



CA 30526

**CIVIL ENGINEERS
LAND PLANNERS**

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*RIVER RUN
PRESERVE*

MDP

SEMINOLE COUNTY

REVISIONS			
Description	Date	By	
1.			
2.			
3.			

**SITE
PLAN**

Date: *JULY 2019*

Scale: *100 SCALE*

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Sheet Number:

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USE	UNITS	GPD/UNIT	TOTAL	PHF
WATER	94	350 GPD	32,900 GPD	91.38 GPM
SEWER	94	300 GPD	28,200 GPD	78.33 GPM

UTILITY DEMANDS FOR RESIDENTIAL
CITY OF SANFORD WILL SUPPLY WATER AND SEWER

ITE	UNITS	ADT	PEAK HOUR	PM IN	PM OUT
210	94	900	95	60	35

TRAFFIC IMPACTS

AGE	UNITS	RATE	BRATS
ELEMENTARY	94	0.249	24
MIDDLE	94	0.114	11
HIGH	94	0.124	12
TOTAL			38

SCHOOL DEMANDS

BUFFER 1 - ADD TO ROAD
WIDTH = 50' IF OPACITY = 0.1
10 FOOT BUFFER PLANT UNIT A
3.2' X 0.15' = 0.48
TREES REQUIRED:
3 CANOPY TREES
5 UNDERSTORY TREES
54 SHRUBS

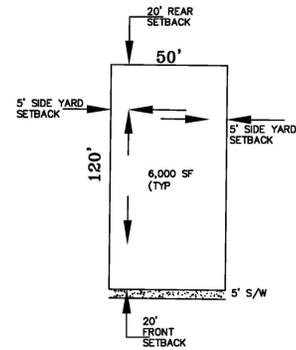
- OPEN SPACE TRACTS WILL MEET THE REQUIREMENTS OF THE SEMINOLE COUNTY / CITY OF SANFORD JPA.
- PER PD REQUIREMENTS, A MINIMUM OF 15% OPEN SPACE WILL BE PROVIDED
31.30 ACRES - 4.43 ACRES = 26.87 X 15% = 4.03 ACRES
- A 10' LANDSCAPE BUFFER WILL BE PROVIDED WITHIN THE 25' OPEN SPACE TRACT ALONG CELERY AVENUE. BUFFER WILL BE PLANT UNIT TYPE "C" AND CONTAIN 0.95 PLANT UNITS PER 100 FT AND ACHIEVE A 0.1 OPAICITY.
- DENSITY CALCULATIONS:
TOTAL AREA 31.30 AC
WETLANDS AND POST DEV 100 YR 4.43 AC
BUILDABLE AREA 26.87 AC
PER JPA MAXIMUM DENSITY OF 3.5 UNITS PER ACRE
3.5 X 26.87 AC = 94.05 UNITS MAXIMUM
MAX NET DENSITY ALLOWED 94 UNITS
MAX GROSS DENSITY PROPOSED 94 UNITS

SITE LEGEND

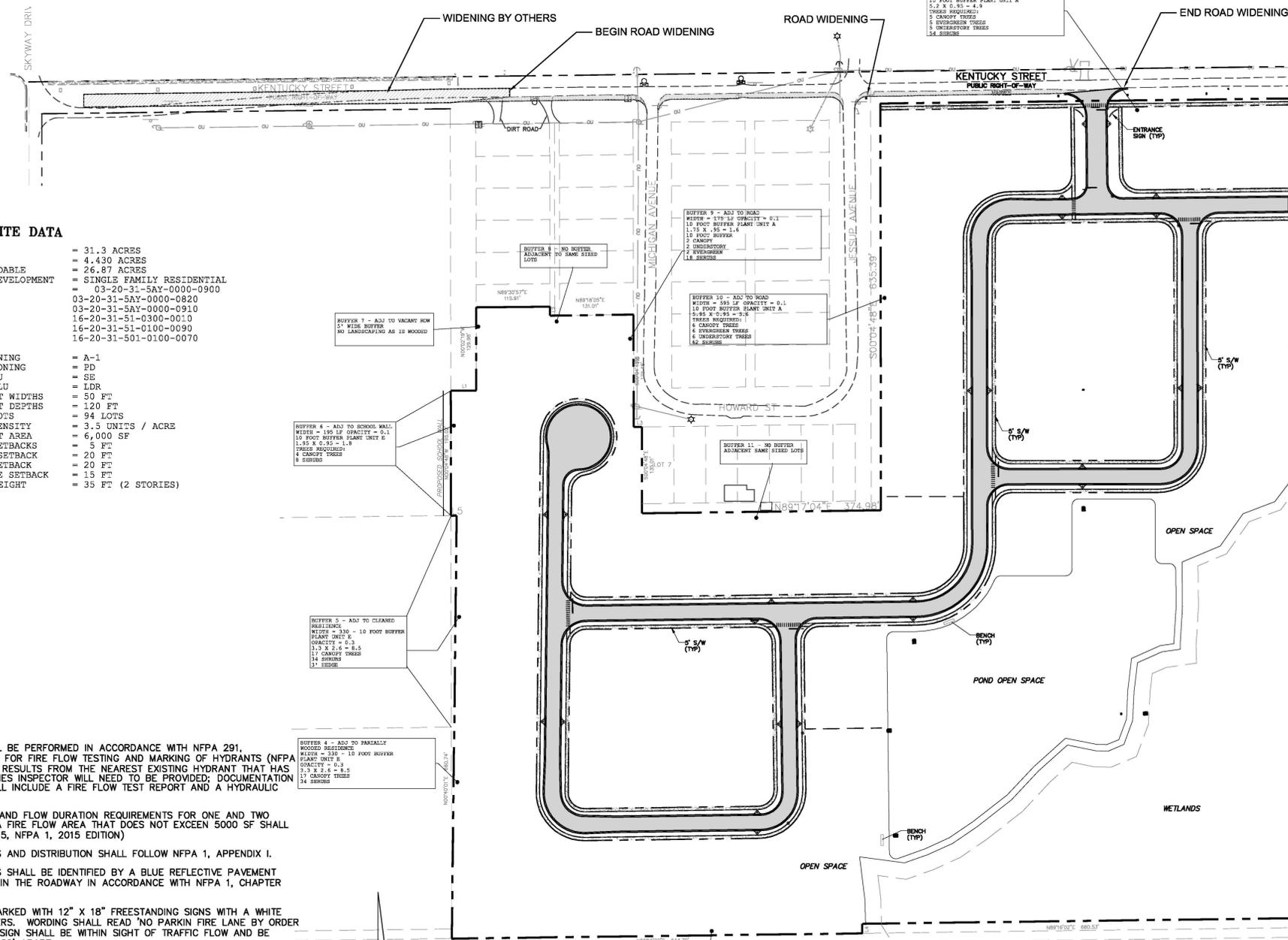
- PROPOSED DRAINAGE INLET
- PROPOSED CURB
- SITE BOUNDARY LINE
- EXISTING EDGE OF PAVEMENT
- DRAINAGE PIPE
- PROPOSED EASEMENT
- SANITARY MAIN
- WATER MAIN
- RECLAIM WATER
- SANITARY MANHOLE
- PROPOSED CONCRETE PAVEMENT
- TYP TYPICAL
- S/W SIDEWALK
- R5' 5' RADIUS
- LF LINEAR FEET
- SF SQUARE FEET
- WATER METER
- RECLAIM WATER SERVICE
- DOUBLE SANITARY SERVICE
- DRAINAGE MES
- FIRE HYDRANT

SITE NOTES

- PROJECT IS WITHIN THE CITY OF SANFORD / SEMINOLE COUNTY JPA
- PROJECT WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE
- THE STORMWATER MANAGEMENT SYSTEM WILL WITH THE SEMINOLE COUNTY LDC AND SURWMD
- WATER, SEWER AND REUSE WILL COMPLY WITH CITY OF SANFORD REQUIREMENTS
- FIRE PROTECTION WILL COMPLY WITH SEMINOLE COUNTY AND CITY OF SANFORD
- ROADS WILL BE PUBLIC
- ALL GREEN SPACE IS OPEN SPACE
- THE SITE IS LOCATED IN "X" AND "AE" ZONE. ANY ENCROACHMENTS WILL BE COMPENSATED AT FINAL ENGINEERING
- A MANDATORY HOA SHALL BE CREATED
- A 5 FOOT DRAINAGE EASEMENT WILL BE PROVIDED ON ALL SIDE LOTS. NO A/C PADS OR POOL EQUIPMENT PERMITTED WITHIN SIDE LOT SETBACK.
- A CONSERVATION EASEMENT WILL BE PROVIDED ON ALL POST DEVELOPMENT WETLANDS AND 100 YEAR FLOODPLAINS
- A LEGAL INSTRUMENT WILL BE CREATED PROVIDING FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES



TYPICAL LOT PLAN

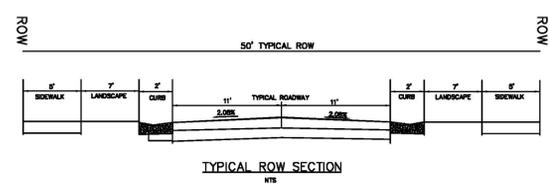


SITE DATA

- TOTAL AREA = 31.3 ACRES
- WETLANDS = 4.430 ACRES
- TOTAL BUILDABLE = 26.87 ACRES
- PROPOSED DEVELOPMENT = SINGLE FAMILY RESIDENTIAL
- PARCEL ID = 03-20-31-5AY-0000-0900
- 03-20-31-5AY-0000-0820
- 03-20-31-5AY-0000-0910
- 16-20-31-51-0300-0010
- 16-20-31-51-0100-0090
- 16-20-31-501-0100-0070
- CURRENT ZONING = A-1
- PROPOSED ZONING = PD
- CURRENT FLU = SE
- PROPOSED FLU = LDR
- MINIMUM LOT WIDTHS = 50 FT
- MINIMUM LOT DEPTHS = 120 FT
- PROPOSED LOTS = 94 LOTS
- PROPOSED DENSITY = 3.5 UNITS / ACRE
- MINIMUM LOT AREA = 6,000 SF
- LOT SIDE SETBACKS = 5 FT
- LOT FRONT SETBACK = 20 FT
- LOT REAR SETBACK = 20 FT
- STREET SIDE SETBACK = 15 FT
- MAX BLDG HEIGHT = 35 FT (2 STORIES)

FIRE NOTES

- FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291. RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS (NFPA 1, 18.3). A FIRE FLOW TEST RESULTS FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED; DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW TEST REPORT AND A HYDRAULIC GRAPH.
- THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE AND TWO FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000 SF SHALL BE 1,000 GPM (SECTION 18.4.5, NFPA 1, 2015 EDITION)
- FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA 1, APPENDIX I.
- FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.7.
- FIRE LANES SHALL BE MARKED WITH 12" X 18" FREESTANDING SIGNS WITH A WHITE BACKGROUND AND RED LETTERS. WORDING SHALL READ "NO PARKIN FIRE LANE BY ORDER OF THE FIRE DEPARTMENT". SIGN SHALL BE WITHIN SIGHT OF TRAFFIC FLOW AND BE SPACED NO GREATER THAN 60' APART.
- FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, 16.1.4)
- A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1)
- WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
- FIRE DEPT ACCESS RD SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'
- FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF 39 TONS FOR THE FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE.
- A 36" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60" SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVE A DIAMETER GREATER THAN 2.5". (NFPA 1, 18.5.7)



TYPICAL ROW SECTION