

- GENERAL NOTES
- PROJECT IS WITHIN THE JURISDICTION OF SEMINOLE COUNTY.
 - PROJECT WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
 - THE STORMWATER MANAGEMENT SYSTEM WILL COMPLY WITH THE SEMINOLE COUNTY LDC AND SJRWMD.
 - WATER AND SEWER SYSTEMS SHALL COMPLY WITH SEMINOLE COUNTY UTILITIES REQUIREMENTS.
 - FIRE PROTECTION WILL COMPLY WITH SEMINOLE COUNTY REQUIREMENTS.
 - ROADS INSIDE THE PROPERTY BOUNDARY WILL BE PRIVATE.
 - THE SITE IS LOCATED ENTIRELY WITHIN FEMA FLOOD ZONE "X".
 - A LEGAL INSTRUMENT WILL BE CREATED FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES.
 - THE SOILS ARE PRIMARILY ASTATULA-APOPKA FINE SANDS.
 - THERE ARE NO WETLANDS PRESENT ON THE SITE.
 - NO GRADING ON THIS DESIGN EXCEEDS A 4H:1V SLOPE.
 - BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY SHANNON SURVEYING DATED 8/18/2020.
 - SEE SURVEY FOR PROPERTY DIMENSIONS, ADJACENT ROADWAYS, AND EASEMENT INFORMATION.
 - ADDRESS NUMBERS SHALL BE INSTALLED IN ACCORDANCE WITH SCLDC SEC 90.5.
 - OAKHURST DRIVE CONNECTION CALLOUT DEMONSTRATES FIRE DEPARTMENT ENTRANCE AND EXIT LOCATION.

CHILDREN RATES		
SCHOOL AGE	UNITS	CHILDREN
ELEMENTARY	22	3
MIDDLE	22	2
HIGH	22	3
TOTAL		8

OPEN SPACE		
ITEM	QUANTITY	UNIT
TOTAL PROPERTY	9.42	ACRES
ROW DEDICATION	0.37	UNITS
NET PROPERTY	9.050	ACRES
OPEN SPACE REQUIRED	15%	
OPEN SPACE REQUIRED	1.36	ACRES
AMENITIZED POND AREA	0.84	ACRES
OPEN SPACE	1.03	ACRES
TOTAL OPEN SPACE	1.87	ACRES

SITE DATA

TOTAL AREA = 9.42 ACRES

WETLANDS = 0 ACRES

ROW DEDICATION = 0.37 AC

TOTAL DEVELOPABLE = 9.05 ACRES

PROPOSED DEVELOPMENT = SINGLE FAMILY RESIDENTIAL

PARCEL ID = 11-21-29-300-0040-0000

CURRENT ZONING = PLANNED DEVELOPMENT

CURRENT FLU = LDR

MINIMUM LOT SIZE = 70 X 115 FT (INTERNAL)

= 90 X 120 FT (LOTS ADJ TO NORTH AND SOUTH PERIMETER)

PROPOSED LOTS = 22 LOTS

PROPOSED DENSITY = 2.4 UNITS / ACRE

MINIMUM LOT AREA = 8,050 SF (INTERIOR)

= 10,800 SF (LOTS ADJ TO NORTH AND SOUTH PERIMETER)

LOT SIDE SETBACKS = 7.5 FT

LOT FRONT SETBACK = 20 FT

LOT REAR SETBACK = 20 FT

STREET SIDE SETBACK = 15 FT

MAX BLDG HEIGHT = 35 FT (2 STORIES)

BUFFER	OPACITY	WIDTH	PLANT UNITS/100'	ENHANCEMENTS
NORTH	0.1	10	0.95	ROW DEDICATION
SOUTH	0.1	10	0.95	N/A
EAST	0.1	10	0.95	N/A
WEST	0	0	N/A	N/A

TRACT	OWNED AND MAINTAINED BY	ACREAGE
TRACT A1 - LANDSCAPE BUFFER	HOA	0.23
TRACT A2 - LANDSCAPE BUFFER	HOA	0.14
TRACT B - RESIDENTIAL LOTS	RESIDENTS	5.53
TRACT C - OPEN SPACE	HOA	0.89
TRACT D - ROW DEDICATION	SEMINOLE COUNTY	0.37
TRACT E - STORM PONDS	HOA	0.64
TRACT F - LIFT STATION	SEMINOLE COUNTY	0.06
TRACT G - INTERNAL ROW	HOA	1.37
TRACT H - STORM POND	HOA	0.19

TRAFFIC IMPACTS					
ITE	UNITS	ADT	PEAK HR	PM IN	PM OUT
210	22	235	22	14	8

PARCEL TABLE

TRACT A-1				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L21	N4°43'30"W		19.89	
L22	S88°53'20"E	633.61		
L23	S1°02'27"W	866.72		
L24	S72°41'00"W	16.54		
L25	N1°02'22"E	368.87		
L26	N6°53'30"W	172.91		
L27	N6°53'30"W	163.37		
L28	N6°53'30"W	60.00		

TRACT A-2				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L49	S88°54'00"E	454.01		
L50	N1°02'20"E	171.77		
L48	S0°05'00"W	10.00		
L51	S88°52'00"W	10.99		
L52	N1°02'20"E	186.08		
L53	S88°50'00"E	463.85		

TRACT D				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L44	N6°05'00"W	25.00		
L45	S88°53'30"E	634.43		
L46	S1°02'27"W	25.00		
L47	N6°53'30"W	633.61		

TRACT C				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
C14	N34°36'18"E	74.33	86.16	
C15	N67°57'44"W	74.33	98.73	
L41	S0°05'00"W	121.06		
L34	N0°06'00"W	122.53		
L36	N0°49'50"W	473.43		
L38	S88°50'30"E	50.20		
L37	N0°19'50"W	50.20		
L36	S88°50'30"E	100.37		
L38	S0°05'00"W	144.78		
L40	S0°04'20"W	206.02		
L43	S0°05'00"W	10.00		
L42	N68°50'00"W	10.43		

TRACT G				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L54	S1°02'20"W	56.91		
L55	S68°32'30"W	12.99		
L56	N68°54'00"W	341.94		
C16	N62°56'00"W	74.00	17.99	
L57	N0°04'20"E	268.02		
L58	S68°52'12"E	220.15		
C21	N64°32'21"E	25.00	22.29	
C22	S2°04'48"W	53.00	261.01	
C23	N64°22'45"W	25.00	22.29	
L59	N68°50'10"W	220.15		
C24	S4°05'43"W	20.00	40.84	
L60	S2°04'20"W	206.02		
C25	S44°50'13"E	20.00	40.83	
L61	S68°54'00"E	341.94		
C26	N68°45'12"E	20.00	19.46	
L62	N68°25'30"E	19.16		
C27	N68°14'48"E	204.00	77.13	
L63	N1°02'41"E	13.54		
C18	S54°34'11"W	184.33	60.35	
C17	S68°45'01"W	74.00	52.52	
C19	S37°57'14"E	74.00	98.23	
C20	S34°33'16"W	74.00	86.18	

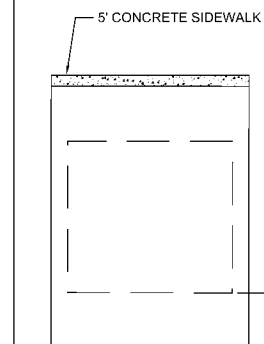
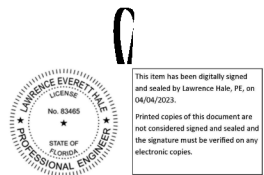
TRACT E				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L29	S0°03'00"E	326.63		
C30	S44°01'30"W	4.00	7.63	
L30	S68°10'10"W	53.00		
C9	N48°22'40"W	5.00	5.70	
L31	N0°04'20"E	268.02		
C13	N32°15'30"W	1.00	6.70	
L32	N0°05'00"E	84.52		
C12	N45°00'00"E	4.00	7.70	
L33	S0°05'00"E	126.64		
C13	S44°36'57"E	4.00	7.69	

TRACT F				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L17	N0°19'50"W	50.00		
L16	S68°52'30"E	50.00		
L15	S0°05'00"E	50.00		
L16	N68°50'00"W	50.00		

TRACT H				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L12	S33°16'30"E	52.92		
C4	S4°14'13"W	5.00	7.72	
L13	S41°43'30"W	75.88		
C5	S49°32'15"W	5.00	1.63	
L14	S68°10'42"W	32.17		
C6	N68°57'36"W	9.00	21.08	
L15	N0°05'00"E	42.80		
C7	N68°48'18"E	9.00	9.91	
L16	N67°27'30"E	66.68		
C1	S77°50'00"E	9.00	16.43	

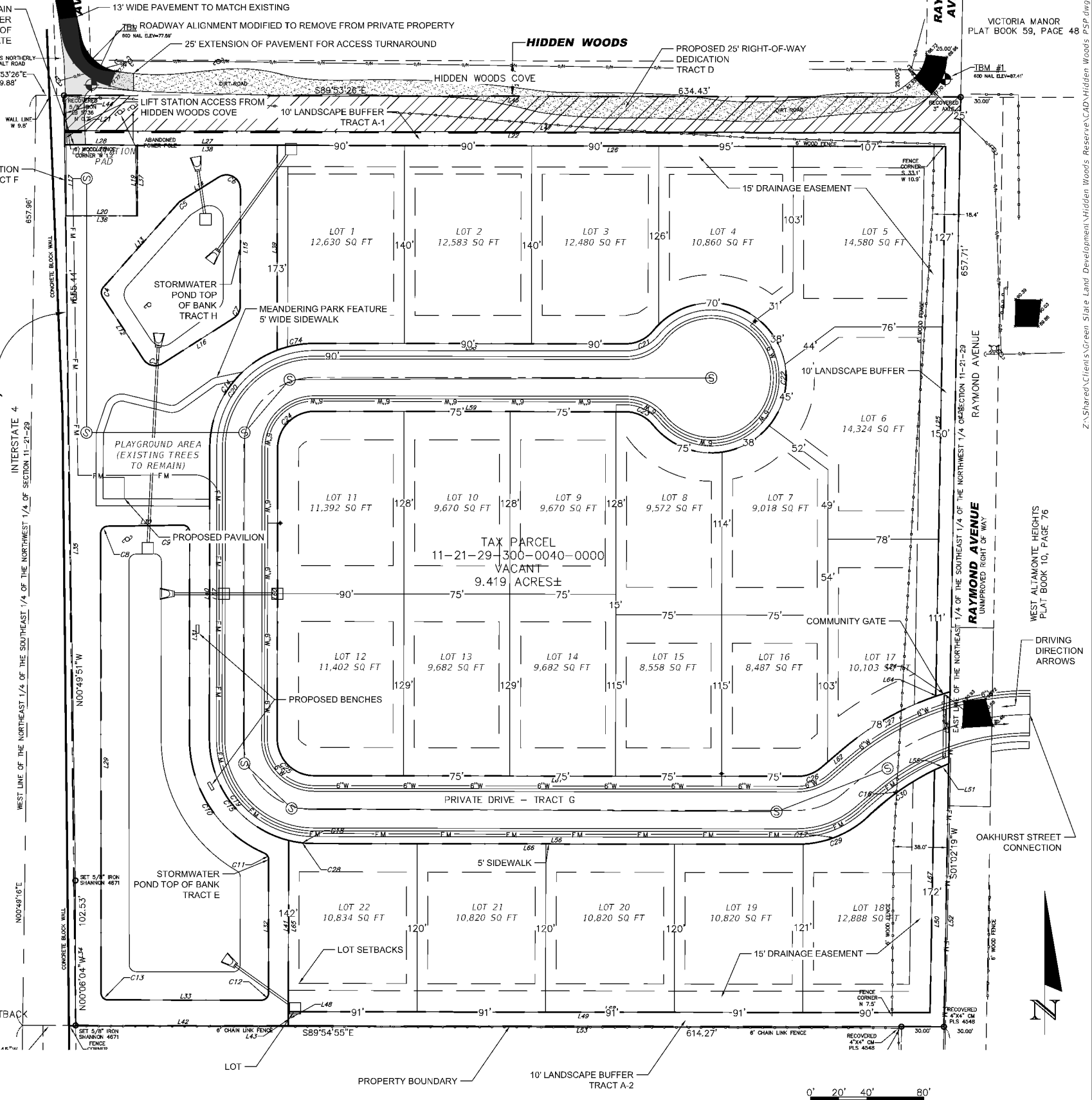
RESIDENTIAL LOTS TRACT				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
C28	S68°45'00"W	74.00	52.52	
C30	S54°34'11"W	184.33	60.35	
C28	N62°56'45"W	74.00	17.99	
L68	N68°54'00"W	341.94		
L67	S1°02'20"W	171.77		
L68	N68°54'00"W	454.01		
L66	S0°05'00"W	121.06		

TRACT F				
Parcel Line and Curve Table				
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	
L64	N72°41'30"E	0.00		
C27	N65°14'48"E	204.00	77.13	
L62	N48°25'00"E	19.16		
L63	N68°45'12"E	20.00	19.46	
L61	S68°51'00"E	311.93		
C28	S44°50'10"E	20.00	40.83	
L60	S0°04'20"W	206.02		
C24	S45°03'30"W	20.00	40.84	
L59	N68°50'10"W	220.15		
C23	N64°22'43"W	20.00	22.29	
C22	S2°04'48"W	53.00	261.01	
C21	N64°32'21"E	25.00	22.29	
L58	S68°52'12"E	220.15		
C24	N70°35'40"W	74.30	27.07	
L58	S68°50'10"W	44.79		
L56	N68°53'30"W	472.91		
L55	N1°02'20"E	359.87		



1 TYPICAL LOT PLAN
C1 NOT TO SCALE

- LEGEND
- SETBACKS AND EASEMENTS
 - LOT BOUNDARIES
 - PROPOSED CONTOURS
 - PROPERTY BOUNDARIES
 - SIDEWALKS
 - EDGE OF PAVEMENT



Lawrence Hale, Assoc. DBIA, P.E.
FL P.E. License Number 83465
Hale Innovation, LLC
111 S. Maitland Ave, Suite 120
Maitland, FL 32751

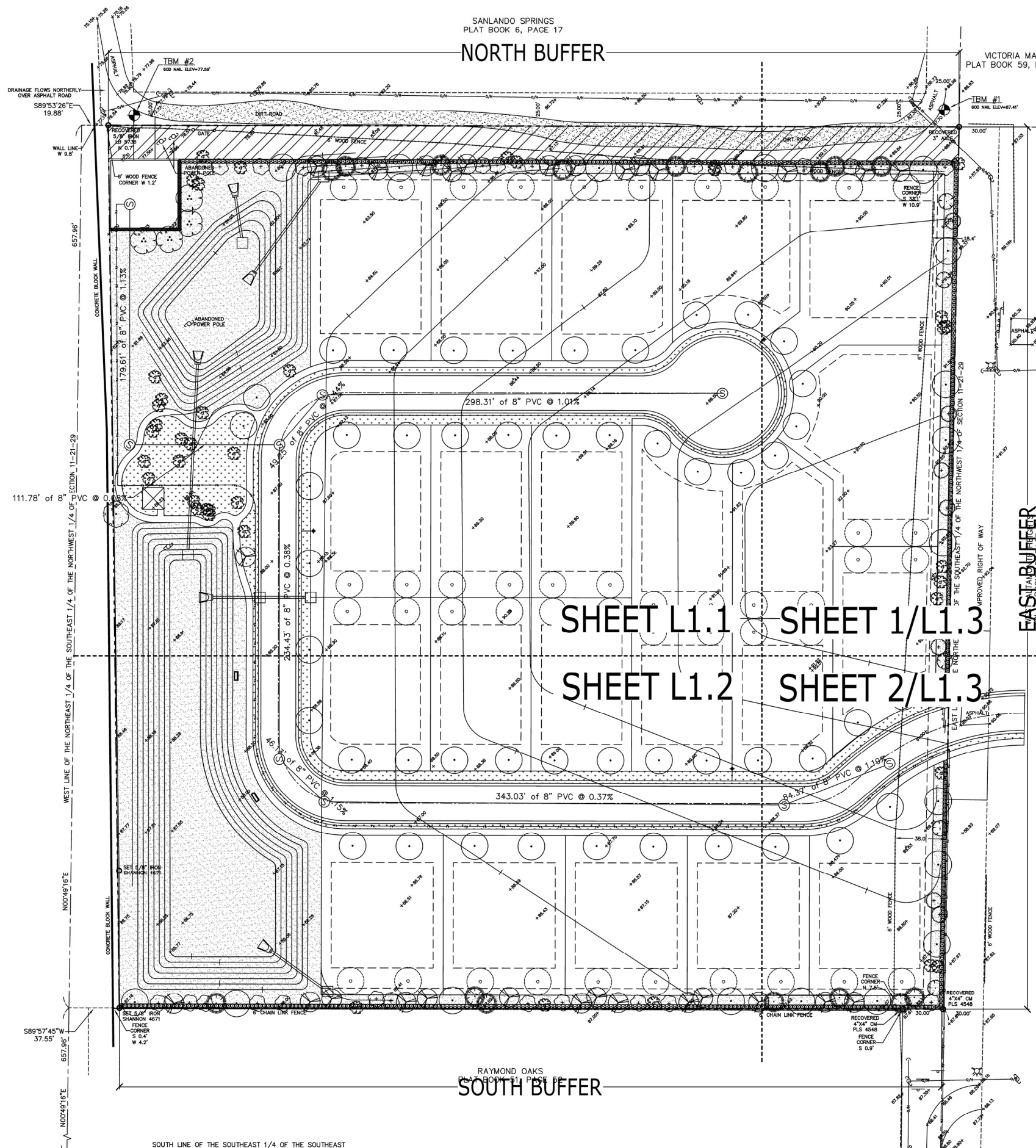


Parcel ID: 11212930000400000
Oakhurst Street, Altamonte Springs, FL
Seminole County Jurisdiction

Hidden Woods Reserve - Preliminary Subdivision Plan
Site Plan
04/04/2023

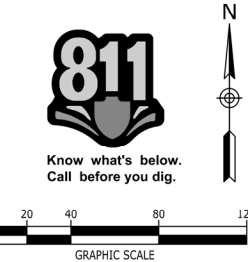
SHEET
NO.

C-2



Landscape Code Compliance & Buffering (Ch. 30/Part 67/Sec. 30.1282)					
	Length (LF)	Width	Requirements	Provided	Notes
North (Hidden Woods Cove)	635		10'	10' + 25' ROW Dedication	-Required Opacity: 0.1 -Plant Unit/100 LF: 0.95 -Plant Unit B (Basic)
		Canopy Tree	6	35 Trees Preserved Existing: 7 New: 27	
		Understory Tree	12	13	
		Shrub	103	197	
East (Approximately Raymond Ave & Oakhurst St)	658		10'	10'	-Required Opacity: 0.1 -Plant Unit/100 LF: 0.95 -Plant Unit B (Basic) -Note: All required trees in east buffer will be provided for.
		Canopy Tree	6	10 Trees Preserved Existing: 10	
		Understory Tree	13	13	
		Shrub	106	201	
West (Adj. I-4 & FL-400)	No Buffer Required		N/A	N/A	-Existing Conditions Meet Buffer Requirements
		Canopy Tree	N/A	N/A	
		Understory Tree	N/A	N/A	
		Shrub	N/A	N/A	
South	615		10'	10'	-Required Opacity: 0.1 -Plant Unit/100 LF: 0.95 -Plant Unit B (Basic)
		Canopy Tree	6	30 Trees Preserved Existing: 3 New: 27	
		Understory Tree	12	12	
		Shrub	99	204	

Digitally signed by
Siu J Wong
Date:
2022.10.14
11:14:31
-04'00'



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(615) 622-7200 | WWW.CATALYST-DG.COM

GREEN SLATE
LAND & DEVELOPMENT
2011 L1.05
ORLANDO, FL 32801
(407) 526-0206

FINAL DEVELOPMENT PLAN

HIDDEN WOODS

RAYMOND AVE, ALTAMONTE SPRINGS, FL 32701
SEMINOLE COUNTY

NO.	DATE	DESCRIPTION
1	10/14/2022	FDP SUBMITTAL COMMENTS
2	07/08/2022	FINAL DEVELOPMENT PLAN

DRAWING TITLE

LANDSCAPE PLAN OVERALL

PROJECT NUMBER
20210078

DRAWING NUMBER
L1.0