



H & H SURVEY CONSULTANTS, LLC
LB 7821
131 W BROADWAY ST, SUITE 1001
OVIDO, FL 32765
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FAUN HOFFMEIER, PSM (LS 6552)
DUSTIN HOLLOWAY, PSM (LS 6676)

REV	DATE	COMMENTS

Ryders Reserve
Preliminary Subdivision Plan

15-20-32-300-0270-0000

Seminole County, Florida, 32732

OWNERS NAME: SHANE T. & MICHELLE D. RYDER

NOTES:
ACCESS TO LAKE GENEVA ROAD (PUBLIC R/W TO THE SOUTH) IS PROVIDED BY COFFEE TRAIL THROUGH AN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6524, PAGE 623, AND THE FINAL JUDGEMENT ESTABLISHING PERPETUAL EASEMENT OF NECESSITY, RECORDED IN OFFICIAL RECORDS BOOK 8761, PAGE 310, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
COFFEE TRAIL WILL BE IMPROVED TO A 16' STABILIZED AND 20' UNOBSTRUCTED ROAD UNLESS OTHERWISE OBSTRUCTED.

REQUIRED AT FINAL INSPEERING.

1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFA 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 16.2.3.3 Multiple Access Roads.
3. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials accumulated. This applies to both commercial and residential developments. (NFA 1, 16.4.3.1).
4. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFA 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 fire hydrant shall be located within 150 feet 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, 15.5.7.
7. Hydrant shall be equipped with a flow meter and flow reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10.

SITE TABLE		
ZONING	ZONED	AS SHOWN
FUTURE LAND USE	- R5	
TOTAL LOTS	- 4	
MIN LOT SIZE	- 5.0 AC	5.07 AC
BUILDING SETBACKS	- FRONT 50.0'	
	- SIDE 10.0'	
	- REAR 30.0'	
MAX BUILDING HEIGHT	- 35.0'	
NET BUILDABLE CALC	- TOTAL LOT AREA: 1,009,549 SF,	2317 AC
	- LOT 1: 220,358 SF,	5.06 AC
	- LOT 2: 220,947 SF,	5.07 AC
	- LOT 3: 335,113 SF,	7.69 AC
	- LOT 4: 233,131 SF,	5.35 AC
	- TOTAL: 1,009,549 SF,	2317 AC
4 LOTS/2317 AC = 0.17 DU/NET BUILDABLE ACRE.		
FLOOD ZONE	- X, MAP # 12117C0205F DATED 9/28/2007	
PROPERTY LOCATION	- 675 COFFEE TRAIL, GENEVA, FL 32732	
PARCEL ID #	- 15-20-32-300-0270-0000	
THE ROADS WITHIN THE DEVELOPMENT WILL BE PRIVATE.		

TRACT TABLE		
EASEMENT	OWNERSHIP	MAINTENANCE
20.00' INGRESS/EGRESS UTILITY ESM'T	OWNERS OF LOTS 1 & 4	OWNERS OF LOTS 1 & 4
50.00' DRAINAGE & UTILITY ESM'T	OWNERS OF LOTS 1, 2, 3 & 4	OWNERS OF LOTS 1, 2, 3 & 4
50.00' INGRESS EGRESS & UTILITY ESM'T	OWNERS OF LOTS 1, 2 & 3	OWNERS OF LOTS 1, 2 & 3
ALL EASEMENTS ARE FOR THE COLLECTIVE BENEFIT AND USE OF THE OWNERS OF LOTS 1, 2, 3 & 4.		

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 50-17 FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT PHYSICAL OR ELECTRONIC SURVEYOR SIGNATURE AND SEAL.

FAUN HOFFMEIER, PSM LS 6552
H&H SURVEY CONSULTANTS, LLC
LB 7821
SIGNING DATE: 07/22/2025