



H & H SURVEY CONSULTANTS, LLC  
LB 7821  
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FAUN HOFFMEIER, PSM (LS 6552)  
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REV	DATE	COMMENTS

Ryders Reserve  
Preliminary Subdivision Plan

15-20-32-300-0270-0000

Seminole County, Florida, 32732

OWNERS NAME: SHANE T. &amp; 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.

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 16.2.3.3 Multiple Access Roads.
3. A water supply for fire protection, either temporary or permanent, shall be readily available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 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. (NFPA 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 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.
7. A fire hydrant shall be marked with a blue reflector that is placed 6 in. roadway in accordance with NFPA 1, chapter 18.5.10.

PROJECT: 20-02-108 PLAT

H.C.S.: FL83-EF

V.C.S.: NAVD88

DRAWN BY: NBW

CHECKED BY: FMH

FIELD DATE: \_\_\_\_\_

PLOT DATE: 07/22/2025

SCALE: 1" = 100'

PAGE: 1 OF: 1

PRELIM  
PLAT

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 5J-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

