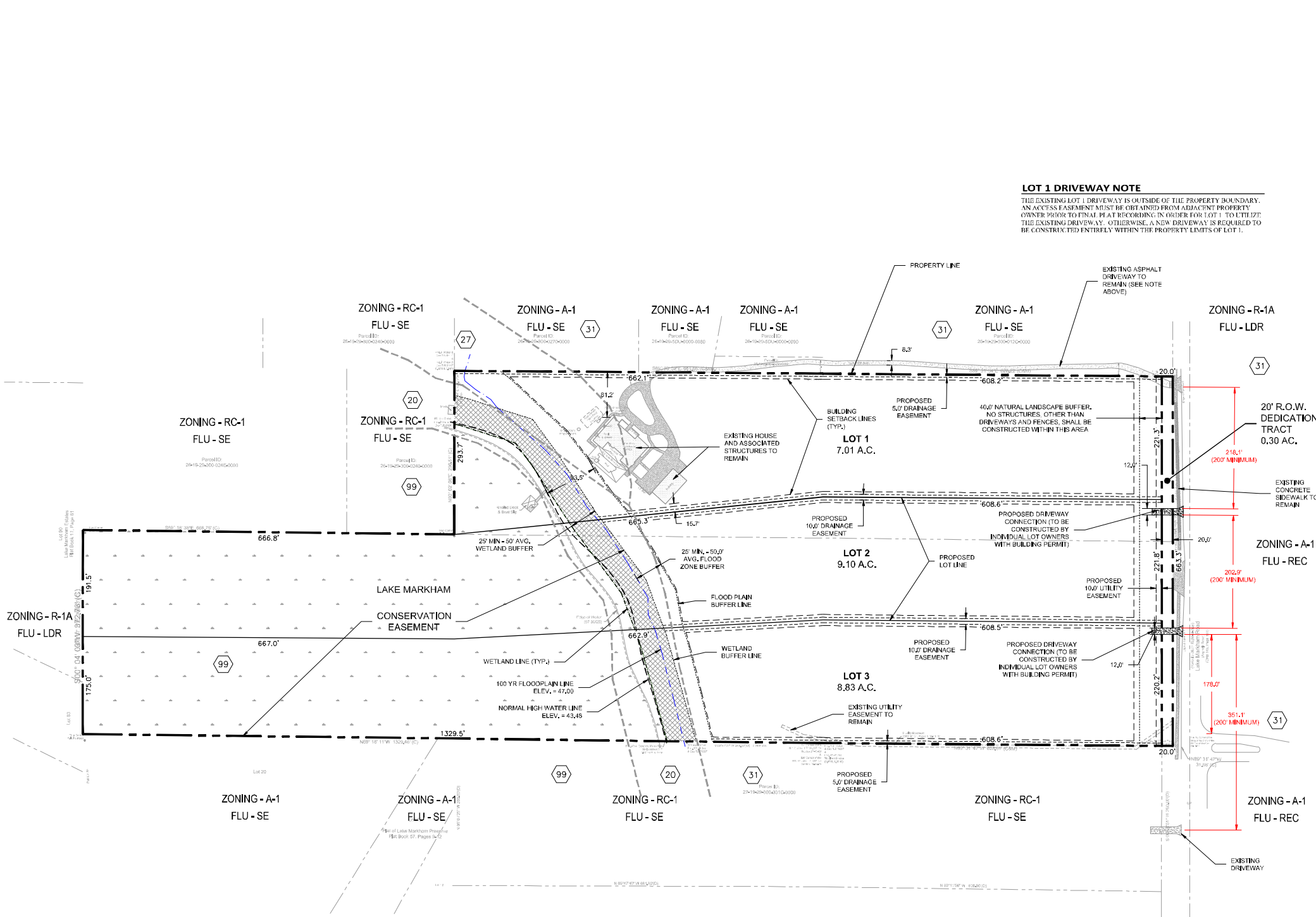


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#### LOT 1 DRIVEWAY NOTE

THE EXISTING LOT 1 DRIVEWAY IS OUTSIDE OF THE PROPERTY BOUNDARY. AN ACCESS EASEMENT MUST BE OBTAINED FROM ADJACENT PROPERTY OWNER PRIOR TO FINAL PLAT RECORDING IN ORDER FOR LOT 1 TO UTILIZE THE EXISTING DRIVEWAY. OTHERWISE, A NEW DRIVEWAY IS REQUIRED TO BE CONSTRUCTED ENTIRELY WITHIN THE PROPERTY LIMITS OF LOT 1.

#### OVERALL SITE DATA AND NOTES

1. PARCEL IDS: 26-19-29-306-0150-0000, 27-19-29-306-0284-0000, 26-19-29-306-0170-0000
2. GROSS SITE AREA = 25.24 AC.
3. WETLAND AREA = 8.99 AC.
4. UPLAND FLOODPLAIN AREA = 0.71 AC.
5. EXISTING FUTURE LAND USE - SE
6. EXISTING ZONING - A-1
7. EXISTING USE = SINGLE FAMILY RESIDENTIAL
8. PROPOSED USE - SINGLE FAMILY RESIDENTIAL
9. MAXIMUM ALLOWED DENSITY = 1 DU/AC
10. PROPOSED DWELLING UNITS = 3 DU
11. PROPOSED GROSS DENSITY = 3 UNITS/25.24 AC = 0.12 DU/AC
12. BUILDING SETBACKS:
  - FRONT = 50 FT
  - SIDE = 10 FT
  - SIDE SETBACK = 50 FT
  - REAR = 30 FT
13. REQUIRED LANDSCAPE BUFFERS:
  - NORTH = N/A
  - SOUTH = N/A
  - EAST = N/A
  - WEST = N/A
14. \* A 40' WIDE NATURAL LANDSCAPE BUFFER IS REQUIRED ALONG LAKE MARKHAM RD.
15. MINIMUM LOT AREA = 43,560 SF (1.0 AC.)
16. MAXIMUM ALLOWED BUILDING HEIGHT = 35 FT
17. PER THE FIRM PANEL NO. 1211700645F, DATED SEPT. 28, 2007, THE SITE IS DESIGNATED FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ZONED AL AREA WITHIN FLOOD PLAIN WITH BASE FLOOD ELEVATION OF 47.8 FT (NAVD 88).
18. THE STORMWATER MANAGEMENT SYSTEM FOR THE PROJECT SHALL COMPLY WITH ALL SEMINOLE COUNTY AND SRWMD REQUIREMENTS.
19. POTABLE WATER AND RECLAIMED WATER SERVICE TO BE PROVIDED BY THE SEMINOLE COUNTY.
20. SANITARY SEWER TO BE VIA SEPTIC. SEPARATE PERMITS REQUIRED.
21. PROPOSED UTILITIES SHALL BE PUBLICLY OWNED AND MAINTAINED. UTILITIES SHALL BE DESIGNED TO MEET ALL SEMINOLE COUNTY STANDARDS. PROPOSED UTILITY LOCATIONS ARE SUBJECT TO CHANGE DURING THE FINAL SITE PLAN PROCESS.
22. VEHICULAR ACCESS GATHS ARE NOT PROPOSED.
23. 5' DRAINAGE EASEMENT ARE REQUIRED ON ALL SIDE PROPERTY LINES. NO AC PADS, POOL EQUIPMENT, ETC. IS ALLOWED IN THE EASEMENT.
24. THE PROPERTY IS LOCATED 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 (2015-35).
25. THE PROPERTY IS LOCATED IN THE LAKE MARKHAM SCENIC ROADWAY CORRIDOR AND MUST COMPLY WITH CODE PROVISIONS OF SCDIC SECTION 30.10.6.

#### NET BUILDABLE ACREAGE AND DENSITY

NET BUILDABLE AREA = GROSS AREA - WETLANDS - TRANSMISSION EASEMENTS - 100 YR FLOODPLAIN - R.O.W.  
GROSS AREA (25.24 AC.) - WETLANDS (8.99 AC.) - EASEMENTS (0.00 AC.) - 100 YR (0.71 AC.) - R.O.W. (0.30) = 15.24 AC.  
NET DENSITY = 3 UNITS/15.24 AC. = 0.20 DU/AC.

#### NET BUILDABLE ACREAGE (BY LOT)

|                   | GROSS (AC.) | WETLANDS (AC.) | TRANSMISSION EASEMENTS (AC.) | FLOODPLAIN (AC.) | R.O.W. (AC.) | NET BUILDABLE (AC.) |
|-------------------|-------------|----------------|------------------------------|------------------|--------------|---------------------|
| LOT 1             | 7.01        | 0.62           | 0.00                         | 0.35             | 0.00         | 6.04                |
| LOT 2             | 9.10        | 4.12           | 0.00                         | 0.21             | 0.00         | 4.77                |
| LOT 3             | 8.83        | 4.26           | 0.00                         | 0.15             | 0.00         | 4.42                |
| R.O.W. DEDICATION | 0.30        | 0.00           | 0.00                         | 0.00             | 0.00         | 0.30                |

#### TRIP GENERATION TABLE<sup>1</sup>

| ITE CODE & DESCRIPTION               | RATE <sup>1</sup> | UNITS | TRIPS |
|--------------------------------------|-------------------|-------|-------|
| 210 - SINGLE FAMILY DETACHED HOUSING | AM PEAK HOUR      | 0.75  | 3     |
|                                      | PM PEAK HOUR      | 0.99  | 3     |
|                                      | AVERAGE DAILY     | 9.43  | 28    |

<sup>1</sup> TRIP RATES REFERENCED FROM THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL, 11TH EDITION.

#### SOIL DATA

| NRCS SOIL SURVEY LINE |                                                      |                  |
|-----------------------|------------------------------------------------------|------------------|
| SOIL NUMBER           | SOIL NAME                                            | DIVISIONAL GROUP |
| 20                    | MYAKKA AND FAIRGALLIE FINE SANDS                     | A/D              |
| 27                    | POMELLO FINE SANDS, 0 TO 5 PERCENT SLOPES            | A                |
| 31                    | TAVARES-MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES | A                |
| 99                    | WATER                                                | -                |



Faber Engineering, Inc.

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(407) 595-1566

SEAL:



Digitally signed by  
Thomas R. Faber  
Date: 2026.05.29  
08:31:52-0400'

THOMAS FABER, P.E. #67427  
REGISTERED PROFESSIONAL ENGINEER  
FLORIDA ENGINEERING BOARD

## PRELIMINARY SUBDIVISION PLAN SKYWATER SEMINOLE COUNTY, FL

PROJECT PHASE:  
PRELIMINARY  
SUBDIVISION PLAN

APPLICANT:  
  
GILBERT MILLER  
760 LAKE MARKHAM RD  
SANFORD, FL 32771

| REV # | DATE     | REVISION                    |
|-------|----------|-----------------------------|
| 1     | 05/06/26 | REVISED PER COUNTY COMMENTS |
| 2     | 05/13/26 | REVISED PER QC              |
| 3     |          |                             |
| 4     |          |                             |
| 5     |          |                             |
| 6     |          |                             |
| 7     |          |                             |
| 8     |          |                             |
| 9     |          |                             |
| 10    |          |                             |
| 11    |          |                             |

JOB #: 26009  
DATE: 03/26/26  
DESIGNED BY: TRF  
APPROVED BY: TRF

C3.0