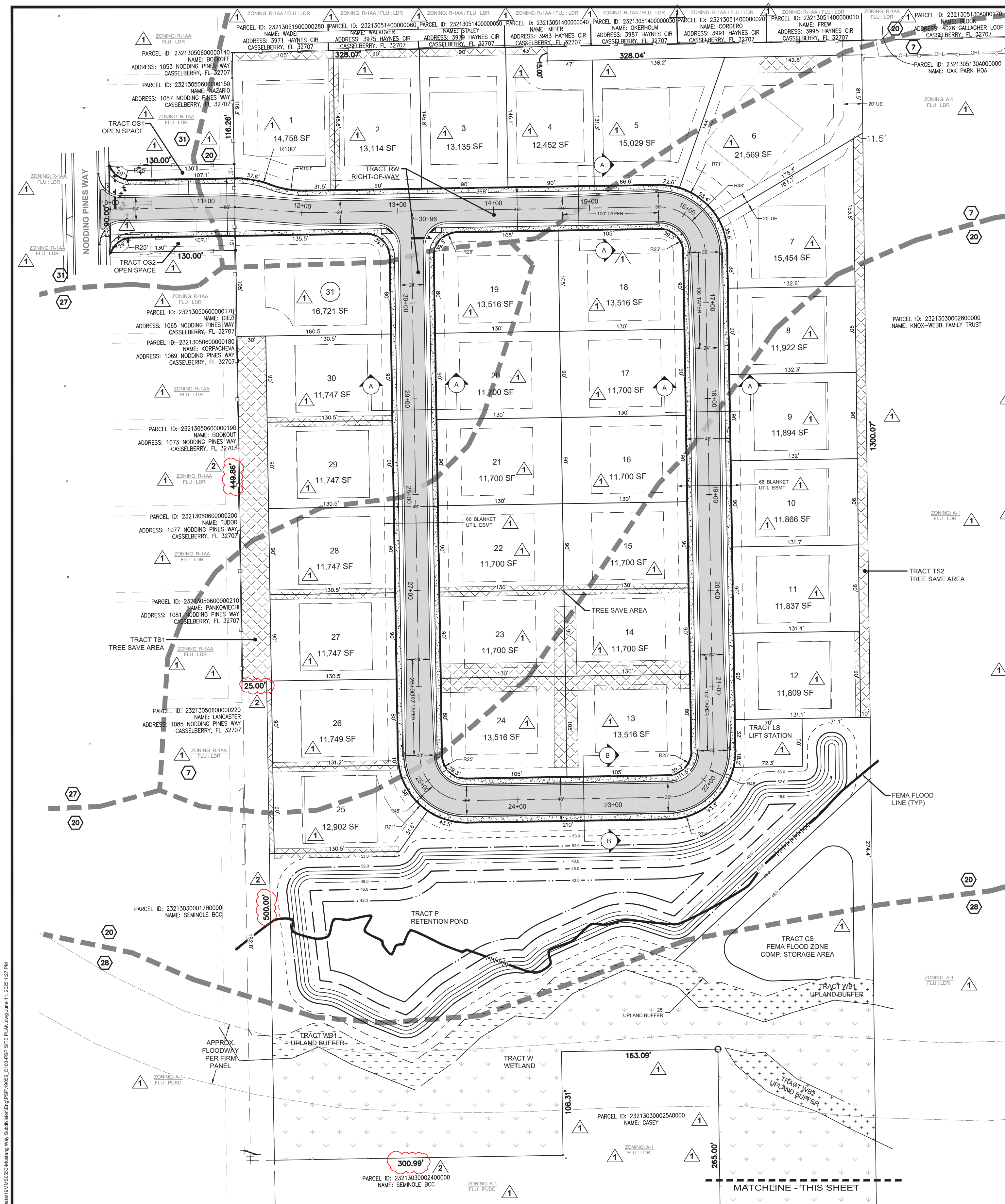
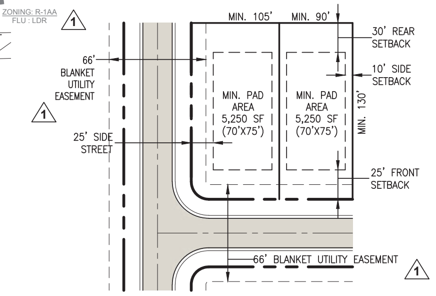




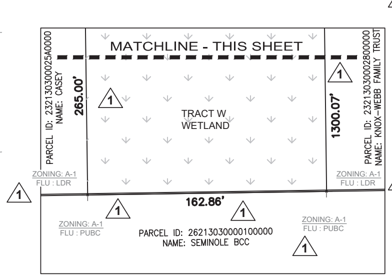
TYPICAL 90' LOT AND CORNER LOT DIAGRAM
NOT TO SCALE

TRACT / LAND USE TABLE

TRACT NAME	USE	OWNERSHIP / MAINT.	ACRE (%)
RW	RIGHT OF WAY	HOA / HOA	2.24 (12.86%)
OS1	OPEN SPACE	HOA / HOA	0.04 (0.23%)
OS2	OPEN SPACE	HOA / HOA	0.04 (0.23%)
TS1	TREE SAVE	HOA / HOA	0.27 (1.55%)
TS2	TREE SAVE	HOA / HOA	0.14 (0.80%)
P	RETENTION POND/ OPEN SPACE	HOA / HOA	2.28 (13.09%)
W	WETLANDS	HOA / HOA	2.05 (11.77%)
WB1	UPLAND BUFFER	HOA / HOA	0.40 (2.30%)
WB2	UPLAND BUFFER	HOA / HOA	0.09 (0.52%)
LS	LIFT STATION	SEMINOLE COUNTY	0.08 (0.46%)
CS	COMPENSATING STORAGE/ OPEN SPACE	HOA / HOA	0.56 (3.21%)
SINGLE FAMILY LOTS:			9.23 (52.99%)
TOTAL PROJECT AREA:			17.42 (100.0%)

FIRE NOTES:

1. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4).
2. A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCY IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS.
3. 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, 16.5.3.1).
4. 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).
5. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
6. 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 21/2 IN. NFPA 1, 18.5.7.
7. HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.
8. ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS SHALL PROVIDE FIRE DEPARTMENT ACCESS THROUGH AN APPROVED SOS AND SEMINOLE COUNTY KNOX KEY SWITCH. NFPA 1, 18.2.2.2.
9. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000 FT2 (464.5 M2) SHALL BE 1000 GPM (3785 L/MIN) FOR 1 HOUR.



SOILS LEGEND

SOILS LINE

SOIL NUMBER	SOIL NAME	HYDROLOGIC GROUP
7	ASTATULA-APOPKA FINE SANDS, 5 TO 8 PERCENT SLOPES	A
20	MYAKKA-EAUGALLIE FINE SANDS	A/D
27	PINEDA-PINEDA, WET FINE SAND, 0 TO 2 PERCENT SLOPES	A
28	ST. JOHNS AND EAUGALLIE FINE SANDS	A/D
31	ST. JOHNS AND EAUGALLIE FINE SANDS	A

SOURCE: USDA SOIL CONSERVATION SERVICE (SCS) & SEMINOLE COUNTY SOIL SURVEY REPORT

N / S / E / W

SCALE: 1"=60'

SITE DATA:

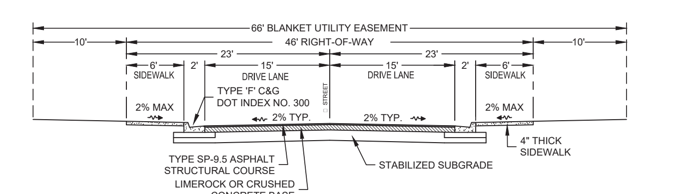
1. TOTAL PROJECT AREA: 17.42 AC
2. PARCEL ID'S:
   23-21-30-300-0210-0000, 23-21-30-300-022A-0000, 23-21-30-300-0220-0000, 23-21-30-300-0230-0000, 23-21-30-300-0250-0000, 23-21-30-300-0270-0000, 23-21-30-506-0000-0160
3. RESIDENTIAL USE MAXIMUM NUMBER OF LOTS: 31 LOTS
4. RESIDENTIAL USE LOT SIZE: 90' x 130' MINIMUM
   LOT WIDTH AT BLDG. LINE: 90'
5. RESIDENTIAL USE MINIMUM HOUSE SIZE: 1,300 S.F.
6. RESIDENTIAL USE MAX BUILDING HEIGHT: 35' (2 STORIES)
7. RESIDENTIAL USE LOT SETBACKS:
   FRONT- 25'
   REAR- 30'
   SIDE- 10'
   SIDE STREET- 25'
8. WATER AND SEWER, SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
9. ALL UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
10. THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD (FDEP) REQUIREMENTS.
11. FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODE AND REGULATIONS.
    FIRE FLOW WILL CONFORM TO THE STANDARDS OF THE NFPA 1, CHAPTER 18.3
    FIRE FLOW REQUIREMENTS SHALL BE MINIMUM 1250 GPM PER CITY DESIGN STANDARDS, 23.2.2.
12. ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY. SEMINOLE COUNTY DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
13. PROJECT SIGNAGE WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
14. LANDSCAPE BUFFERS ARE NOT REQUIRED.
15. PROJECT TO BE CONSTRUCTED IN ONE PHASE.
16. FIVE (5) FOOT WIDE SIDE YARD DRAINAGE EASEMENTS ARE HEREBY REQUIRED ON ALL LOTS: POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN (3) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED 12 INCHES MINIMUM AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
17. ZONING: R-1AA
18. FUTURE LAND USE: LDR
19. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 12117C0170F HAVING A REVISION DATE OF SEPTEMBER 28, 2007, THE PROPERTY SHOWN HEREON LIES IN AN AREA DETERMINED TO BE A "REGULATORY FLOOD WAY", SHADED ZONE "A", AN AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH A 52 FOOT BASE FLOOD ELEVATION, SHADED ZONE "X", AN AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LAND USE DATA:

1. AREA: 17.42 AC.
2. OPEN SPACE:
   REQUIRED OPEN SPACE: 0 ACRES
   PROPOSED OPEN SPACE: TRACTS OS1 + OS2 + P + TS1 + TS2 + CS
   0.04 AC + 0.04 AC + 2.28 AC + 0.27 AC + 0.14 AC + 0.56 AC = 3.33 AC (19.12%)
3. DENSITY:
   ESTIMATED NET DENSITY = PROPERTY AREA - ROW - WETLANDS - BUFFERS
   (17.42 AC - 2.24 AC - 2.54 AC) = 12.64 AC.
   = 31 LOTS / 12.64 = 2.45 DU/AC

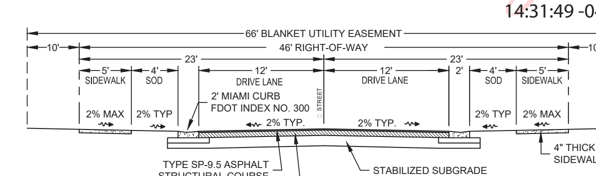
TRAFFIC IMPACTS								
ITU CODE	LAND USE	# UNITS	DAILY		PM PEAK HOUR			
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT
210	SINGLE FAMILY RESIDENTIAL	31	9.53	296	0.97	31	21	10

PER ITE TRIP GENERATION MANUAL, 10TH EDITION



SECTION B-B
46' RIGHT OF WAY (WIDENED)
NTS

BUFFER TABLE REMOVED



SECTION A-A
TYPICAL 46' RIGHT OF WAY
NTS

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

PRELIMINARY SITE PLAN FOR NODDIING PINES

SEMINOLE COUNTY FLORIDA

BEAZER HOMES
151 SOUTHHALL LANE, SUITE 200
MAITLAND, FL 32751
(407) 488-4905

#	DATE	REVISIONS
1	5/5/25	PER SEMINOLE COUNTY
2	6/4/25	REVISED PER COUNTY COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		
11		

DAVID ASHLEY STOKES LICENSE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by David Ashley Stokes, P.E. using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by David A Stokes
Date: 2025.06.11 14:31:49 -04'00'

NOT FOR CONSTRUCTION

ENGINEER OF RECORD

JOB # 19055
DATE: 01/31/2025
DATUM: NAVD 88
DESIGNED BY: DAS
DRAWN BY: DAS
APPROVED BY: DAS

C100

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