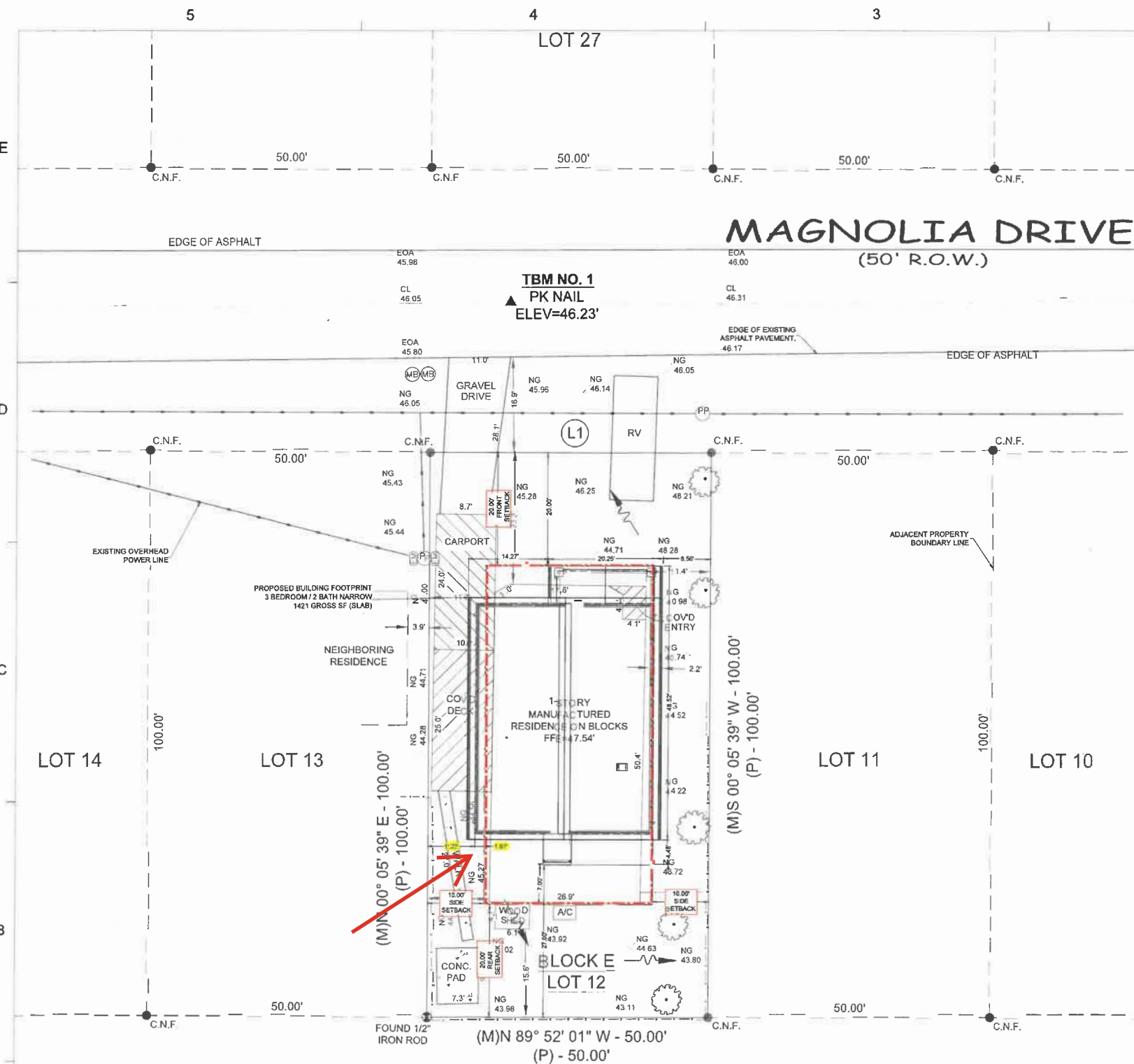
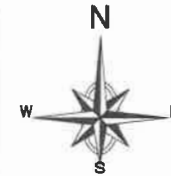
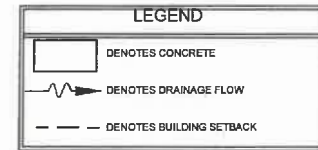


May 20, 2025 (15:44:27 CDT)
C:\MSWPL\DWG\PROJECTS\2025\20250519\13_HURRICANE IAN RECOVERY\ARCHITECT & ENGINEERING\DWG\13-20250519-024-RECONSTRUCT\DWG\13-20250519-024-RECONSTRUCT.DWG C2.1 PROPOSED BY: BREGONA



LINE TABLE		
(M)(P) #	BEARING	DISTANCE
(M) L1	N 89° 52' 01" E	50.00'
(P) L1	-	50.00'



LEGAL DESCRIPTION (FROM SURVEYOR):
LOT 12, BLOCK E, OF MOBILE MANOR SECOND SECTION, IN SEMINOLE
COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 11, PAGE 48, OF THE PUBLIC RECORDS OF SEMINOLE
COUNTY, FLORIDA.

PARCEL ID 03-21-29-505-0E00-0120

SITE DATA TABLE	
145 Magnolia Drive Altamonte, FL 32714	
DESCRIPTION	AREA
FLOOD ZONE	ZONE-X, TIER# 12117C0145F eff. 9/28/2007
PROJECT SITE	0.11 AC
BUILDING FOOTPRINT AREA	380/284 NARROW (SLAB)
Zoning / Land Use	
DESCRIPTION	ZONING
PROJECT SITE	SINGLE-FAMILY MOBILE HOME (RM-1)
NORTH OF PROJECT SITE	SINGLE-FAMILY MOBILE HOME (RM-1)
SOUTH OF PROJECT SITE	MULTIPLE-FAMILY (R-3)
EAST OF PROJECT SITE	SINGLE-FAMILY MOBILE HOME (RM-1)
WEST OF PROJECT SITE	SINGLE-FAMILY MOBILE HOME (RM-1)
REQUIRED SETBACKS	
DESCRIPTION	BUILDING
STREET FRONTAGE	20 FT
REAR LOT	20 FT
SIDE LOT	10 FT
SIDE LOT	10 FT

NOTES

- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ROAD CENTERLINE OR 8 INCHES ABOVE THE HIGHEST ADJACENT GRADE. CONTRACTOR SHALL VERIFY MUNICIPALITY REQUIREMENTS.
- ALL PROPOSED SITE GRADES ARE THE RESPONSIBILITY OF THE CONTRACTOR BASED ON PROPOSED FFE AND SHALL MEET MUNICIPALITY REQUIREMENTS. AT A MINIMUM, CONTRACTOR SHALL INSTALL NECESSARY FILL TO PROVIDE 3:1 SLOPE AWAY FROM THE PROPOSED BUILDING FFE.
- CONTRACTOR TO GRADE SITE TO PROVIDE POSITIVE DRAINAGE TO RIGHT OF WAY OR EXISTING STORMWATER FACILITIES, AND PREVENT DETRIMENTAL IMPACTS TO ADJACENT PROPERTIES.
- BUILDING TO BE LOCATED IN THE SAME GENERAL FOOTPRINT OF THE DEMOLISHED BUILDING. ANY RELOCATION DUE TO CONFLICTS MUST BE APPROVED BY THE CONSTRUCTION MANAGER.
- ZONING AND SETBACK REQUIREMENTS REGULATED BY SEMINOLE COUNTY LAND DEVELOPMENT CODE (SEE SITE DATA TABLE).

NOTE:
Contractor to evaluate existing septic tank location and conditions. If modifications or relocation of septic systems are required, contractor to provide modifications (location, size, depth, materials, etc) or new location if needed.

IMPERVIOUS SURFACE RATIO		
DESCRIPTION	SF	AC
EXISTING IMPERVIOUS AREA	895.8	0.02
IMPERVIOUS PROPOSED HOUSE PLAN	1618.0	0.04
TOTAL IMPERVIOUS AREA	2513.8	0.06
PARCEL AREA	4791.6	0.11
IMPERVIOUS SURFACE RATIO	0.52	0.52
IMPERVIOUS SURFACE RATIO %	52.46	52.46

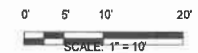
Dewberry
Dewberry Engineers Inc.
877 North County Hwy 393
Santa Rosa Beach, FL 32459
850.287.0759 Phone
850.557.0076 Fax
www.dewberry.com

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ALTAMONTE SPRINGS,
SEMINOLE COUNTY, FLORIDA
FL-HI22-451824



SEAL

SCALE



No.	Description	Date

REVISIONS

DRAWN BY	BS
APPROVED BY	BB
CHECKED BY	TN
DATE	MAY 23, 2025

TITLE

**PROPOSED
SITE AND
DRAINAGE
PLAN**

PROJECT NO. 50171913

C2.1

SHEET NO.