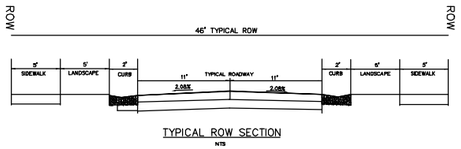


TYPICAL ROW SECTION
NTS

UTILITY CONTACTS

WATER & SEWER:
SEMINOLE COUNTY ENV SERV
407-665-2143

PHONE
CENTURYLINK
4077-830-3279

CABLE
CHARTER SPECTRUM
47-532-8509

ELECTRIC
DUKE POWER
407-328-1920

TRACT	SIZE	DESCRIPTION	OWNERSHIP/MAINTENANCE
TRACT A	2.10 ACRES	ROW	SEMINOLE COUNTY
TRACT B	1.85 ACRES	POND	HOA*
TRACT C	5.75 ACRES	GREENWAY	HOA
TRACT D	1.45 ACRES	FLOOD ZONE	HOA*
TRACT E	1.45 ACRES	GREENWAY	HOA
TRACT F	0.01 ACRES	LIFT STATION	HOA
	0.00 ACRES	WETLANDS	

OPEN SPACE REQUIRED = 50%
9.01 ACRES

OPEN SPACE PROVIDED
= 9.05 ACRES

*DRAINAGE ESMT TO COUNTY

DENSITY AND OPEN SPACE

1. REQUIRED OPEN SPACE IN ACCORDANCE WITH SEC. 30.484 REQUIRED GREENWAY
   = 9.01 ACRES

2. PER OVERLAY REQUIREMENTS, A MINIMUM OF 50 % OPEN SPACE WILL BE PROVIDED
   18.03 ACRES = 9.01 ACRES
   9.10 ACRES PROVIDED

3. DENSITY CALCULATIONS:

TOTAL AREA	19.59 AC
FLOODPLAIN	1.45
ROW DEDICATION	0.11
DEVELOPABLE ACREAGE	18.03

PROPOSED NET DENSITY = 2 DU/ACRE X 18.03 = 36 DWELLING UNITS
PROPOSED GROSS DENSITY = 36/19.59 = 1.8 DU / ACRE

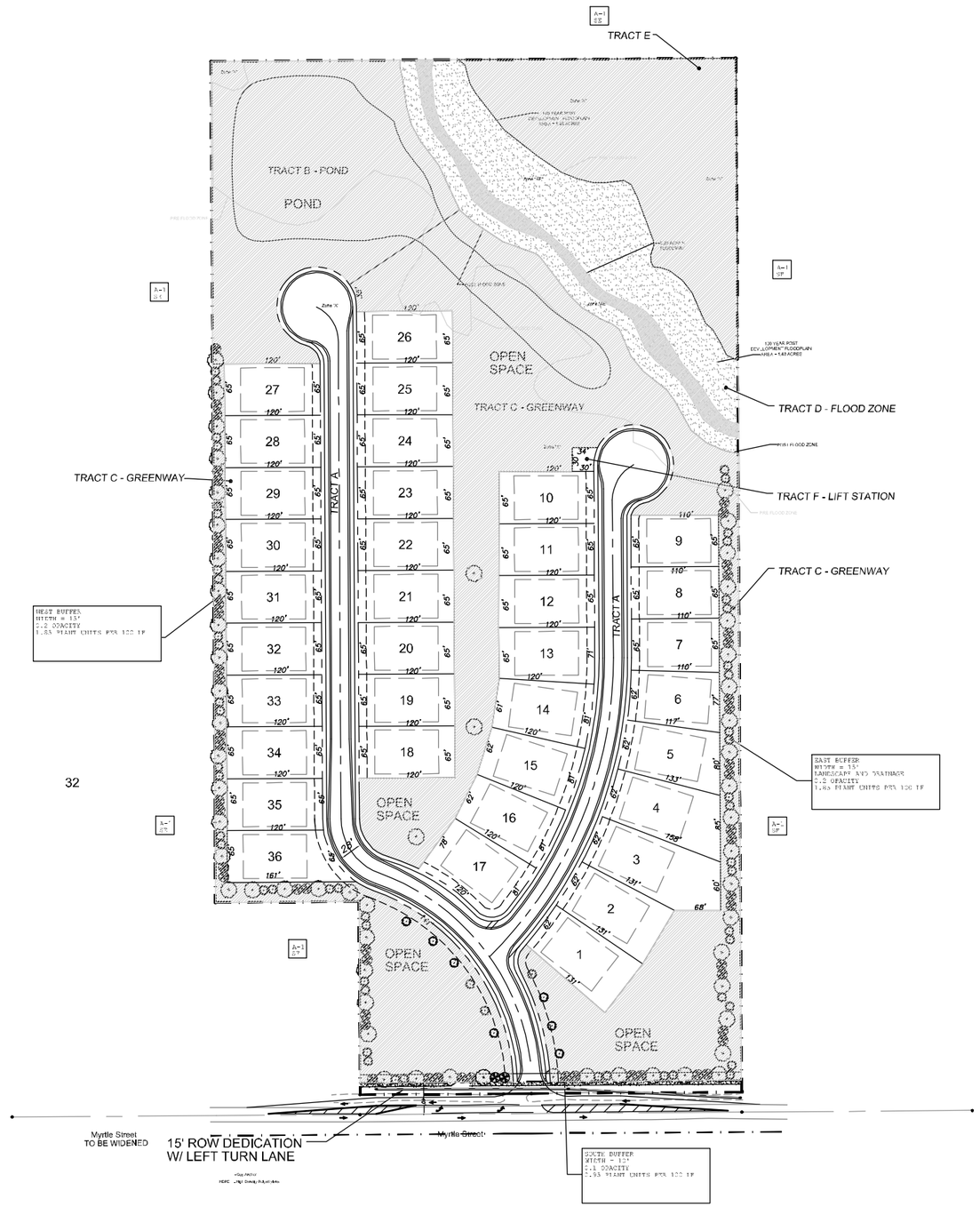
SITE DATA

TOTAL AREA	= 19.59 ACRES
FLOODPLAIN	= 1.45 ACRES
ROW DEDICATION	= 0.11 ACRES
TOTAL BUILDABLE	= 18.03 ACRES
50% OPEN SPACE	= 9.05 ACRES
DENSITY	= 36/18.03 = 2 DU/ACRE
PROPOSED DEVELOPMENT	= SINGLE FAMILY RESIDENTIAL
PARCEL ID	= 24-20-32-300-001A-0000 24-20-32-300-001B-0000 24-20-32-300-001C-0000
CURRENT ZONING	= A-1
PROPOSED ZONING	= A-1
CURRENT FLU	= SE
PROPOSED FLU	= SE
MINIMUM LOT WIDTHS	= 60 FT
MINIMUM LOT DEPTHS	= 110 FT
PROPOSED LOTS	= 36 LOTS
PROPOSED DENSITY	= 1.8 UNITS / ACRE
MINIMUM LOT AREA	= 6,600 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)

RESIDENTIAL STRUCTURES MUST BE SETBACK 140' FROM CENTERLINE OF MYRTLE STREET
RESIDENTIAL STRUCTURES MUST BE SETBACK 35' FROM THE BOUNDARIES OF ANY EXTERNAL DEVELOPMENT.
THERE ARE NOT WETLANDS ON-SITE

SITE NOTES

1. PROJECT IS WITHIN THE JURISDICTION OF SEMINOLE COUNTY
2. PROJECT WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE
3. THE STORMWATER MANAGEMENT SYSTEM WILL WITH THE SEMINOLE COUNTY LDC AND SJRWMD
4. WATER, SEWER AND REUSE WILL COMPLY WITH SEMINOLE COUNTY REQUIREMENTS
5. FIRE PROTECTION WILL COMPLY WITH SEMINOLE COUNTY
6. ROADS WILL BE PUBLIC
7. THE SITE IS LOCATED IN "X" AND "AE" ZONE. ANY ENCROACHEMENTS WILL BE COMPENSATED AT FINAL ENGINEERING
8. A MANDATORY HOA SHALL BE CREATED
9. FIVE (5) FOOT WIDE SIDE YARD DRAINAGE EASEMENTS ARE HEREBY REQUIRED ON ALL LOTS POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN (3) THREE FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED 12" MINIMUM, AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT
10. IMPROVEMENTS TO MYRTLE STREET WILL BE REQUIRED ALONG WITH A LEFT TURN LANE
11. A LEGAL INSTRUMENT WILL BE CREATED PROVIDING FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES
12. THE SOILS TYPE IS IMMOKALEE SAND FOR THE ENTIRE PARCEL



32

USE	UNITS	GPD/UNIT	TOTAL	PHF
WATER	36	350 GPD	12,600 GPD	35 GPM
SEWER	36	300 GPD	10,800 GPD	30 GPM

UTILITY DEMANDS FOR RESIDENTIAL
SEMINOLE COUNT WILL SUPPLY WATER AND SEWER

ITE	UNITS	ADT	PEAK HOUR	PM IN	PM OUT
210	36	345	36	23	14

TRAFFIC IMPACTS

AGE	UNITS	CHILDREN
ELEMENTARY	36	6
MIDDLE	36	3
HIGH	36	5
	TOTAL	14

BUFFER	OPACITY	WIDTH	PLANT UNITS/100'	ENHANCEMENTS
NORTH	N/A			GREENWAY
SOUTH	0.1	10	0.95	N/A
EAST	0.2	15	1.85	GREENWAY
WEST	0.2	15	1.85	GREENWAY

LANDSCAPE BUFFER TABLE

SITE LEGEND

- PROPOSED DRAINAGE INLET
- PROPOSED CURB
- SITE BOUNDARY LINE
- EXISTING EDGE OF PAVEMENT
- DRAINAGE PIPE
- PROPOSED EASEMENT
- PROPOSED CONCRETE PAVEMENT

TYP	TYPICAL
S/W	SIDEWALK
R5'	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET

FIRE NOTES

1. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR 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.

2. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE AND TWO FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEEN 5000 SF SHALL BE 1,000 GPM (SECTION 18.4.5, NFPA 1, 2015 EDITION)

3. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA 1, APPENDIX I.

4. 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.

5. 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 T HAN 60' APART.

6. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, 16.1.4)

7. 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 DEVELOPMETNS. (NFPA 1, 16.4.3.1)

8. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.

9. FIRE DEPT ACCESS RD SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'

10. 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.

11. 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)

CYCORP ENGINEERING INC.
CA 30526
CIVIL ENGINEERS
LAND PLANNERS
1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819
KIM@CYCORPENGINEERS.COM

MYRTLE ST ESTATES

PSP/PDP

SEMINOLE COUNTY

REVISIONS

	Description	Date	By
1.			

SITE PLAN

Date: MARCH 2021

Scale: 80 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.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

10/20/2021
K. FISCHER, P.E. # 58942
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER

Sheet Number: 2

TRACT	SIZE	DESCRIPTION	OWNERSHIP/MAINTENANCE
TRACT A	2.10 ACRES	ROW	SEMINOLE COUNTY
TRACT B	1.85 ACRES	POND	HOA
TRACT C	5.75 ACRES	GREENWAY	HOA
TRACT D	1.45 ACRES	FLOOD ZONE	HOA
TRACT E	1.45 ACRES	GREENWAY	HOA
TRACT F	0.01 ACRES	LIFT STATION	HOA
	0.00 ACRES	WETLANDS	

OPEN SPACE REQUIRED = 50%
9.01 ACRES

OPEN SPACE PROVIDED
= 9.05 ACRES

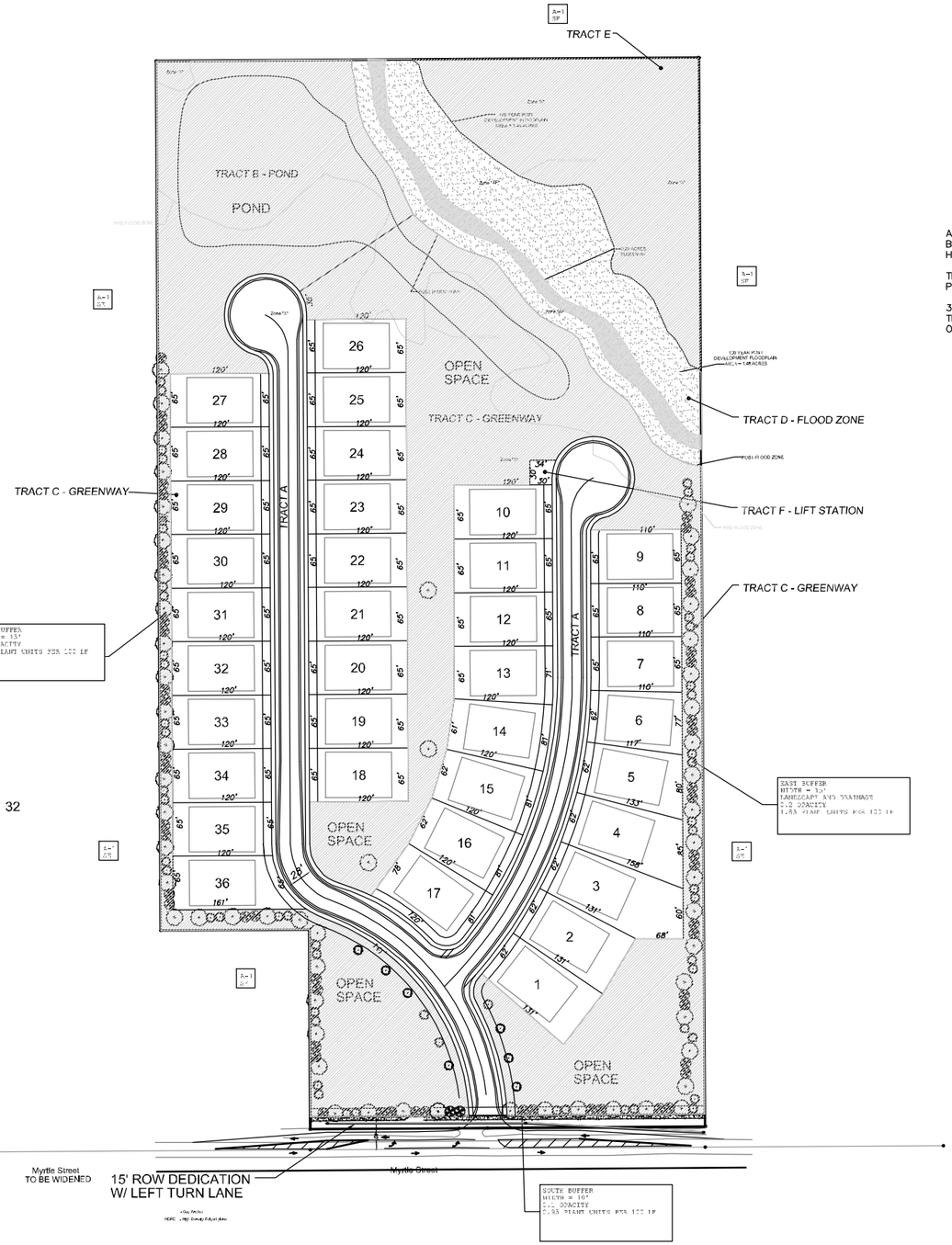
STORMWATER POND WILL HOLD THE VOLUME DIFFERENCE OF THE 25 YR / 24 HR STORM EVENT AND RECOVER WITHIN 72 HOURS

THE POND WILL INCORPORATE FORBAYS EQUAL TO ½ THE WATER QUALITY VOLUME

ALL TRACTS TO BE OWNED AND OPERATED BY THE HOA AND WILL BE FUNDED BY THE HOA FOR MAINTENANCE

THERE ARE NO WETLANDS ON SITE, THUS NO PRIMARY OR SECONDARY WETLAND BUFFERS

36 PROPOSED LOTS, 27 LOTS ARE EITHER ADJACENT TO OR ACROSS THE STREET FROM GREENWAYS. 27 LOTS = 75% OF LOTS



CYCORP ENGINEERING INC.
CA 30526

CIVIL ENGINEERS
LAND PLANNERS

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

KIM@CYCORPENGINEERS.COM

MYRTLE ST ESTATES

PDP/PSP

SEMINOLE COUNTY

REVISIONS

	Description	Date	By
1.			

GREENWAY MGMT PLAN

Date:
MARCH 2021

Scale:
80 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.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

9/27/2021
K. FISCHER, P.E. # 56942
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER

Sheet Number:
3