

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
TRACT G	0.06 ACRES	ROW	SEMINOLE COUNTY
LOTS	1.45 ACRES	INDIVIDUAL LOTS	PRIVATE

TOTAL 3.34 ACRES
TOTAL OPEN SPACE = 0.35 + 0.31 + 0.32 = 0.98 ACRES
TRACT B (0.35) + TRACT D (0.31) + TRACT F (0.32)
0.98 ACRES / 3.34 ACRES = 29.3%

BUFFER	OPACITY	WIDTH	PLANT UNITS/100'	ENHANCEMENTS
SOUTH	0.2	10'	2.0	LOW IMPACT DESIGN, TYPE C
EAST	0.5	12.5'	1.35	
WEST	0.5	25'	2.7	25' UNDISTURBED 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

THE WEST 25' 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

TOTAL 6
SCHOOL IMPACTS

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)

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 SINGLE 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:

ZONING: R3A

PROPERTY LAND USE

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 HOUSE 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 0.06 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 0.23 AC (6.9%)
1.1 AC (32.9%)
MAX ALLOWED = 60%

FLOOD ZONE:

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

- 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, TAVARES-MILLHOPPER FINE SANDS AND ADAMSVILLE-SPARR FINE SANDS
- THE PROPOSED DEVELOPMENT IS WITHIN THE WERIVA STUDY AREA AND WILL COMPLY WITH POLICY FLI 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
- THERE WILL NOT BE A GATED ENTRANCE
- 8 UNIT BUILDINGS WILL HAVE A 13D FIRE SPRINKLER SYSTEM
- MAIL KIOSK CAN'T BE LOCATED WITH A UTILITY OR DRAINAGE ESMT OR WITHIN A LANDSCAPE BUFFER



CA 30526

**CIVIL ENGINEERS
LAND PLANNERS**

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KIM@CYCORPENGINEERS.COM

ENCORE AT
HILL VIEW

PRELIMINARY
SUBDIVISION
PLAN

SEMINOLE COUNTY

REVISIONS

Description	Date	By
1. COUNTY COMMENTS	2/5/25	KHF
2. COUNTY COMMENTS	2/24/25	KHF
3.		
4.		

PSP
SITE
PLAN

Date:

DECEMBER 2024

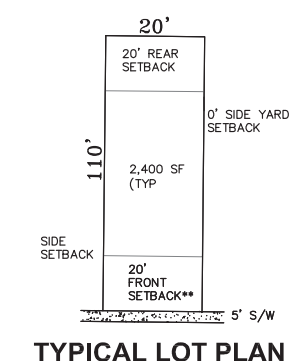
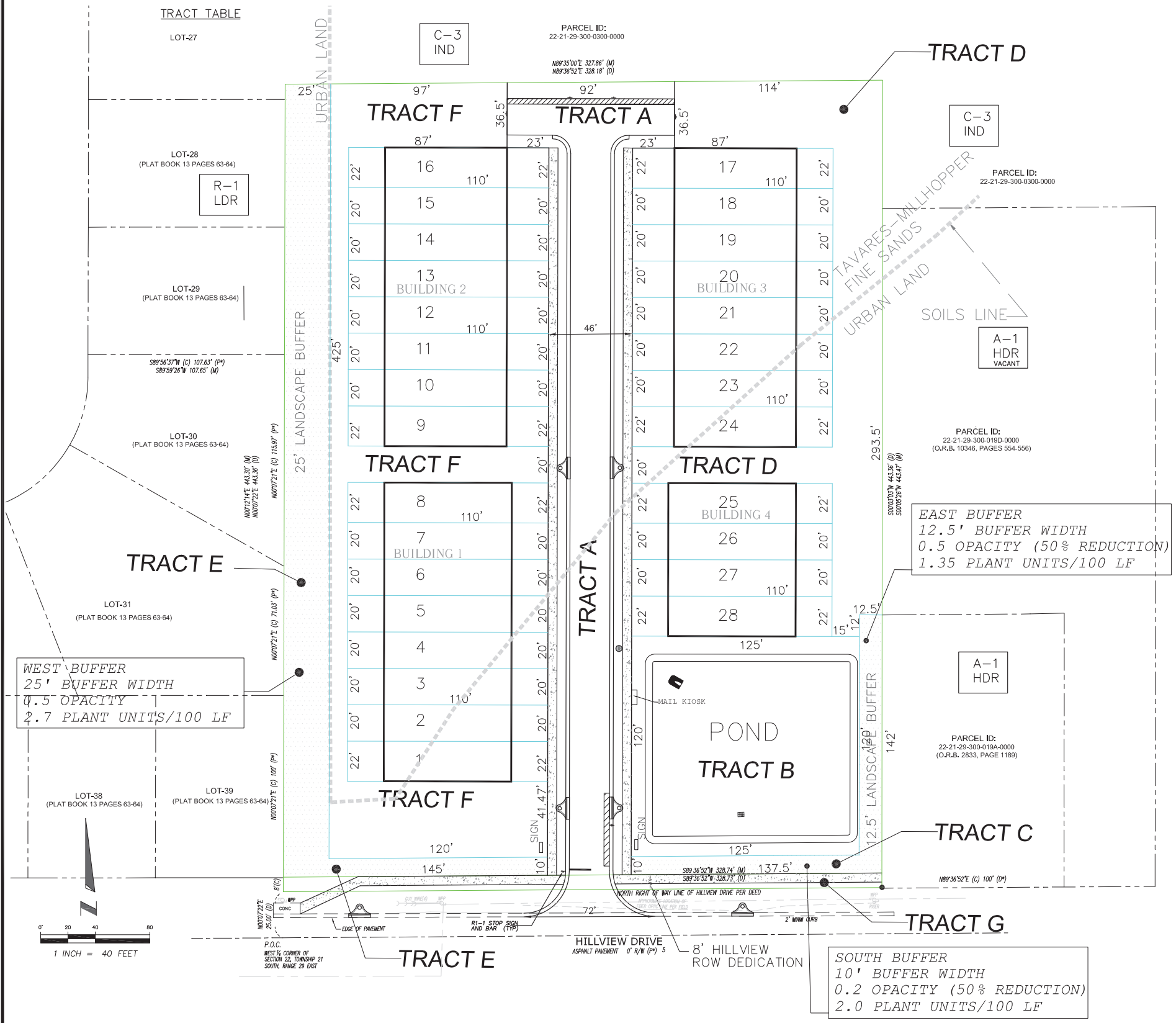
Scale:

1:30

Sheet Number:

2/24/2025
K. FISCHER, P.E. # 56942
NOT VALID UNLESS SIGNED & EMBOSSED
BY A REGISTERED ENGINEER

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TYPICAL LOT PLAN