# PRELIMINARY SUBDIVISION PLANS

## LANGFORD VILLAS

## SEMINOLE COUNTY

PROJECT CONTACTS


APPLICANT:
OAKWOOD CONSTRUCTION & DEV
MIKE TOWERS
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TOWERS@FLEETFINANCIAL.NET

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
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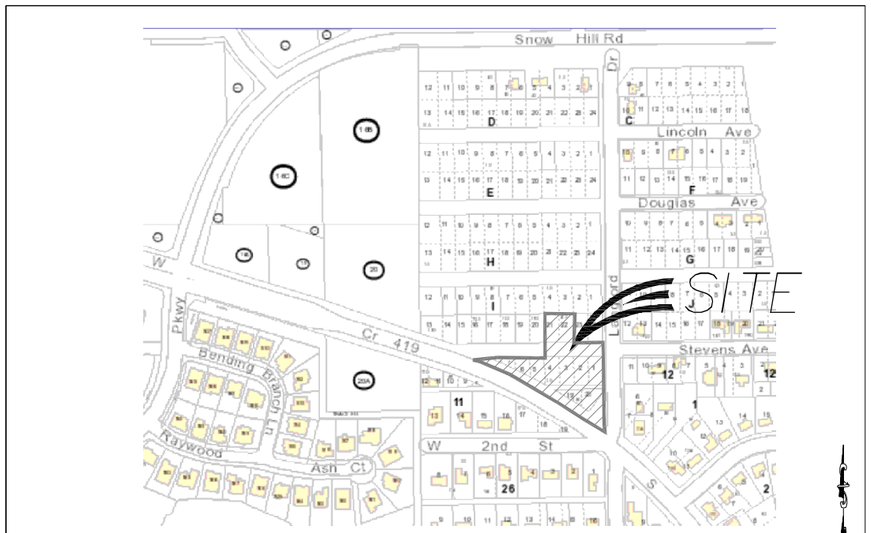


LOCATION MAP- NOT TO SCALE

PARCEL 21-21-32-5CF-1100-0190
21-21-32-5CF-1100-0010
21-21-32-5CF-0100-0210

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3 DRAINAGE & UTILITY PLAN
4 LANDSCAPING PLAN
5 FIRE TRUCK TURNING PLAN
S BOUNDARY TOPO SURVEY


UTILITY CONTACTS

WATER:
FGUA
407-629-6900

SEWER
FGUA
407-629-6900

CABLE
BRIGHT HOUSE NETWORKS
47-532-8509

ELECTRIC
DUKE ENERGY
407-905-3321

LEGAL DESCRIPTION:
SEE SURVEY

APRIL 2022


NOTE: DO NOT SCALE FROM DRAWINGS. CONTACT CYCORP ENGINEERING IF ADDITIONAL INFORMATION IS REQUIRED.
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LANGFORD
VILLAS
PSP

SEMINOLE COUNTY

REVISIONS

| | Description | Date | By |
|---|---|---|---|
| 1. | COUNTY COMMENTS | 10/5/22 | KHF |
| 2. | | | |

COVER SHEET

Date:
APRIL 2022

Scale:
NTS

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10/5/2022
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Sheet Number:
1

## SITE NOTES

1. PROJECT IS WITHIN SEMINOLE COUNTY JURISDICTION
2. PROJECT WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE
3. THE STORMWATER MANAGEMENT SYSTEM WILL COMPLY WITH THE SEMINOLE COUNTY REQUIREMENTS AND SJRWMD
4. WATER AND SEWER WILL COMPLY WITH FGUA
5. FIRE PROTECTION WILL COMPLY WITH SEMINOLE COUNTY REQUIREMENTS
6. INTERNAL DRIVEWAY WILL BE PRIVATE
7. OPEN SPACE WILL MEET THE REQUIREMENTS OF SEMINOLE COUNTY LDC
8. THE SITE IS LOCATED IN "X" ZONE.
9. A MANDATORY HOA SHALL BE CREATED TO PROVIDE FOR MANAGEMENT OF ALL COMMON AREAS AND FACILITIES
10. THREE (3) FT WIDE SIDE YARD DRAINAGE ESMTS ARE HEREBY REQUIRED ON ALL LOTS: POOL EQUIP WATER SOFTENERS AND SIMILAR FACILITES SHALL NOT BE PERMITTED WITHIN THREE (3) FT OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN THREE (3) FT OF THE SIDE PROPERTY LINE UNLESS ELEVATED AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE ESMT.
11. DRIVEWAY LOT LINES WILL NOT HAVE A DRAINAGE ESMT

| BUFFER CALCULATIONS IN TABLE FORM | | PLANT UNIT |
|---|---|---|
| EAST LOT 7 | 100 LF/100 X 0.95 = 0.95 | PLANT UNIT E = 2 CANOPY AND 4 SHRUBS<br>2 CANOPIES, 4 SHRUBS |
| NORTH LOTS 7/8 | 100 LF/100 X 0.95 = 0.95 | PLANT UNIT E = 2 CANOPY AND 4 SHRUBS<br>2 CANOPIES, 4 SHRUBS |
| WEST LOT 8 | 100 LF/100 X 0.95 = 0.95 | PLANT UNIT E = 2 CANOPY AND 4 SHRUBS<br>2 CANOPIES, 4 SHRUBS |
| ALONG 419 | 390 LF/100 X 2.25 = 8.7 | PLANT UNIT E = 3 UNDERSTORY & 140 SH SHRUBS<br>44 UNDERSTORY, 140 SHRUBS |

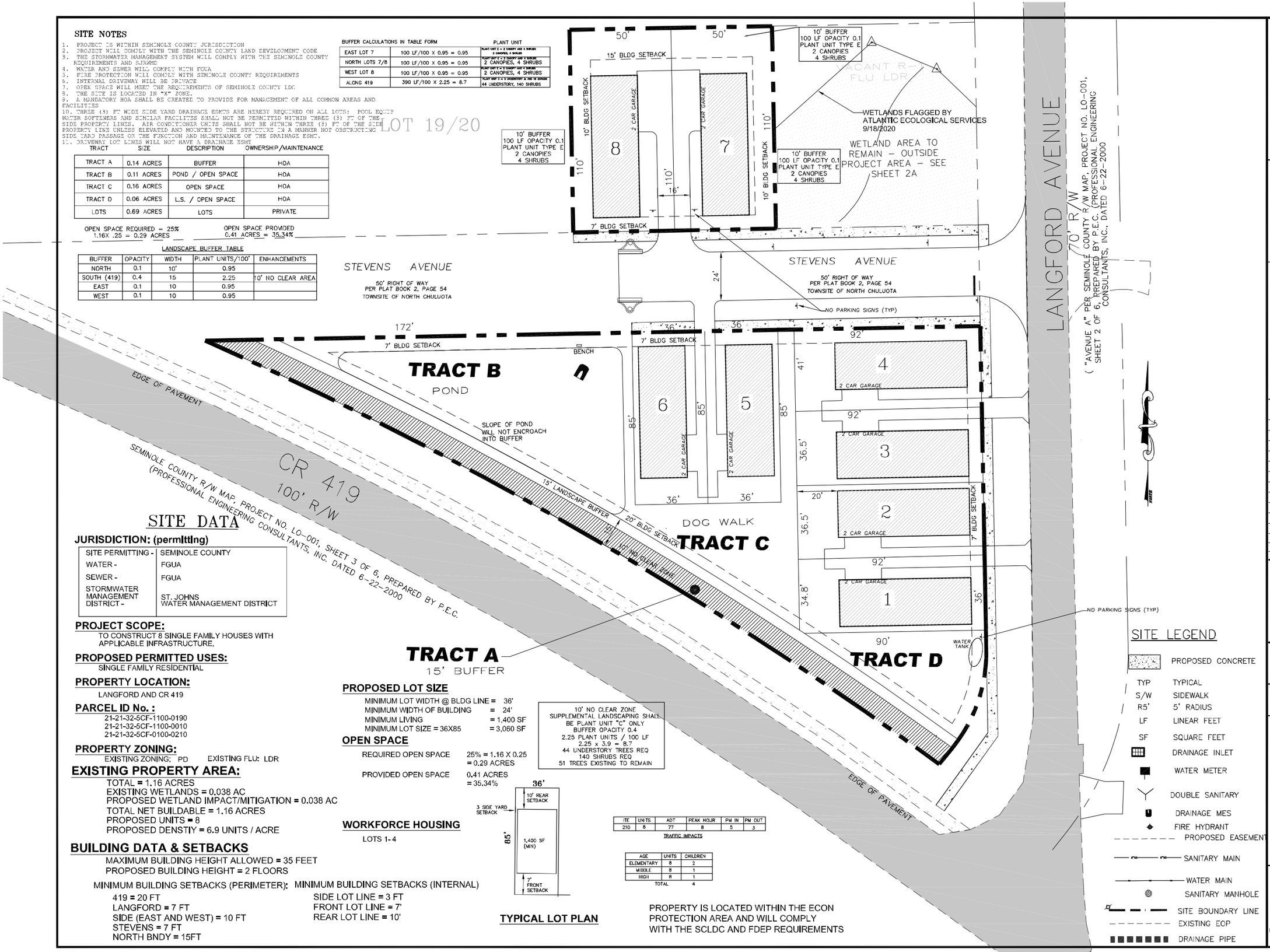
| TRACT | SIZE | DESCRIPTION | OWNERSHIP/MAINTENANCE |
|---|---|---|---|
| TRACT A | 0.14 ACRES | BUFFER | HOA |
| TRACT B | 0.11 ACRES | POND / OPEN SPACE | HOA |
| TRACT C | 0.16 ACRES | OPEN SPACE | HOA |
| TRACT D | 0.06 ACRES | L.S. / OPEN SPACE | HOA |
| LOTS | 0.69 ACRES | LOTS | PRIVATE |

OPEN SPACE REQUIRED = 25%
1.16X .25 = 0.29 ACRES

OPEN SPACE PROVIDED
0.41 ACRES = 35.34%

LANDSCAPE BUFFER TABLE

| BUFFER | OPACITY | WIDTH | PLANT UNITS/100' | ENHANCEMENTS |
|---|---|---|---|---|
| NORTH | 0.1 | 10' | 0.95 | |
| SOUTH (419) | 0.4 | 15 | 2.25 | 10' NO CLEAR AREA |
| EAST | 0.1 | 10 | 0.95 | |
| WEST | 0.1 | 10 | 0.95 | |




## SITE DATA

**JURISDICTION: (permitting)**

| | |
|---|---|
| SITE PERMITTING - | SEMINOLE COUNTY |
| WATER - | FGUA |
| SEWER - | FGUA |
| STORMWATER MANAGEMENT DISTRICT - | ST. JOHNS WATER MANAGEMENT DISTRICT |

**PROJECT SCOPE:**
TO CONSTRUCT 8 SINGLE FAMILY HOUSES WITH APPLICABLE INFRASTRUCTURE.

**PROPOSED PERMITTED USES:**
SINGLE FAMILY RESIDENTIAL

**PROPERTY LOCATION:**
LANGFORD AND CR 419

**PARCEL ID No. :**
21-21-32-5CF-1100-0190
21-21-32-5CF-1100-0010
21-21-32-5CF-0100-0210

**PROPERTY ZONING:**
EXISTING ZONING: PD EXISTING FLU: LDR

**EXISTING PROPERTY AREA:**
TOTAL = 1.16 ACRES
EXISTING WETLANDS = 0.038 AC
PROPOSED WETLAND IMPACT/MITIGATION = 0.038 AC
TOTAL NET BUILDABLE = 1.16 ACRES
PROPOSED UNITS = 8
PROPOSED DENSTIY = 6.9 UNITS / ACRE

**BUILDING DATA & SETBACKS**
MAXIMUM BUILDING HEIGHT ALLOWED = 35 FEET
PROPOSED BUILDING HEIGHT = 2 FLOORS

MINIMUM BUILDING SETBACKS (PERIMETER):
419 = 20 FT
LANGFORD = 7 FT
SIDE (EAST AND WEST) = 10 FT
STEVENS = 7 FT
NORTH BNDY = 15FT

MINIMUM BUILDING SETBACKS (INTERNAL)
SIDE LOT LINE = 3 FT
FRONT LOT LINE = 7'
REAR LOT LINE = 10'

**PROPOSED LOT SIZE**
MINIMUM LOT WIDTH @ BLDG LINE = 36'
MINIMUM WIDTH OF BUILDING = 24'
MINIMUM LIVING = 1,400 SF
MINIMUM LOT SIZE = 36X85 = 3,060 SF

**OPEN SPACE**
REQUIRED OPEN SPACE 25% = 1.16 X 0.25 = 0.29 ACRES
PROVIDED OPEN SPACE 0.41 ACRES = 35.34%

10' NO CLEAR ZONE
SUPPLEMENTAL LANDSCAPING SHALL BE PLANT UNIT "C" ONLY
BUFFER OPACITY 0.4
2.25 PLANT UNITS / 100 LF
2.25 x 3.9 = 8.7
44 UNDERSTORY TREES REQ
140 SHRUBS REQ
51 TREES EXISTING TO REMAIN

**WORKFORCE HOUSING**
LOTS 1-4




**TYPICAL LOT PLAN**

| ITE | UNITS | ADT | PEAK HOUR | PM IN | PM OUT |
|---|---|---|---|---|---|
| 210 | 8 | 77 | 8 | 5 | 3 |

TRAFFIC IMPACTS

| AGE | UNITS | CHILDREN |
|---|---|---|
| ELEMENTARY | 8 | 2 |
| MIDDLE | 8 | 1 |
| HIGH | 8 | 1 |
| TOTAL | | 4 |

PROPERTY IS LOCATED WITHIN THE ECON PROTECTION AREA AND WILL COMPLY WITH THE SCLDC AND FDEP REQUIREMENTS

## SITE LEGEND

| | |
|---|---|
| | PROPOSED CONCRETE |
| TYP | TYPICAL |
| S/W | SIDEWALK |
| R5' | 5' RADIUS |
| LF | LINEAR FEET |
| SF | SQUARE FEET |
| | DRAINAGE INLET |
| | WATER METER |
| | DOUBLE SANITARY |
| | DRAINAGE MES |
| | FIRE HYDRANT |
| | PROPOSED EASEMENT |
| | SANITARY MAIN |
| | WATER MAIN |
| | SANITARY MANHOLE |
| | SITE BOUNDARY LINE |
| | EXISTING EOP |
| | DRAINAGE PIPE |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SEMINOLE COUNTY

REVISIONS

| | Description | Date | By |
|---|---|---|---|
| 1 | county comments | 10/5/22 | KF |

SITE PLAN

Date: FEBRUARY 2020

Scale: 20 SCALE

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