

**SITE DATA**

TOTAL AREA = 9.42 ACRES  
 WETLANDS = 0 ACRES  
 ROW DEDICATION = 0.4 AC  
 TOTAL BUILDABLE = 9.02 ACRES  
 PROPOSED DEVELOPMENT = SINGLE FAMILY RESIDENTIAL  
 PARCEL ID = 11-21-29-300-0040-0000

CURRENT ZONING = A-1  
 PROPOSED ZONING = PD  
 CURRENT FLU = LDR  
 PROPOSED FLU = LDR  
 MINIMUM LOT SIZE = 70 X 115 FT (INTERNAL)  
 = 90 X 120 FT (LOTS ADJ TO NORTH AND SOUTH PERIMETER)  
 = 25 LOTS

PROPOSED LOTS = 25 LOTS  
 PROPOSED DENSITY = 2.8 UNITS / ACRE  
 MINIMUM LOT AREA = 8,050 SF (INTERIOR)  
 = 10,800 SF (LOTS ADJ TO NORTH AND SOUTH PERIMETER)  
 = 7.5 FT

LOT SIDE SETBACKS = 20 FT  
 LOT FRONT SETBACK = 20 FT  
 LOT REAR SETBACK = 20 FT  
 STREET SIDE SETBACK = 15 FT  
 MAX BLDG HEIGHT = 35 FT (2 STORIES)

USE	UNITS	GPD/UNIT	TOTAL	PHF
WATER	25	350 GPD	8,750 GPD	24.3 GPM
SEWER	25	300 GPD	7,500 GPD	25 GPM

UTILITY DEMANDS FOR RESIDENTIAL  
 SEMINOLE COUNTY WILL SUPPLY WATER AND SEWER

ITE	UNITS	ADT	PEAK HOUR	PM IN	PM OUT
210	25	287	25	16	9

TRAFFIC IMPACTS

AGE	UNITS	RATE	CHILDREN
ELEMENTARY	25	0.149	4
MIDDLE	25	0.078	2
HIGH	25	0.124	4
TOTAL			10

BUFFER	OPACITY	WIDTH	PLANT UNITS/100'	ENHANCEMENTS
NORTH (TRACT C)	0.1	10	0.95	ROW DEDICATION
SOUTH (TRACT A)	0.1	10	0.95	N/A
EASTB (TRACT D)	0.1	10	0.95	N/A
WEST (TRACT B)	0	0"	N/A	N/A
EASTA (TRACT D)	0.1	15'	0.95	N/A

LANDSCAPE BUFFER TABLE  
 OFF-SITE TREES DO NOT COUNT TOWARD THE LANDSCAPE BUFFER REQUIREMENT

**SITE LEGEND**

- SECTION LINE
- SITE BOUNDARY LINE
- PROPOSED BUFFER
- EXISTING ROW
- EXISTING PAVED ROAD
- EXISTING DIRT ROAD
- TYP TYPICAL
- S/W SIDEWALK
- LF LINEAR FEET
- SF SQUARE FEET

**DENSITY AND OPEN SPACE**

- OPEN SPACE TRACTS WILL MEET THE REQUIREMENTS OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- PER SCLDC SEC. 30.451 (e) OPEN SPACE: A MINIMUM OF 15% OPEN SPACE WILL BE PROVIDED  
 9.42 TOTAL ACRES - 0.4 ACRES FOR ROW DEDICATION - 9.02 .15 = 1.35 ACRES  
 POND AREA = 1.6 ACRES WITH AMENITY
- DENSITY CALCULATIONS:  
 TOTAL AREA = 9.42 AC  
 WETLANDS AND POST DEV 100 YR = 0 AC  
 ROW DEDICATION = 0.4 AC  
 BUILDABLE AREA = 9.02 AC  
 PROPOSED DENSITY = 25 UNITS / 9.02 = 2.8

**SITE NOTES**

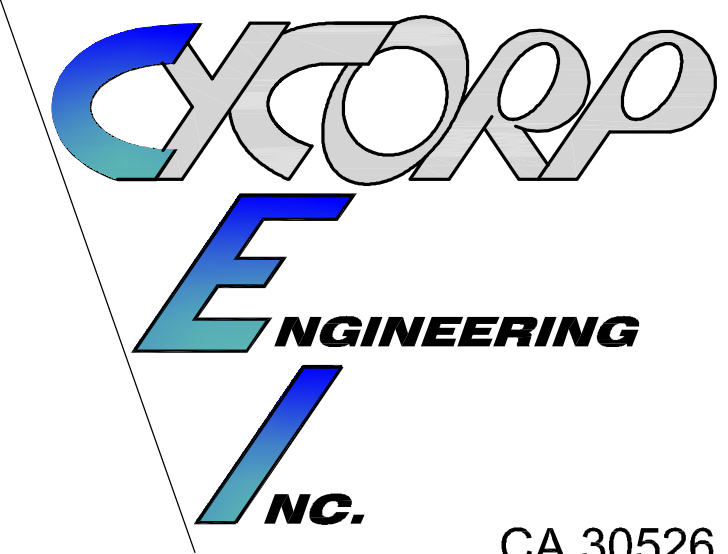
- PROJECT IS WITHIN THE JURISDICTION OF SEMINOLE COUNTY
- PROJECT WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE
- THE STORMWATER MANAGEMENT SYSTEM WILL COMPLY WITH THE SEMINOLE COUNTY LDC AND SURMMD
- WATER, SEWER AND REUSE WILL COMPLY WITH SEMINOLE COUNTY REQUIREMENTS
- FIRE PROTECTION WILL COMPLY WITH SEMINOLE COUNTY
- ROADS WILL BE PRIVATE
- THE SITE IS LOCATED IN "X" ZONE.
- A MANDATORY HOA SHALL BE CREATED
- FIVE (5) FOOT WIDE SIDE YARD DRAINAGE EASEMENTS ARE HEREBY REQUIRED ON ALL LOTS; POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE ESMT.
- A LEGAL INSTRUMENT WILL BE CREATED PROVIDING FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES
- THE SOIL TYPES ARE TAVARES-MILLHOPPER AND ASTATULA-APOPKA FINE SANDS
- THE SITE IS LAND LOCKED AND WILL HAVE TO HOLD THE 100 YEAR, 24 HOUR STORM EVENT ON-SITE

**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, 2018 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)

**UTILITY CONTACTS**

- WATER & SEWER:**  
 SEMINOLE COUNTY ENV SERV  
 407-665-2143
- PHONE**  
 CENTURYLINK  
 4077-830-3279
- CABLE**  
 CHARTER SPECTRUM  
 47-532-8509
- ELECTRIC**  
 FLORIDA POWER & LIGHT  
 407-328-1920



**CIVIL ENGINEERS  
 LAND PLANNERS**

1614 White Dove Drive  
 Winter Springs, Florida 32708  
 Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

HIDDENWOODS  
 RESERVE

MDP

SEMINOLE COUNTY

REVISIONS			
Description	Date	By	
1. COUNTY COMMENTS TO ACCESS TO/FROM ALPINE AND RIDGEWOOD	7/9/21	KF	

**SITE PLAN**

Date: FEBRUARY 2021

Scale: 60 SCALE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIM FISCHER, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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11/10/2021  
 K. FISCHER, P.E.# 56942  
 NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER

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