYS, SIDEWALKS UTILITIES & INGRESS/EGRESS EASEMENT	LUTHERAN HAVEN, INC.	LUTHERAN HAVEN, INC.
21-21-31-300-0100-0000		0.94 AC	PRIVATE COMMON RECREATIONAL AREAS	LUTHERAN HAVEN, INC.	LUTHERAN HAVEN, INC.
		4.61 AC	PRIVATE STORMWATER RETENTION & USABLE OPEN SPACE	LUTHERAN HAVEN, INC.	LUTHERAN HAVEN, INC.
		11.90 AC	MULTI-FAMILY RESIDENTIAL COMMON PERVIOUS AREAS	LUTHERAN HAVEN, INC.	LUTHERAN HAVEN, INC.
		21.62 AC			



Trip Generation Calculation
 Lutheran Haven Village 4 PD

ITE Code	Land Use	Size	Rate	Daily Trips	Rate	Enter	Exit	Total
215	Single Family Attached (Duplexes)	16 DU	7.20	115	0.57	5	4	9

Calculation based upon average rates from the 11th Edition of the ITE Trip Generation Manual. ITE trip generation sheets attached.

MASTER DEVELOPMENT PLAN

Sheet Title

JOB NO. 2020.037
 SCALE: AS SHOWN
 DATE: 07/08/22
 DESIGN: CDS
 DRAWN: CDS
 CHECKED: JSY

C-200