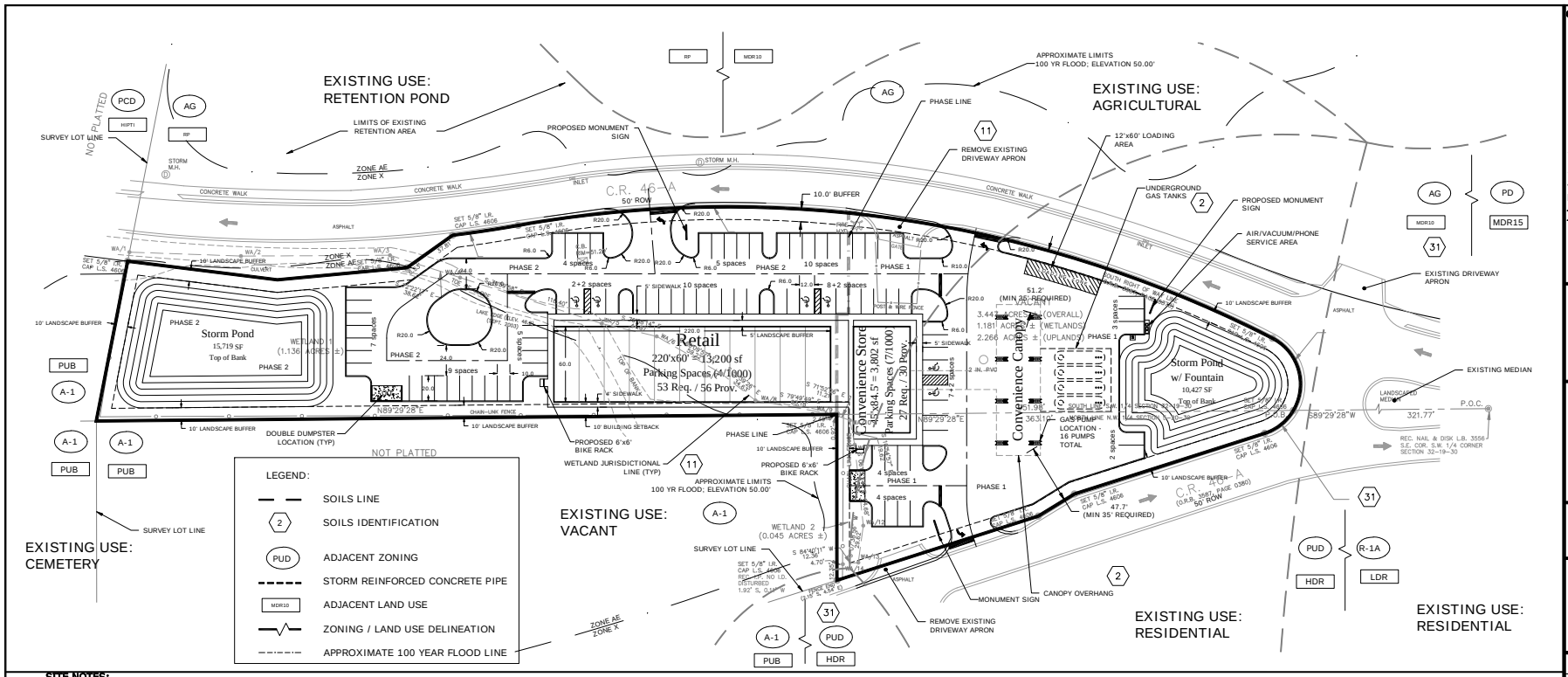

SITE NOTES:

PROJECT NAME:	TWIN LAKES PUD
PARCEL ID:	32-19-30-300-007G-0000 (CITY OF SANFORD)
	05-20-30-300-0040-0000 (CITY OF LAKE MARY)
SITE ACREAGE:	±3.447 ACRES
MAXIMUM HEIGHT:	35'
FUTURE LAND USE:	MDR10 - MEDIUM DENSITY RESIDENTIAL
CURRENT ZONING:	AG - AGRICULTURAL
PROPOSED ZONING:	PUD - PLANNED UNIT DEVELOPMENT
BUFFERS:	ALL PROPERTY LINES - 10'
SURFACE WATERS:	EXISTING WETLAND - NHWL - 46.2' (SEPTEMBER 2003)
100 YEAR FLOOD PLAIN:	ZONE X - OUTSIDE THE 100 YEAR FLOOD PLAIN
	ZONE AE - AREAS INUNDATED BY THE 100 YEAR FLOOD (ELEV. 50)
	FIRM MAP #12117C0065F
	PANEL 65 OF 330
	SEPTEMBER 28, 2007
100 YEAR FLOOD ELEVATION:	50.00 FT NAVD
WETLANDS:	1.181 ACRES
UPLANDS:	2.266 ACRES
NATURAL VEGETATION / LANDSCAPE:	FARM / PASTURE LAND
WELLFIELD PROTECTION ZONES:	N/A
AQUIFER RECHARGE AREA:	N/A
POTABLE WATER:	CITY OF SANFORD
APPROXIMATE POTABLE WATER DEMAND:	# OF RETAIL BATHROOMS x 350 GPD
	= 11 UNITS x 2 BATHROOMS x 350 GPD = 7,700 GPD
	# OF CONVENIENCE STORE BATHROOMS x 350 GPD
	= 4 BATHROOMS x 350 GPD = 1,400 GPD
	TOTAL = 9,100GPD
WASTE WATER:	CITY OF SANFORD
APPROXIMATE WASTEWATER DEMAND:	# OF RETAIL WATER CLOSETS x 200 GPD
	= 11 UNITS x 2 WATER CLOSETS x 200 GPD = 4,400 GPD
	# OF CONVENIENCE STORE WATER CLOSETS x 325 GPD
	= 4 WATER CLOSETS x 325 GPD = 1,300 GPD
	TOTAL = 5,700 GDP
RECLAIM WATER:	CITY OF SANFORD (WHEN AVAILABLE)
APPROXIMATE REUSE DEMAND:	5,700 GPD
FIRE PROTECTION:	CITY OF SANFORD FIRE DEPARTMENT
SOLID WASTE DISPOSAL:	CITY OF SANFORD
PROJECT PHASING:	2 - PHASES - PHASE 1 GAS/CONVENIENCE PHASE 2 RETAIL

ASSESSORY STRUCTURES SUCH AS AIR/VACUUM/TELEPONE LOCATIONS WILL BE SHOWN AT TIME OF DEVELOMENT PLAN.

SITE NOTES:

SOILS:

ID	NAME	HYDROLOGIC GROUP
2	ADAMSVILLE / SPAR FINE SANDS	C
11	BASINGER / SMYRNA FINE SANDS, DEPRESSIONAL	D
31	TAVARES / MILLHOPPER FINE SANDS - 0-5% SLOPES	A

PARKING REQUIREMENTS:

CONVENIENCE STORE - 3,802SF	7 SPACES / 1,000SF
MULTI-TENANT RETAIL- 13,200SF	4 SPACES / 1,000SF

	REQUIRED	PROVIDED
CONVENIENCE STORE	27	30
RETAIL	**53**	**56**
TOTAL	80	86

HANDICAP REQUIRED: 76-100 SPACES = 4 SPACES
HANDICAP PROVIDED: 6 SPACES
BICYCLE PARKING REQUIRED: 1 PER 20 PARKING SPACES = 5 SPACES
BICYCLE PARKING PROVIDED: 5 SPACES

SITE USE CALCULATIONS:

TOTAL SITE AREA:	3.447 ACRES
PAVEMENT:	1.526 ACRES (44.3%)
BUILDINGS:	0.3903 ACRES (11.3%)
SIDEWALK:	0.08995 ACRES (2.6%)
RETENTION:	0.600 ACRES (17.4%)
OPEN SPACE:	
WETLAND:	0.0000 ACRES
LANDSCAPE:	0.8407 ACRES
RETENTION:	**0.6000 ACRES**
TOTAL:	1.4407 ACRES (41.8%)

LAND DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 19 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (S.W. ¼) OF SAID SECTION 32; THENCE SOUTH 89°29'28" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 32, A DISTANCE OF 321.77 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A CHORD BEARING NORTH 16°10'11" WEST AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 93°27'46", AN ARC DISTANCE OF 66.88 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 951.00 FEET, A CENTRAL ANGLE OF 37°11'20", AN ARC DISTANCE OF 617.26 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 03°04'09", AN ARC DISTANCE OF 52.76 FEET; THENCE SOUTH 54°31'58" WEST, 44.34 FEET; THENCE SOUTH 84°38'53" WEST, 103.55 FEET; THENCE SOUTH 82°55'16" WEST, 120.06 FEET (THE LAST SIX COURSES BEING COINCIDENT WITH THE SOUTH RIGHT OF WAY LINE OF THE WESTBOUND LANE OF COUNTY ROAD 46-A AS DEDICATED AND DESCRIBED IN OFFICIAL RECORDS BOOK 3587, PAGE 0378 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE SOUTH 11°07'08" WEST, 129.48 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID SOUTHWEST ONE-QUARTER (S.W. ¼) OF SECTION 32; THENCE NORTH 89°29'28" EAST ALONG SAID SOUTH LINE, 951.98 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 20 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (S.W. ¼) OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 30 EAST; THENCE SOUTH 89°29'28" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 32 AND THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF SAID SECTION 5, A DISTANCE OF 321.77 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A CHORD BEARING SOUTH 51°26'23" WEST AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 41.00 FEET, A CENTRAL ANG OF 41°45'19", AN ARC DISTANCE OF 29.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72°19'00" WEST, 158.74 FEET; THENCE SOUTH 58°33'22" WEST, 33.62 FEET; THENCE SOUTH 72°19'00" WEST, 168.00 FEET; (THE LAST FOUR COURSES BEING COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF THE EASTBOUND LANE OF COUNTY ROAD 46-A AS DEDICATED AND DESCRIBED IN OFFICIAL RECORDS BOOK 3587, PAGE 0380 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA AND AS SHOWN ON THE COUNTY RIGHT OF WAY MAP FOR COUNTY ROAD 46A) THENCE NORTH 00°04'19" WEST, 131.80 FEET TO A POINT ON THE NORTH LINE OF AFORESAID NORTHWEST ONE-QUARTER (N.W. ¼) OF SECTION 5; THENCE NORTH 89°29'28" EAST ALONG SAID NORTH LINE, 363.10 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE IN THE CITY OF LAKE MARY, SEMINOLE COUNTY, FLORIDA AND CONTAINS 3.447 ACRES, MORE OR LESS.

Ephesians 6:11-17

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Twin Lakes PUD

Sanford, FL

Master Plan

Site Plan

Revisions

NO.	DATE	DESCRIPTION
1	–	–
2	–	–
3	–	–
4	–	–
5	–	–
6	–	–
7	–	–
8	–	–
9	–	–

Plans not valid unless Signed, Dated and Sealed below.

Geoffrey L. Summitt, P.E.

Date: FL Registration #65775
FL Certificate of Authorization #27233

N W E S

GRAPHIC SCALE
0 40 80
1" = 40'

Sheet Number
4 of 5