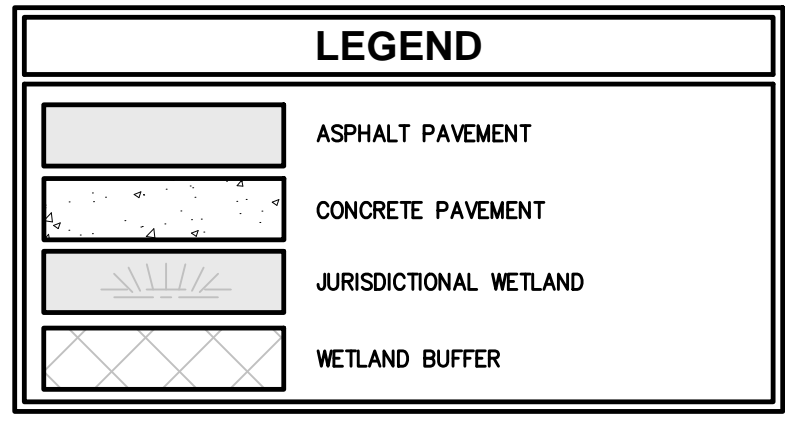
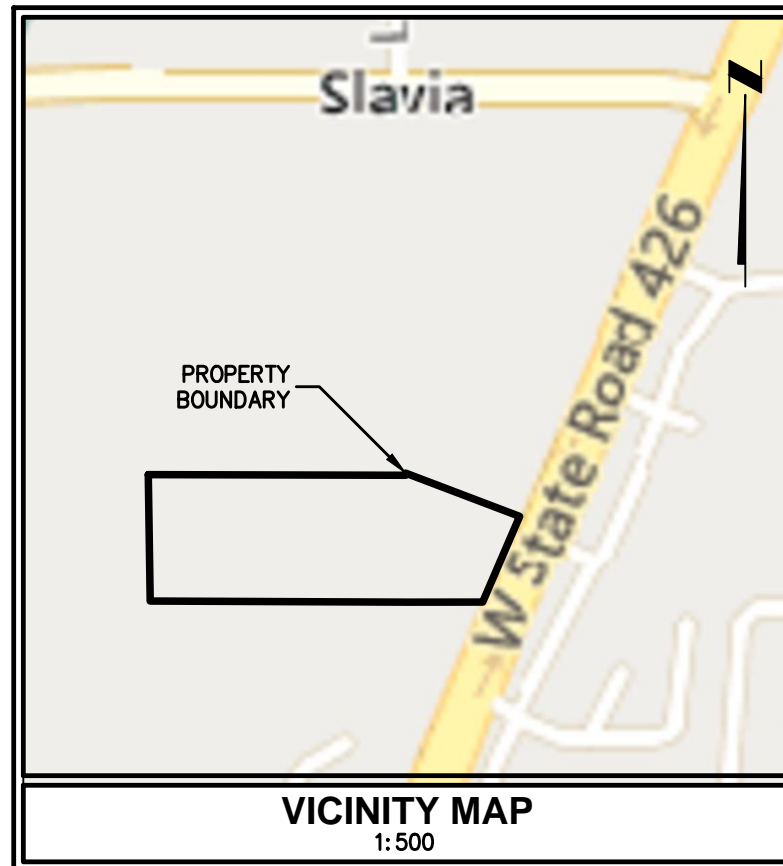


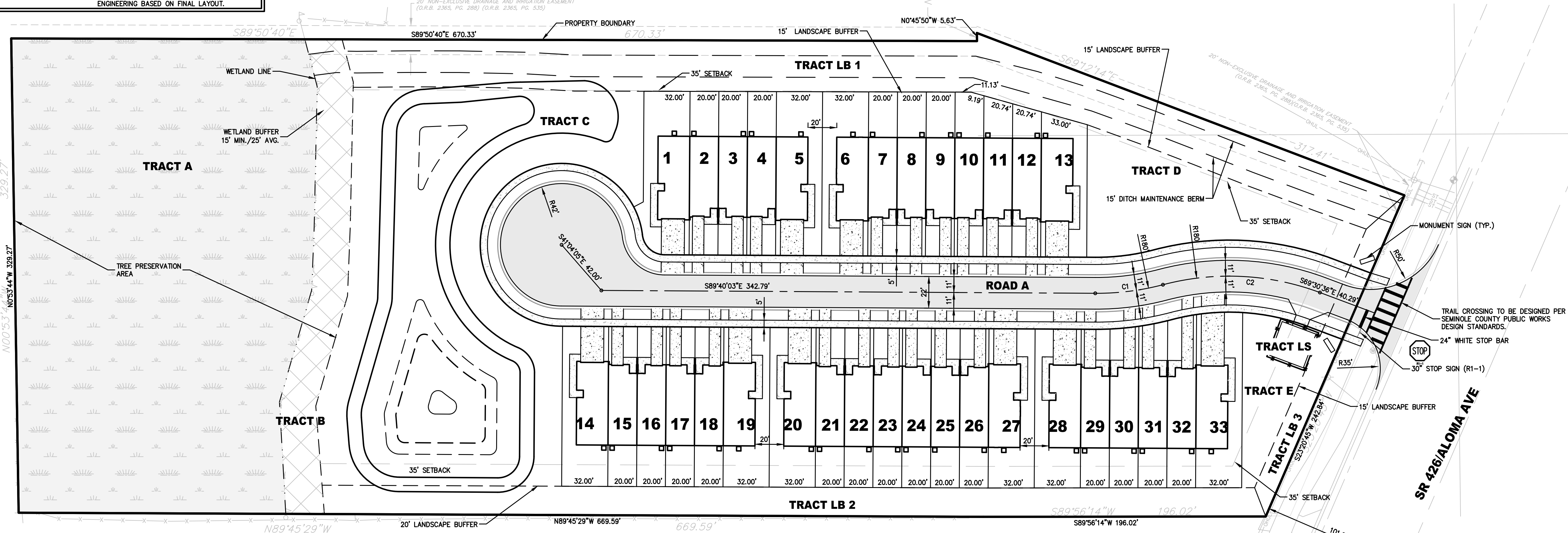
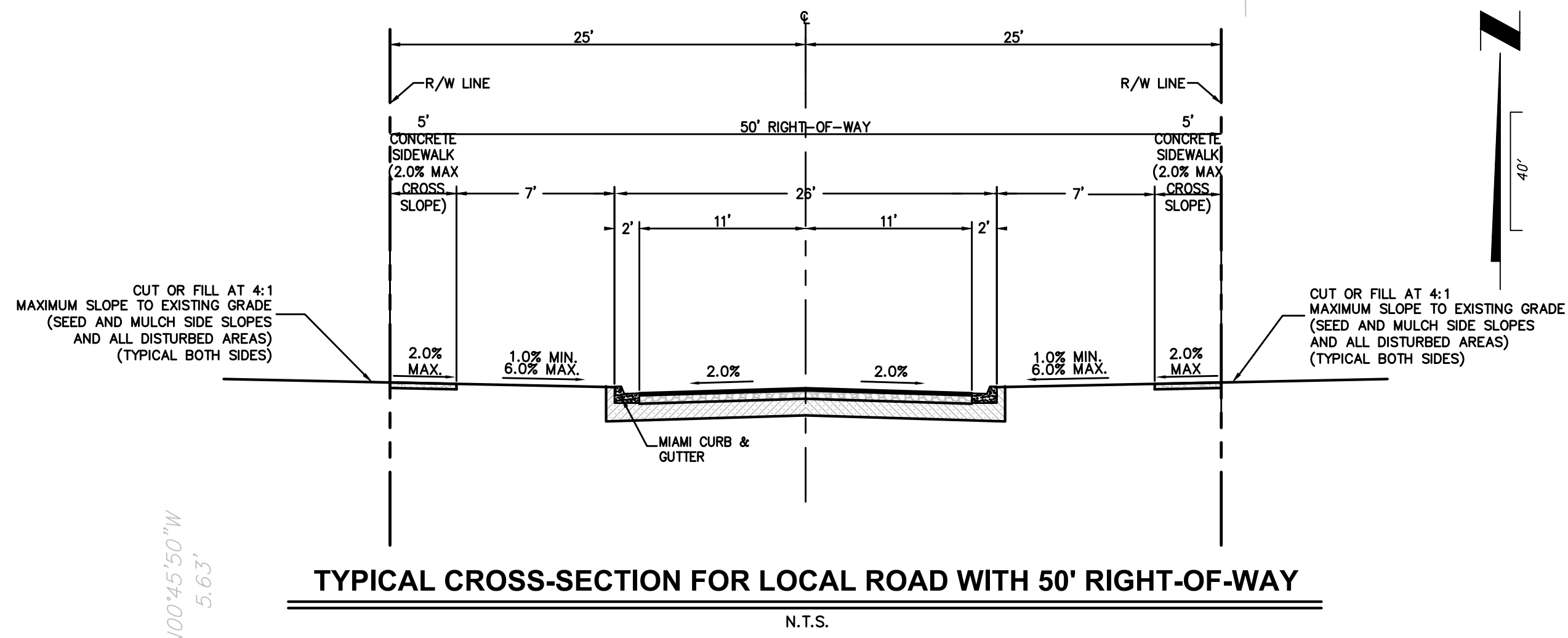
**GENERAL NOTES:**

- 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 SURMWD REQUIREMENTS FOR A CLOSED BASIN.
- 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, 18.5.7.6) 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.
- DENSITY CALCULATIONS MAY CHANGE AT FINAL ENGINEERING BASED ON FINAL LAYOUT.



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	180.00'	47.50'	23.89'	N82°46'20"E	47.37'	15'07"15"
C2	180.00'	110.83'	57.23'	N87°08'57"W	109.09'	35'16"41"



**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

IMPERVIOUS		
TOTAL IMPERVIOUS	2.36 Ac.	35.10%
LOTS	0.96 Ac.	47.50%
R/W	0.69 Ac.	81.20%
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 1.51X0.5=0.76 Ac.		
TRACT B WETLAND BUFFER 0.18 Ac.		
TRACT C 0.95 Ac.		
TRACT D 0.22 Ac.		
NET DEVELOPABLE AREA 6.71 Ac.		
TOTAL AREA	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.	

**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. EXISTING ZONING: A-1  
 D. PROPOSED ZONING: R-3A  
 E. EXISTING FLP: MDR AND COMMERCIAL  
 F. PROPOSED FLP: MDR  
 G. EXISTING USE: VACANT RESIDENTIAL  
 H. PROPOSED USE: 33 TOWNHOME UNITS  
 I. PROPOSED UNITS: 33 TOWNHOMES  
 J. NUMBER OF PHASES: 1  
 K. MAXIMUM BUILDING HEIGHT: 35'  
 L. TOTAL AREA: 6.71 Ac.  
 M. FEMA FLOOD ZONE: X  
 N. PARKING REQUIREMENT: 2 SPACES PER DWELLING  
 O. PARKING PROVIDED: 43 GARAGE SPACES  
 P. MINIMUM HOUSING SIZE: 1,200 SF

**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)	REQUIRED	PROVIDED
FRONT	35'	35'
SIDE	35'	35'
REAR	35'	35'

LANDSCAPE BUFFERS	DIRECTION	REQUIRED	PROVIDED
FRONT	E	15'	15'
SIDE	S	15'	20'
SIDE	N	15'	15'
REAR	W	15'	15'

**UTILITY SERVICE PROVIDERS**

POTABLE & RECLAIMED WATER: SEMINOLE COUNTY, 500 W LAKE MARY BLVD, SANFORD, FL 32773, (407) 665-2040

SANITARY SEWER: SEMINOLE COUNTY, 500 W LAKE MARY BLVD, SANFORD, FL 32773, (407) 665-2040

TELEPHONE: AT&T, 45 W MITCHELL HAMMOCK RD, OVIEDO, FL 32765, PHONE: (561) 683 2729

ELECTRIC: DUKE ENERGY, 425 E. GROOM POINT RD, WINTER GARDEN, FL 33787, (407) 629-1010

FIBER: SEMINOLE COUNTY TRAFFIC ENGINEERING, 140 BUSH LOOP, SANFORD, FL 32773, (407) 665-5677

**OWNER:** GEORGE KIRK, 12375 MD-144, WEST FRIENDSHIP, MD 21794, (407) 339-4030

**DEVELOPER:** BEAZER HOMES, LLC, 151 SOUTH HALL LANE, SUITE 200, MAITLAND, FL 32751, (407) 339-4030

**ENGINEER:** ENGLAND, THIMS & MILLER, INC., 1525 INTERNATIONAL PARKWAY SUITE 1011, LAKE MARY, FL 32746, (407) 536-5379

**LANDSCAPE ARCHITECT/PLANNER:** ENGLAND, THIMS & MILLER, INC., 1525 INTERNATIONAL PARKWAY SUITE 1011, LAKE MARY, FL 32746, (407) 536-5379

**ENVIRONMENTAL ENGINEER:** BIO-TECH CONSULTING SERVICES, 3025 EAST SOUTH STREET, ORLANDO, FL 32803, (877) 894-5969

**SURVEYOR:** PEC SURVEYING AND MAPPING, LLC, 2100 ALAFAYA TRAIL, SUITE 203, OVIEDO, FL 32765, (407) 542-4967

**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 A	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	RECREATION	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%	
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%	

PLANS PREPARED UNDER THE DIRECTION OF: CHRISTOPHER WARSHAW, P.E. NUMBER: 80667

REVISIONS: 12/12/2022 PER P&Z

ETM NO. 22-047  
 DRAWN BY: KAG  
 DESIGNED BY: CBW  
 CHECKED BY: CBW  
 DATE: DECEMBER, 2022

England-Thims & Miller, Inc.  
 1525 International Parkway, Suite 200  
 Maitland, FL 32751  
 TEL: (407) 536-5379  
 CA: 00002584 LC: 0000316

**ETM**  
 VISION • EXPERIENCE • RESULTS

**DEVELOPMENT PLAN**  
 TOWNS AT GREENLEAF  
 BEAZER HOMES, LLC

DRAWING NUMBER  
**MSP-1**

T:\2022\22-047\LandDev\Design\Plots\MS1E-22-047-rezoning submittal-12.14.2022.dwg  
 PLOTTED: December 15, 2022 - 3:50 PM, BY: Katie George