

- 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.

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	OPAQTY	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 POND	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

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

PARCEL TABLE

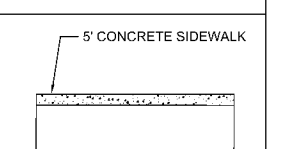
TRACT A-1				TRACT G				TRACT H			
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc
L21	N0°49'30"W		19.80	L54	S1°02'20"W		58.91	L12	S83°16'20"E		52.52
L22	S88°59'30"E		633.61	L55	S69°32'30"W		12.99	L13	S4°14'13"W		7.72
L23	S1°02'20"W		866.72	L56	N89°54'00"W		341.94	L14	S41°43'30"W		75.88
L24	S12°41'40"W		16.84	L57	N82°36'00"W		74.00	L15	S49°52'15"W		3.90
L25	N10°22'20"E		388.87	L58	N6°04'20"E		208.02	L16	S88°10'12"W		32.77
L26	N89°53'30"W		172.91	L59	S89°50'10"E		220.15	L17	N89°57'30"W		9.90
L27	N89°53'30"W		163.37	L60	N64°22'42"W		25.00	L18	N0°10'00"E		82.80
L28	N89°53'30"W		86.80	L61	S10°04'40"W		53.00	L19	N88°48'18"E		9.90
				L62	N84°22'42"W		25.00	L20	N87°27'30"E		56.88
				L63	N89°50'10"W		220.15	L21	S77°53'06"E		9.90
				L64	S4°04'30"W		200.02				
				L65	S10°04'40"W		200.02				
				L66	S41°00'12"E		20.00				
				L67	S89°54'02"E		341.94				
				L68	N89°54'12"E		20.00				
				L69	N89°23'30"E		19.16				
				L70	N89°14'48"E		204.05				
				L71	N72°41'00"E		13.54				
				L72	S54°34'11"W		151.33				
				L73	S89°45'00"W		74.00				
				L74	S17°57'14"E		74.00				
				L75	S54°33'16"W		74.00				

TRACT A-2				TRACT E				TRACT F			
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc
L49	S89°54'02"E		454.01	L84	N12°41'30"E		0.20	L17	N0°18'20"W		59.00
L50	N1°22'20"E		171.77	L85	S17°02'20"W		328.63	L18	S89°53'30"W		90.00
L51	S1°05'00"W		10.00	L86	S10°04'40"W		4.90	L19	S87°49'50"E		59.00
L52	S89°53'30"W		10.99	L87	S10°04'40"W		53.00	L20	S10°04'40"W		59.00
L53	S89°53'30"W		180.08	L88	S89°10'10"E		7.63	L21	N83°15'30"W		4.90
				L89	S89°10'10"E		53.00	L22	N83°15'30"W		4.90
				L90	N89°23'30"E		19.16	L23	N83°15'30"W		4.90
				L91	N89°14'48"E		204.05	L24	N83°15'30"W		4.90
				L92	N72°41'00"E		13.54	L25	N83°15'30"W		4.90
				L93	S54°34'11"W		151.33	L26	N83°15'30"W		4.90
				L94	S89°45'00"W		74.00	L27	N83°15'30"W		4.90
				L95	S17°57'14"E		74.00	L28	N83°15'30"W		4.90
				L96	S54°33'16"W		74.00	L29	N83°15'30"W		4.90

TRACT C				TRACT D			
Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc	Line #/Curve #	Bearing/Chord Bearing	Radius	Length/Arc
C14	N34°36'18"E		74.00	L44	N89°53'30"W		25.00
C15	N87°57'44"W		74.00	L45	S89°53'30"E		634.43
L41	S10°05'00"W		121.06	L46	S1°02'20"W		25.00
L42	N0°18'20"W		102.53	L47	N89°53'30"W		633.61
L43	N0°18'20"W		473.45				
L44	S89°53'30"E		50.20				
L45	N0°18'20"W		60.20				
L46	S89°53'30"E		100.37				
L47	S10°05'00"W		144.78				
L48	S10°05'00"W		205.82				
L49	S10°05'00"W		10.00				
L50	N89°53'30"W		180.43				



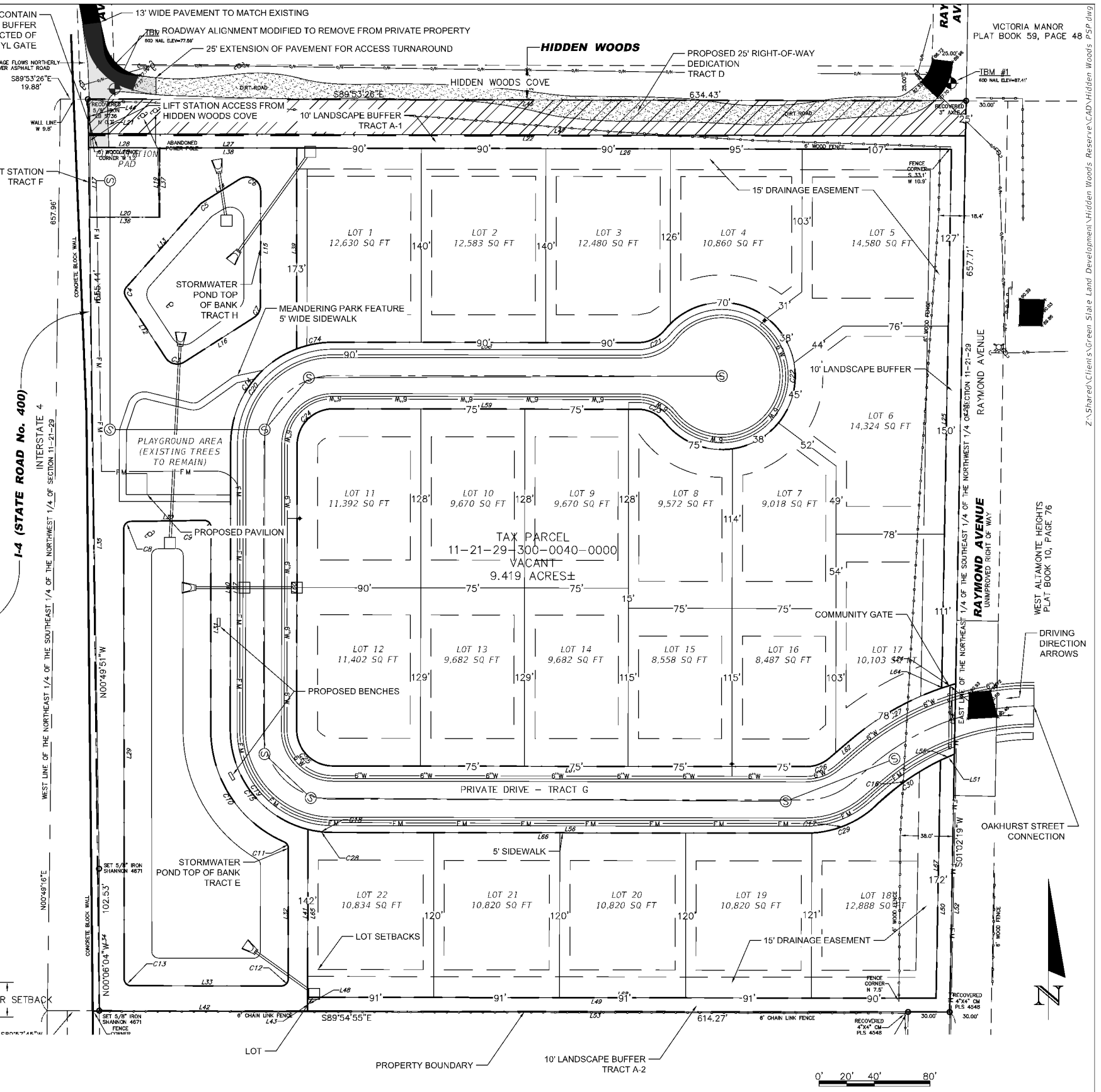
This item has been digitally signed and sealed by Lawrence Hale, PE, on 04/04/2023. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



1 TYPICAL LOT PLAN C1 NOT TO SCALE

LEGEND

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



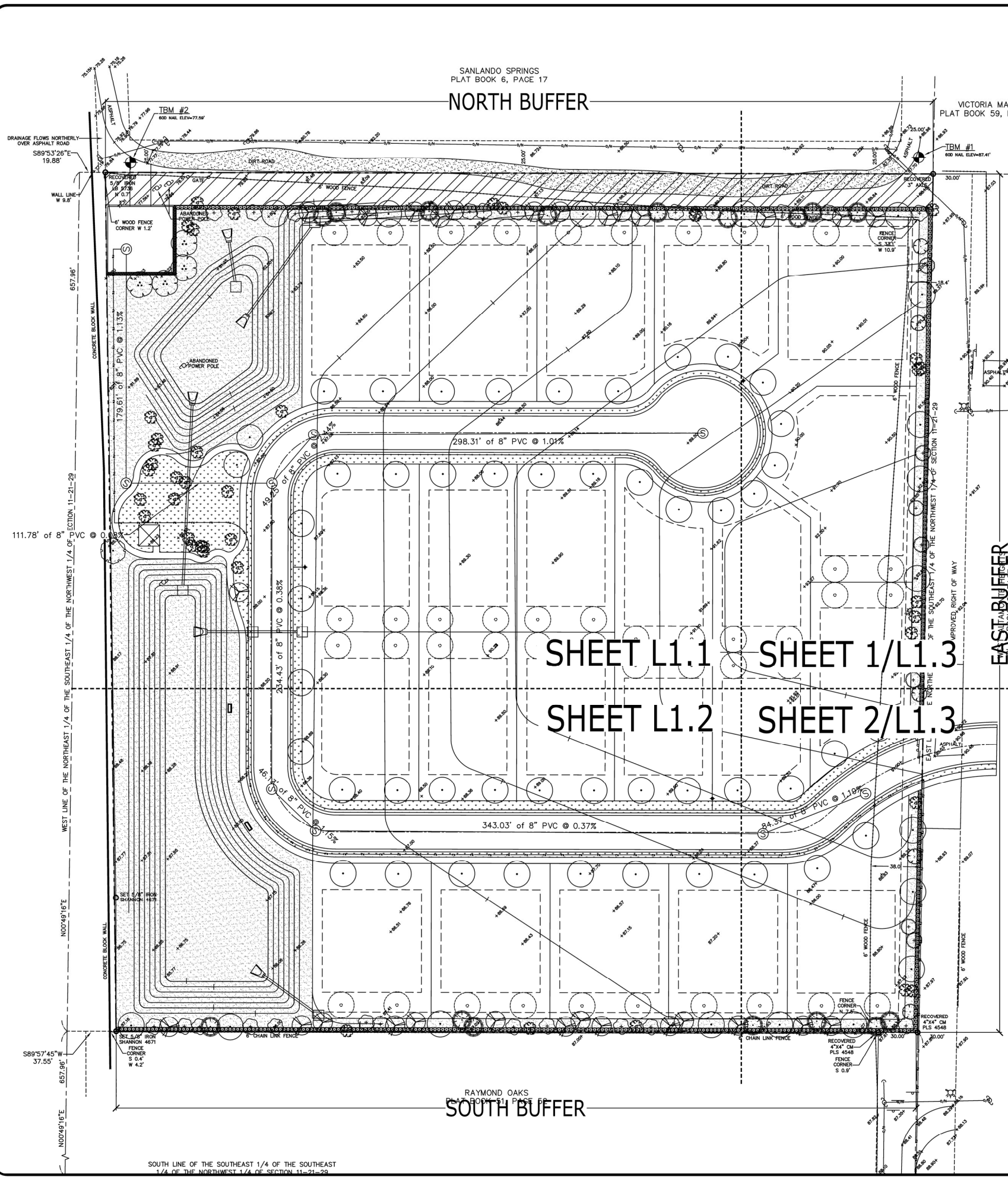
Lawrence Hale, Assoc. DBIA, P.E.
 FL P.E. License Number 83465
 Hale Innovation, LLC
 111 S. Maitland Ave, Suite 120
 Maitland, FL 32751

GREEN SLATE LAND & DEVELOPMENT
HALE INNOVATION

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

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

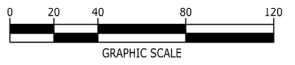
SHEET NO.
 C-2



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

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Digitally signed by
Siu J Wong
Date:
2022.10.14
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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