

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Lawson Landings Preliminary Subdivision Plan

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Larry Poliner **CONTACT:** ALAN WILLIS EXT. 7332

<b>Agenda Date</b> <u>05/07/08</u> <b>Regular</b> <input checked="" type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/> <b>Special Hearing – 6:00</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>
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**MOTION/RECOMMENDATION:**

1. Approve the Preliminary Subdivision Plan for Lawson Landings Subdivision, located west of Old Airport Blvd., east of 417, between 20<sup>th</sup> and 22<sup>nd</sup> Streets; R&K Construction, LLC, Kevin Roy, applicant, or
2. Deny the Preliminary Subdivision Plan for Lawson Landings Subdivision, located west of Old Airport Blvd., east of 417, between 20<sup>th</sup> and 22<sup>nd</sup> Streets; R&K Construction, LLC, Kevin Roy, applicant, or
3. Continue to a date and time certain.

Commissioner Carey District – 5

Alan Willis, Planner

**BACKGROUND:**

The applicant, R&K Construction, LLC, is requesting approval of a Preliminary Subdivision Plan (PSP) for Lawson Landings Subdivision. The project consists of 60 single family residential lots on approximately 9.4 acres zoned R-1. The minimum lot size requirement is 8,400 square feet. The site is located west of Old Airport Blvd., east of 417, between 20<sup>th</sup> and 22<sup>nd</sup> Streets; in Section 34, Township 19 S, and Range 30 E.

The PSP meets all the conditions of the Seminole County Land Development Code.

The lots will be served by the City of Sanford water and sewer utilities.

**STAFF RECOMMENDATION:**

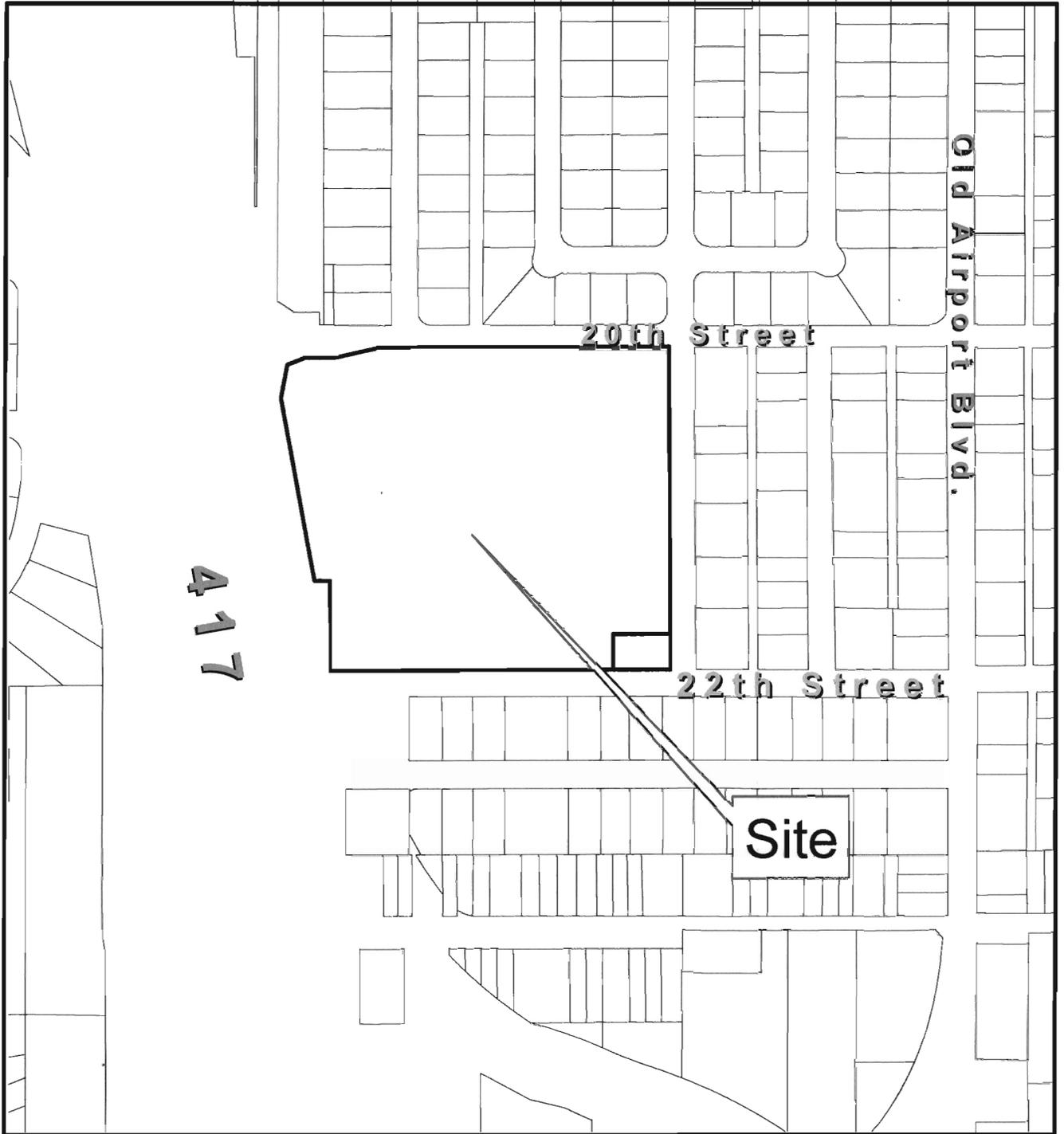
Staff recommends approval of the Preliminary Subdivision Plan for Lawson Landings Subdivision, west of Old Airport Blvd., east of 417, between 20<sup>th</sup> and 22<sup>nd</sup> Streets.

Attachments: Exhibit A: Location map  
Exhibit B: Preliminary Plan Reduction

**DR No. 07-05500038**

**Parcel ID#:  
34-19-30-503-0H00-0240**





**Lawson Landings  
PSP**





**Lawson Landings  
PSP**



# LAWSON LANDINGS

## SINGLE FAMILY RESIDENTIAL

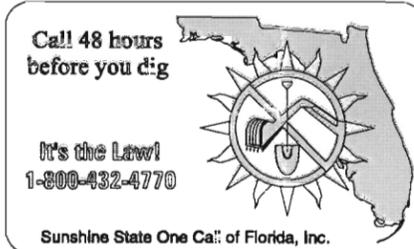
( AN AFFORDABLE HOME PROJECT )

### PRELIMINARY SUBDIVISION PLAN

JONES AVENUE & WEST 20th STREET  
SANFORD, SEMINOLE COUNTY, FLORIDA

#### PARCEL ID NUMBERS:

34-19-30-503-0H00-0240  
34-19-30-503-0FC0-0010



#### OWNER:

ROSIE G. DUNNUM  
RICARDO L. GILMORE  
2220 N. RIVERSIDE DRIVE  
TAMPA, FLORIDA 33602

#### APPLICANT:

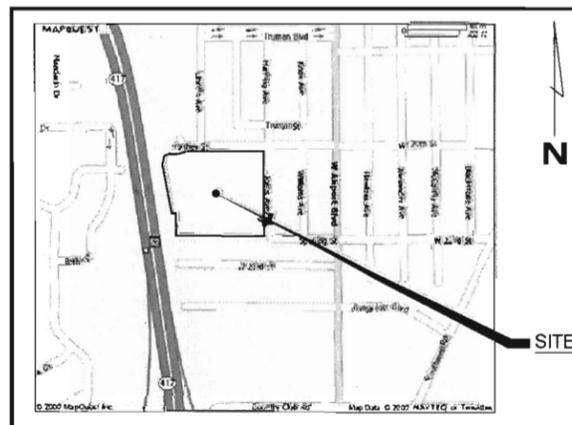
R & K CONSTRUCTION GROUP, LLC.  
1006 WEST 25th STREET  
SANFORD, FLORIDA 32771  
(407) 268-3701, FAX (407) 268-3703  
CONTACT: KEVIN ROY  
EMAIL: KEVIN@RKHOMES.CC

#### CIVIL ENGINEER:

STILLWATER TECHNOLOGIES, INC.  
311 NORTH ROSALIND AVENUE  
ORLANDO, FL 32801  
(407) 206-7222; FAX (407) 206-7223  
CONTACT: JIM DOMBROWSKI, E.I.  
STEVE LIPOFSKY, E.I.  
EMAIL: JDOMBROWSKI@STILLWATERTECH.COM  
SLIPOFSKY@STILLWATERTECH.COM

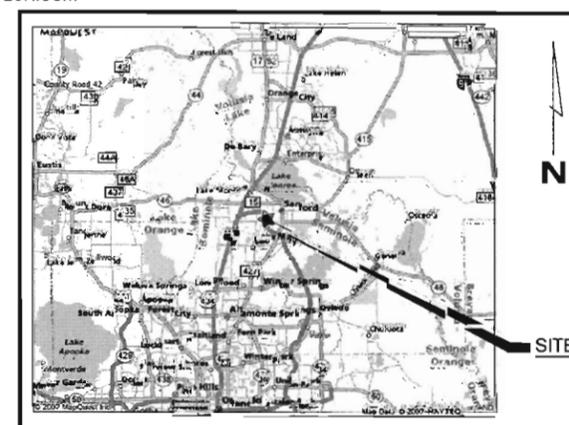
#### SURVEYOR:

STILLWATER TECHNOLOGIES, INC.  
311 NORTH ROSALIND AVENUE  
ORLANDO, FL 32801  
(407) 206-7222; FAX (407) 206-7223  
CONTACT: BILL ELLIOTT, P.S.M.  
EMAIL: BELLIOTT@STILLWATERTECH.COM



LOCATION SKETCH

INDEX OF DRAWINGS			INCL.
G01	1	COVER SHEET	<input checked="" type="checkbox"/>
G02	2	SYMBOLS AND ABBREVIATIONS	<input checked="" type="checkbox"/>
C01	3	EXISTING SITE CONDITIONS AND DEMOLITION PLAN	<input checked="" type="checkbox"/>
C02	4	SITE PLAN	<input checked="" type="checkbox"/>
C03	5	UTILITY PLAN	<input checked="" type="checkbox"/>
C04	6	PAVING, GRADING AND DRAINAGE PLAN	<input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/>



VICINITY SKETCH

PREPARED FOR:  
**R & K CONSTRUCTION GROUP, LLC**  
1006 WEST 25th STREET  
SANFORD, FLORIDA 32771  
(407) 268-3701  
FAX (407) 268-3703

COVER SHEET

LAWSON LANDINGS  
Jones Avenue & West 20th Street  
Sanford, Seminole County, FL



311 North Rosalind Avenue  
Orlando, Florida 32801  
(407) 206-7222  
(407) 206-7223 fax

REV.	DATE	BY	COMMENTS
0	11/16/07	SML	ISSUED FOR SEMINOLE COUNTY PSP
1	1/22/08	SML	REV. PER PSP COMMENTS
2	3/17/08	SML	REV. PER PSP COMMENTS

PROJECT #: 251-007  
DRAWN: SML  
APPROVED: FAB  
DATE: 11/16/07  
SCALE: N.T.S.  
SHEET NAME:  
**G01**  
SHEET:  
**1**

# ABBREVIATIONS

<b>A</b>	AREA ANCHOR BOLT ABANDON(ED) ACRE(S) ACRE FOOT/FEET ASBESTOS CEMENT PIPE ADDITIONAL AVERAGE DAILY TRAFFIC ALUMINUM ALTERNATE BEFORE MOON AMPERE(S) APPROXIMATE AIR RELEASE VALVE AIR RELEASE VACUUM VALVE ASPHALT ASSEMBLY AVENUE AVERAGE AZIMUTH	<b>F</b>	FRAME AND COVER FLOOR DRAIN FIRE DEPARTMENT CONNECTION FOUNDATION FLORIDA DEPARTMENT OF TRANSPORTATION FINISHED FLOOR FINISHED GRADE FIRE HYDRANT FURNISH AND INSTALL FIGURE FINISHED FITTING FENCE LINE FLOOR FLEXIBLE FLANGE FORCE MAIN FOUND FEET PER HOUR FEET PER MINUTE FEET PER SECOND FEET/FOOT FOOTING	<b>P</b>	POINT OF CURVATURE POINT OF COMPOUND CURVATURE POLYETHYLENE PIPE POINT OF INTERSECTION POST INDICATOR VALVE PROPERTY LINE POINT OF BEGINNING PUSH ON JOINT POINT OF SERVICE POWER POLE PHONE RISER POINT OF REVERSE CURVATURE PRESSURE PROJECT PROPOSED POINT OF REVERSE VERTICAL CURVE POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POINT OF TANGENCY POLYVINYL CHLORIDE PAVEMENT POWER
<b>B</b>	BACKFLOW PREVENTER BASELINE BUILDING BOULEVARD BENCH MARK BOUNDARY BLOWOFF BANK OF CURB BOTTOM BEARING BOTTOM OF SLOPE BUTTERFLY VALVE	<b>G</b>	GAUGE GALLON GALVANIZED GAS MAIN GALLONS PER DAY GALLONS PER HOUR GALLONS PER MINUTE GALLONS PER SECOND GROUND GRADE GROUND/GRADE GALVANIZED STEEL PIPE GATE VALVE GATE VALVE AND BOX GUY WIRE GROUND WATER TABLE	<b>Q</b>	FLOW RATE
<b>C</b>	CAPACITY CATCH BASIN CENTER TO CENTER CEMENT CUBIC FEET CUBIC FEET PER MINUTE CUBIC FEET PER SECOND CURB AND GUTTER CAST IRON CAST IRON PIPE CONSTRUCTION JOINT CENTER LINE CONCRETE LIGHT POLE CLEAR/CLEARANCE CLASS CONCRETE MONUMENT CORRUGATED METAL PIPE CORRUGATED METAL PIPE ARCH CONDUIT COUNTY CLEANOUT COLUMN COMPLETE CONCRETE CONNECTION CONSTRUCTION CONTINUOUS COORDINATE(S) CORNER COUPLING CONCRETE POWER POLE CONTROL STRUCTURE COATING CENTER CABLE TELEVISION CULVERT CUBIC YARD CYLINDER	<b>H</b>	HOSE BIBB HARDWARE HORIZONTAL HORSEPOWER HOUR HEIGHT HEADWALL HIGH WATER LEVEL HIGHWAY HYDRAULIC	<b>R</b>	RADIUS REINFORCED CONCRETE PIPE REINFORCED CONCRETE PIPE ARCH ROAD ROADWAY REDUCER REFERENCE REINFORCE(D) REQUIRED REVERSE REVISION REVOLUTIONS PER MINUTE RAILROAD RIGHT RELIEF VALVE RIGHT-OF-WAY REUSE WATER MAIN
<b>D</b>	DOUBLE DEGREE DEFLECT(ION) DEPARTMENT DETAIL DESIGN HIGH WATER LEVEL DIAMETER DIAGONAL DIMENSION DUCTILE IRON PIPE DUCTILE IRON PIPE DISCHARGE DISTANCE DROP MANHOLE DOWN DRAIN DRAWING DRIVEWAY	<b>I</b>	INTERSTATE HIGHWAY INTERSECTION ANGLE INSIDE DIAMETER INSIDE FACE INCHES INLET INSERT INSTALL IRON PIPE IRON ROD INTERSECT/INTERSECTION INVERT	<b>S</b>	SOUTH SANITARY SEWER SPLASH BLOCK SCHEDULE SIDE DRAIN SHELF DRAIN SOUTHEAST SECONDS SECTION SHEET SEASONAL HIGH GROUND WATER TABLE SIMILAR SETBACK LINE SLOPE SHEET METAL SPECIFICATION(S) SQUARE SQUARE INCH(ES) SQUARE FOOT/FEET SQUARE YARD(S) STATE ROAD STAINLESS STEEL STREET STATION STANDARD STEEL STRUCTURE STORM SEWER SUPPORT SUSPEND/SUSPENSION SERVICE SOUTHWEST SIDEWALK SYMBOL(S) SYMMETRICAL SYSTEM
<b>E</b>	EAST EACH EDGE OF CONCRETE ENERGY DISSIPATOR EACH FACE EFFLUENT EXISTING GRADE EASEMENT LINE ELBOW ELECTRIC ELEVATION ELLIPSE/ELLIPTICAL ENCASEMENT ENGINEER(ING) EDGE OF PAVEMENT EQUAL/EQUATION EQUIPMENT EQUIVALENT EASEMENT ESTIMATE EACH WAY ENDWALL EXCAVATE/EXCAVATION EXISTING EXPAND/EXPANSION EXTEND/EXTENSION	<b>J</b>	JUNCTION BOX JUNCTION JOIST JOINT	<b>T</b>	TANGENT TURFBLOCK TOP AND BOTTOM TEMPORARY BENCH MARK TIME OF CONCENTRATION TRENCH DRAIN TOTAL DYNAMIC HEAD TECHNICAL/TECHNICAL TEMPORARY TERMINAL LAMPPOLE TOP OF BANK TOP OF CURB TOE OF SLOPE TOTAL TOP OF SLOPE TOWNSHIP TYPICAL
<b>M</b>	MAINTENANCE MATERIAL MAXIMUM MECHANICAL MITERED END MANUFACTURER MILLION GALLONS PER DAY MANHOLE MANHOLE COVER MEAN HIGH WATER LEVEL MINIMUM MISCELLANEOUS MECHANICAL JOINT METAL LIGHT POLE MEAN LOW WATER LEVEL MONUMENT MILES PER HOUR MEAN SEA LEVEL MOUNTING	<b>L</b>	LENGTH LATITUDE LATERAL POUND LINEAR FEET/FOOT LONG LIMIT(S) LIGHT POLE LONG LEFT LOW WATER LEVEL	<b>U</b>	UNDERDRAIN UNDERGROUND UNLESS OTHERWISE NOTED UNDERGROUND TELEPHONE CABLE
<b>N</b>	NORTH NOT APPLICABLE NAIL AND CAP NORTHEAST NATURAL GROUND NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE NORTHWEST NORMAL WATER LEVEL	<b>MISC</b>	MISC	<b>V</b>	VALVE BOX VERTICAL CURVE WIRRIED CLAY PIPE VERTICAL VERTICAL POINT OF CURVE VERTICAL POINT OF INTERSECTION VERTICAL POINT OF TANGENCY
<b>O</b>	ON CENTER OUTSIDE DIAMETER OR EQUAL OPENING OPPOSITE OVAL REINFORCED CONCRETE PIPE OUTFALL STRUCTURE OVERFLOW OVERHEAD	<b>W</b>	WEST WITH WATER MAIN WITHOUT WATER/WEATHER PROOF WOOD POWER POLE WATER SURFACE WET SEASON WATER TABLE WEIGHT WATER VALVE WELDED WIRE FABRIC WELDED WIRE MESH	<b>Y</b>	YARD YEAR

# EXISTING SYMBOLS

LINES	
	CENTER LINE
	CHAIN LINK FENCE
	CONTOUR
	EASEMENT
	FENCE
	GUARDRAIL
	EXISTING PLATS
	RETAINING WALL
	RIGHT-OF-WAY LINE
	SHORELINE
	SWALE
	SOIL BOUNDARY
SANITARY	
	SANITARY SEWER LINE
	CLEANOUT
	FORCE MAIN
	MANHOLE
WATER	
	WATER MAIN 6" PVC PIPE
	EXISTING VALVE
	FIRE HYDRANT
	WATER METER
STORM DRAIN	
	STORM SEWER
	UNDERDRAIN
	CURB INLET
	MANHOLE
	MITERED END
	STORM INLET
HIGHWAY & UTILITIES	
	BENCHMARK
	BOUND CORNER
	CONCRETE
	COUNTY ROADS
	INTERSTATE ROADS
	LIGHT POLE
	MISCELLANEOUS SIGN
	SECTION CORNER
	EDGE OF PAVEMENT W/O CURB

# PROPOSED SYMBOLS

LINES	
	BOUNDARY
	LOT LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	EASEMENT
	CONSERVATION SETBACK
	SETBACK LINE
	CHAIN LINK FENCE
	FENCE
	SILT FENCE
	GUARDRAIL
	RETAINING WALL
	SWALE
	CONTOUR
	SHORELINE
	TREE LINE
STORM DRAIN	
	100 LINEAR FEET STORM PIPE 24" REINFORCED CONCRETE PIPE @ 0.20%
	100 LINEAR FEET UNDERDRAIN 6" PVC PIPE DRAINAGE FLOW DIRECTION
	FDOT INLET TYPE 1
	FDOT INLET TYPE 2
	FDOT INLET TYPE 3
	FDOT INLET TYPE 4
	FDOT INLET TYPE 5
	FDOT INLET TYPE 6
	MANHOLE
	MITERED END SECTION
	STORM INLET
	SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
	SPOT ELEVATION
HIGHWAY & UTILITIES	
	BOUND CORNER
	CONCRETE
	COUNTY ROADS
	DETAIL REFERENCE
	DUMPSTER PAD
	FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
	GUY POLE
	HANDICAP PARKING
	INTERSTATE ROADS
	LIGHT POLE
	NO PARKING SIGN
	SECTION CORNER
	STATE ROADS
	MISC ROAD SIGN
	UTILITY POLE
	BLDG OR STRUCTURE
	TYPE F CURB & GUTTER
	MIAMI CURB
	CROSS SECTION DETAIL
WATER	
	100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
	CLEANOUT
	DOUBLE SANITARY SERVICE
	FORCE MAIN 4" PVC PIPE
	MANHOLE
WATER	
	100 LINEAR FT. WATER MAIN 6" PVC PIPE 11 1/2" BEND
	22 1/2" BEND
	45" BEND
	90" BEND
	TEE
	CROSS
	DOUBLE DETECTOR CHECK VALVE
	DOUBLE WATER SERVICE
	GATE VALVE
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION
	METER
	REDUCER
	BLOWOFF
	BACKFLOW PREVENTER
	SAMPLE POINT
	REUSE WATER SYSTEM CONNECTION
	TAPPING SLEEVE & VALVE

NOTES:  
1. TREE TYPES SHALL BE REFERENCED BY LEGEND ON APPLICABLE DRAWING SHEETS.  
2. EXISTING CONSTRUCTION FEATURES MAY BE SCREENED ON DRAWING SHEETS TO PROVIDE CLARITY.

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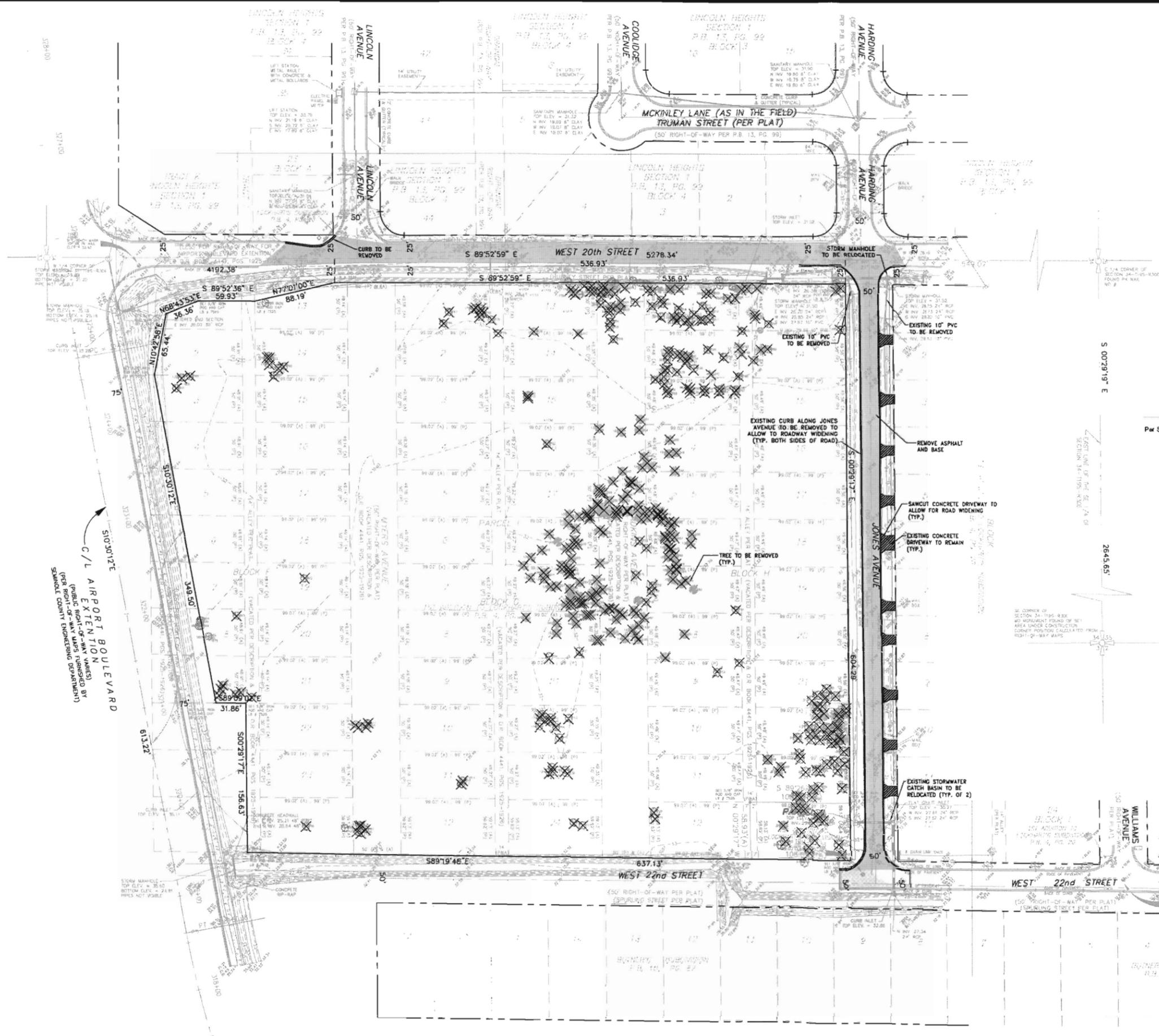
PREPARED FOR:  
**R & K CONSTRUCTION GROUP, LLC**  
100 WEST 25TH STREET  
SANFORD, FLORIDA 32711  
TEL: (407) 868-3700  
FAX: (407) 868-3700

**SYMBOLS AND ABBREVIATIONS**  
**LAWSON LANDINGS**  
Jones Avenue & West 20th Street  
Sanford, Seminole County, FL

**stillwater TECHNOLOGIES**  
311 North Rosalind Avenue  
Orlando, Florida 32801  
(407) 206-7222  
(407) 206-7223 fax

REV.	DATE	BY	COMMENTS
0	11/16/07	SM	ISSUED FOR SEMINOLE COUNTY PSP
1	1/22/08	SM	REV. PER PSP COMMENTS
2	3/17/08	SM	REV. PER PSP COMMENTS

PROJECT #: 251-007  
DRAWN: SML  
APPROVED: FAB  
DATE: 11/16/07  
SCALE: N.T.S.  
SHEET NAME: **G02**  
SHEET: 2



**LEGAL DESCRIPTION**

PARCEL I:  
 Lots 1 to 24 incl., Block F, TOGETHER WITH vacated alley lying within said Block F, Less that part deeded to Seminole County, Florida, by deed recorded in Official Records Book 4424, page 1856; Lots 1 to 24 incl., Block G, TOGETHER WITH vacated alley lying within said Block G, and Lots 1 to 24 incl., Block H, TOGETHER WITH vacated alley lying within said Block H, LESS the East 1/2 of vacated alley lying West of Lot 24, 1ST ADDITION TO LOCKHART'S SUBDIVISION, TOGETHER WITH vacated Myers Avenue lying between 4819 Block F and Block G and vacated Adams Avenue lying between said Block C and H, according to plat thereof recorded in Plat Book 4, page 26, public records of Seminole County, Florida.

-AND-

PARCEL II:  
 Lot 24, Block h, 1ST ADDITION TO LOCKHART'S SUBDIVISION, according to plat thereof recorded in Plat Book 4, Page 26, TOGETHER WITH the East 1/2 of vacated alley abutting on the West side thereof.

**SURVEY NOTES:**

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- BEARINGS SHOWN HEREON ARE ASSUMED AS BEING S 89°52'59" E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.
- THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD, AND WAS PROVIDED BY THE CLIENT.
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12117C0070 F, EFFECTIVE DATE SEPTEMBER 28, 2007, THIS PROPERTY LIES IN ZONES X & A.
- UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY TITLE NO. 200258833, EFFECTIVE DATE SEPTEMBER 21, 2007 @ 11:00 PM AND WAS PROVIDED BY THE CLIENT.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE PER THE DESCRIPTION AND ARE CORRECT AND IN AGREEMENT WITH THE FOUND AND SET MONUMENTS AS MEASURED IN THE FIELD UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY MEETS OR EXCEEDS THE HORIZONTAL CONTROL ACCURACY OF (1/7500) FEET FOR A (SUBURBAN) SURVEY.

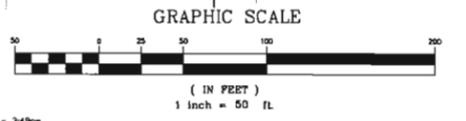
**TREE REPLACEMENT CRITERIA ESTABLISHED**

Per Seminole County LDC, Chapter 60, the following table establishes Tree Replacement requirements:

DBH of Tree Removed	Number of Replacement Trees Required for Each Tree Removed	Minimum Caliper for Standard Replacement	Replacement Trees Required for Each Tree Removed due to an Arbor Violation
3 inches to less than 12 inches	Two (2) replaced for one (1) removed	Two (2) inches	Four (4) replaced for one (1) removed
12 inches to less than 24 inches	Four (4) replaced for one (1) removed	Two (2) inches	Six (6) replaced for one removed
24 inches or larger	Five (5) replaced for one (1) removed	Two (2) inches	Eight (8) replaced for one (1) removed

**SITE TREE REPLACEMENT CALCULATIONS**

	# of Trees Proposed for Removal	# of Replacement Trees Required	Caliper Inches Replaced (Minimum)
Trees 3" to 12" DBH	339 Trees	678 Trees	1,356 inches
Trees 12" to 24" DBH	49 Trees	196 Trees	392 inches
Trees > 24" DBH	1 Tree	5 Trees	10 inches
<b>Total</b>	<b>389 Trees</b>	<b>879 Trees</b>	<b>1,758 inches</b>



PREPARED FOR  
**R & K CONSTRUCTION GROUP, LLC**  
 1006 WEST 25TH STREET  
 SANFORD, FLORIDA 32771  
 (407) 266-8999  
 FAX (407) 266-3703

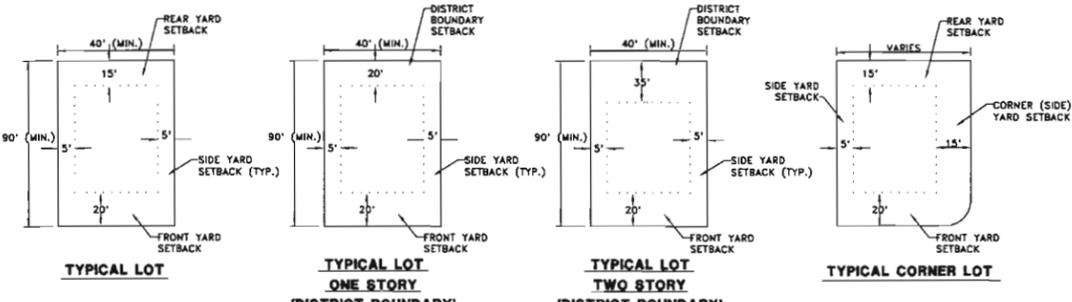
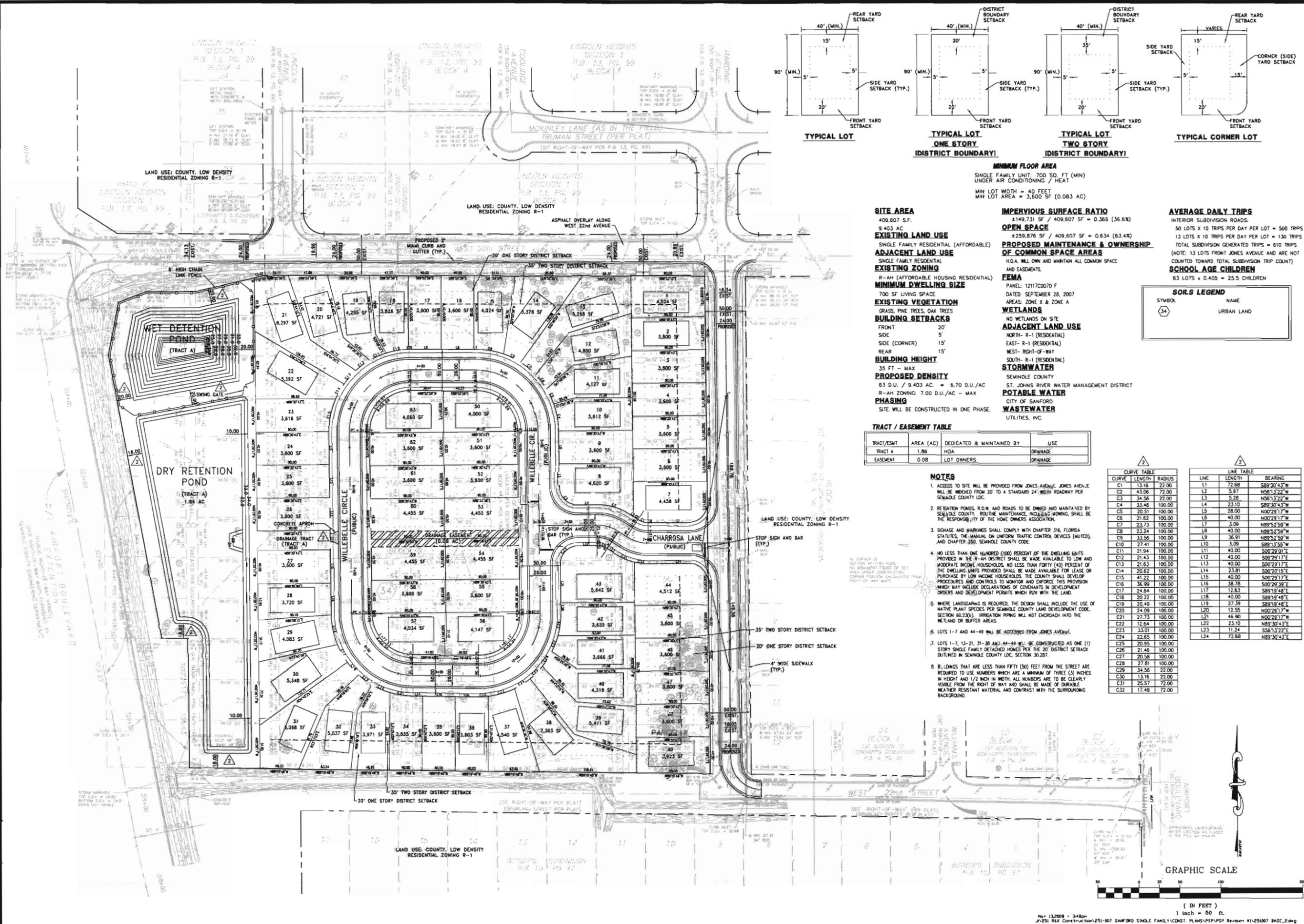
**EXISTING SITE CONDITIONS AND DEMOLITION PLAN**

**LAWSON LANDINGS**  
 Jones Avenue & West 20th Street  
 Sanford, Seminole County, FL

**stillwater TECHNOLOGIES**  
 311 North Rosalind Avenue  
 Orlando, Florida 32801  
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PROJECT #: 251-007  
 DRAWN: SML  
 APPROVED: FAB  
 DATE: 11/16/07  
 SCALE: 1" = 50'  
 SHEET NAME:  
**C01**  
 SHEET:  
**3**



**MINIMUM FLOOR AREA**  
 SINGLE FAMILY UNIT: 700 SQ. FT. (MIN)  
 UNDER AIR CONDITIONING / HEAT  
 MIN LOT WIDTH = 40 FEET  
 MIN LOT AREA = 3,500 SF (0.083 AC)

**SITE AREA**  
 409,807 S.F.  
 9.403 AC

**EXISTING LAND USE**  
 SINGLE FAMILY RESIDENTIAL (AFFORDABLE)

**ADJACENT LAND USE**  
 SINGLE FAMILY RESIDENTIAL

**EXISTING ZONING**  
 R-AH (AFFORDABLE HOUSING RESIDENTIAL)

**MINIMUM DWELLING SIZE**  
 700 SF LIVING SPACE

**EXISTING VEGETATION**  
 GRASS, PINE TREES, OAK TREES

**BUILDING SETBACKS**  
 FRONT 20'  
 SIDE 5'  
 SIDE (CORNER) 15'  
 REAR 15'

**BUILDING HEIGHT**  
 35 FT - MAX

**PROPOSED DENSITY**  
 63 D.U. / 9.403 AC. = 6.70 D.U./AC  
 R-AH ZONING: 7.00 D.U./AC - MAX

**PHASING**  
 SITE WILL BE CONSTRUCTED IN ONE PHASE.

**IMPERVIOUS SURFACE RATIO**  
 1149,731 SF / 409,807 SF = 0.366 (36.6%)

**OPEN SPACE**  
 4259,876 SF / 409,807 SF = 0.634 (63.4%)

**PROPOSED MAINTENANCE & OWNERSHIP OF COMMON SPACE AREAS**  
 H.O.A. WILL OWN AND MAINTAIN ALL COMMON SPACE AND EASEMENTS.

**FEMA**  
 PANEL: 12117C0070 F  
 DATED: SEPTEMBER 28, 2007  
 AREAS: ZONE X & ZONE A

**WETLANDS**  
 NO WETLANDS ON SITE

**ADJACENT LAND USE**  
 NORTH- R-1 (RESIDENTIAL)  
 EAST- R-1 (RESIDENTIAL)  
 WEST- RIGHT-OF-WAY  
 SOUTH- R-1 (RESIDENTIAL)

**STORMWATER**  
 SEMINOLE COUNTY  
 ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

**POTABLE WATER**  
 CITY OF SANFORD

**WASTEWATER**  
 UTILITIES, INC.

**AVERAGE DAILY TRIPS**  
 INTERIOR SUBDIVISION ROADS:  
 50 LOTS X 10 TRIPS PER DAY PER LOT = 500 TRIPS  
 13 LOTS X 10 TRIPS PER DAY PER LOT = 130 TRIPS  
 TOTAL SUBDIVISION GENERATED TRIPS = 630 TRIPS  
 (NOTE: 13 LOTS FRONT JONES AVENUE AND ARE NOT COUNTED TOWARD TOTAL SUBDIVISION TRIP COUNT)

**SCHOOL AGE CHILDREN**  
 63 LOTS X 0.405 = 25.5 CHILDREN

**SOILS LEGEND**

SYMBOL	NAME
(34)	URBAN LAND

**TRACT / EASEMENT TABLE**

TRACT/EASMT	AREA (AC)	DEDICATED & MAINTAINED BY	USE
TRACT A	1.86	HOA	DRAINAGE
EASEMENT	0.08	LOT OWNERS	DRAINAGE

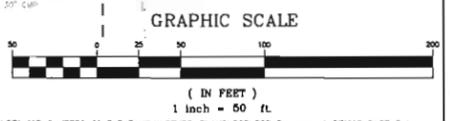
- NOTES**
- ACCESS TO SITE WILL BE PROVIDED FROM JONES AVENUE. JONES AVENUE WILL BE WIDENED FROM 20' TO A STANDARD 24'-WIDE ROADWAY PER SEMINOLE COUNTY LOC.
  - RETENTION PONDS, R.O.W. AND ROADS TO BE OWNED AND MAINTAINED BY SEMINOLE COUNTY. ROUTINE MAINTENANCE, INCLUDING MOWING, SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
  - SIGNAGE AND MARKINGS SHALL COMPLY WITH CHAPTER 316, FLORIDA STATUTES, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND CHAPTER 250, SEMINOLE COUNTY CODE.
  - NO LESS THAN ONE HUNDRED (100) PERCENT OF THE DWELLING UNITS PROVIDED IN THE R-AH DISTRICT SHALL BE MADE AVAILABLE TO LOW AND MODERATE INCOME HOUSEHOLDS. NO LESS THAN FORTY (40) PERCENT OF THE DWELLING UNITS PROVIDED SHALL BE MADE AVAILABLE FOR LEASE OR PURCHASE BY LOW INCOME HOUSEHOLDS. THE COUNTY SHALL DEVELOP PROCEDURES AND CONTROLS TO MONITOR AND ENFORCE THIS PROVISION WHICH MAY INCLUDE DECLARATIONS OF COVENANTS IN DEVELOPMENT ORDERS AND DEVELOPMENT PERMITS WHICH RUN WITH THE LAND.
  - WHERE LANDSCAPING IS REQUIRED, THE DESIGN SHALL INCLUDE THE USE OF NATIVE PLANT SPECIES PER SEMINOLE COUNTY LAND DEVELOPMENT CODE, SECTION 60.2(X). IRRIGATION PIPING WILL NOT ENDOACH INTO THE WETLAND OR BUFFER AREAS.
  - LOTS 1-7 AND 44-49 WILL BE ACCESSED FROM JONES AVENUE.
  - LOTS 1-7, 13-21, 31-38 AND 44-49 WILL BE CONSTRUCTED AS ONE (1) STORY SINGLE FAMILY DETACHED HOMES PER THE 20' DISTRICT SETBACK OUTLINED IN SEMINOLE COUNTY LOC. SECTION 30.2B7.
  - BUILDINGS THAT ARE LESS THAN FIFTY (50) FEET FROM THE STREET ARE REQUIRED TO USE NUMBERS WHICH ARE A MINIMUM OF THREE (3) INCHES IN HEIGHT AND 1/2" INCH IN WIDTH. ALL NUMBERS ARE TO BE CLEARLY VISIBLE FROM THE RIGHT OF WAY AND SHALL BE MADE OF DURABLE WEATHER RESISTANT MATERIAL AND CONTRAST WITH THE SURROUNDING BACKGROUND.

**CURVE TABLE**

CURVE	LENGTH	RADIUS
C1	13.16	22.00
C2	43.06	72.00
C3	34.56	22.00
C4	33.46	100.00
C5	20.51	100.00
C6	21.62	100.00
C7	23.73	100.00
C8	23.24	100.00
C9	33.56	100.00
C10	27.41	100.00
C11	21.94	100.00
C12	21.43	100.00
C13	21.63	100.00
C14	20.62	100.00
C15	41.22	100.00
C16	36.99	100.00
C17	24.64	100.00
C18	20.22	100.00
C19	20.49	100.00
C20	24.09	100.00
C21	27.73	100.00
C22	12.64	100.00
C23	33.01	100.00
C24	22.65	100.00
C25	20.95	100.00
C26	21.46	100.00
C27	20.58	100.00
C28	27.81	100.00
C29	34.56	22.00
C30	13.16	22.00
C31	25.57	72.00
C32	17.49	72.00

**LINE TABLE**

LINE	LENGTH	BEARING
L1	72.58	S89°30'43"W
L2	5.97	N56°13'22"W
L3	5.28	N56°13'22"W
L4	23.10	S89°30'43"W
L5	28.00	N00°29'17"W
L6	40.00	N00°29'17"W
L7	3.09	N89°52'59"W
L8	40.00	N89°52'59"W
L9	36.91	N89°52'59"W
L10	3.09	S89°13'55"W
L11	40.00	S00°22'01"E
L12	40.00	S00°29'17"E
L13	40.00	S00°29'17"E
L14	23.81	S00°29'17"E
L15	40.00	S00°29'17"E
L16	38.78	S00°29'17"E
L17	12.63	S89°19'48"E
L18	40.00	S89°19'48"E
L19	27.39	S89°19'48"E
L20	12.55	N00°29'17"W
L21	46.90	N00°29'17"W
L22	23.10	N89°30'43"E
L23	11.24	S56°13'22"E
L24	72.68	N89°30'43"E



PREPARED FOR:  
**R & K CONSTRUCTION GROUP, LLC**  
 1006 WEST 25TH STREET  
 SANFORD, FLORIDA 32711  
 (407) 268-3701  
 FAX (407) 268-3702

**SITE PLAN**

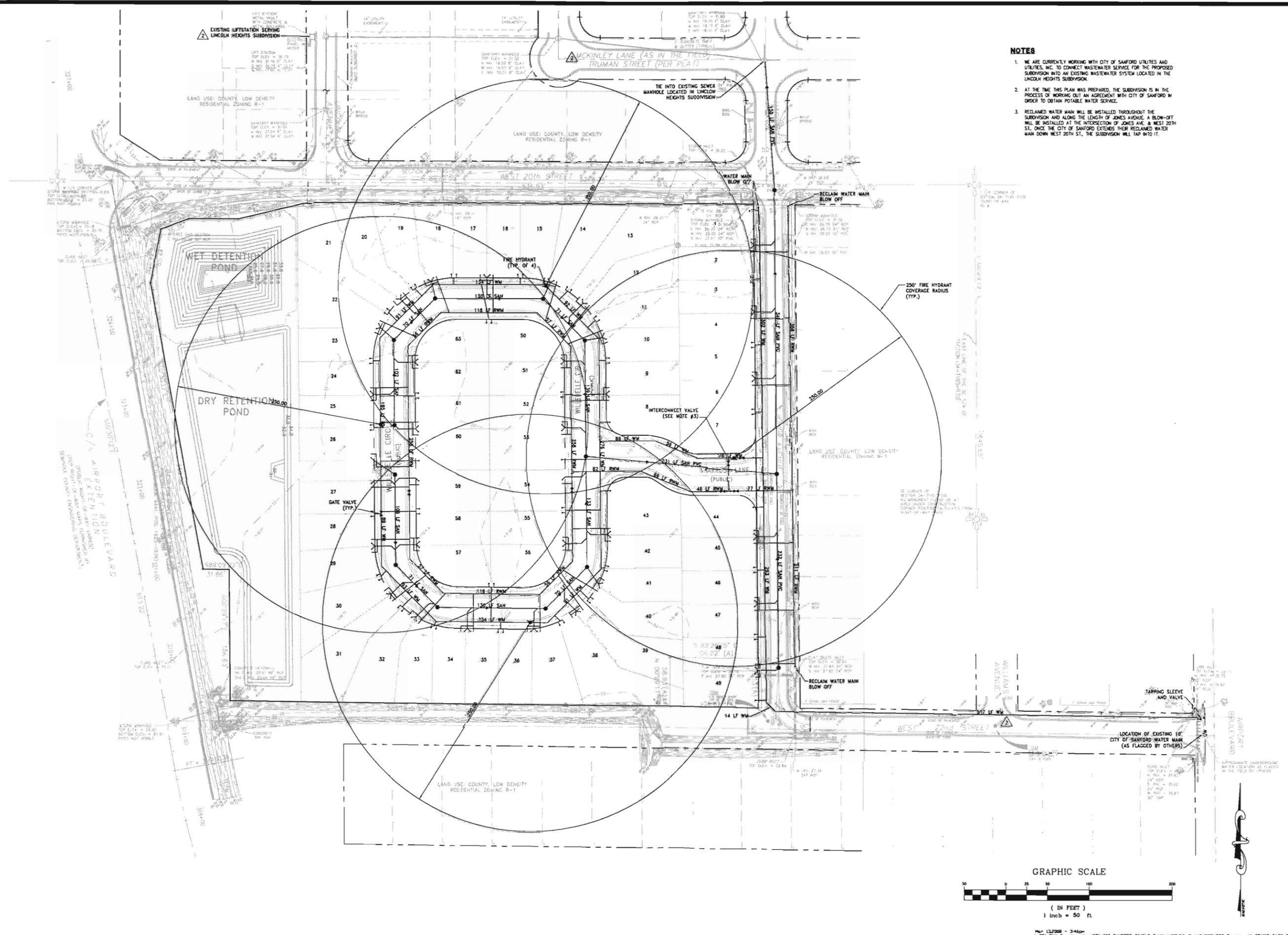
**LAWSON LANDINGS**  
 Jones Avenue & West 20th Street  
 Sanford, Seminole County, FL

**stillwater TECHNOLOGIES**  
 311 North Rosalind Avenue  
 Sanford, FL 32801  
 (407) 206-7273 fax

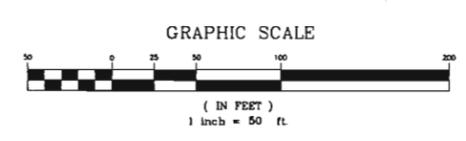
REV.	DATE	BY	COMMENTS
0	11/16/07	SML	ISSUED FOR SEMINOLE COUNTY PSP
1	1/22/08	SML	REV. PER PSP COMMENTS
2	3/7/08	SML	REV. PER PSP COMMENTS

PROJECT #: 251-007  
 DRAWN: SML  
 APPROVED: FAB  
 DATE: 11/16/07  
 SCALE: 1" = 50'  
 SHEET NAME: C02  
 SHEET: 4

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- NOTES**
1. WE ARE CURRENTLY WORKING WITH CITY OF SANFORD UTILITIES AND UTILITIES, INC. TO CONNECT WASTEWATER SERVICE FOR THE PROPOSED SUBDIVISION INTO AN EXISTING WASTEWATER SYSTEM LOCATED IN THE LINCOLN HEIGHTS SUBDIVISION.
  2. AT THE TIME THIS PLAN WAS PREPARED, THE SUBDIVISION IS IN THE PROCESS OF WORKING OUT AN AGREEMENT WITH CITY OF SANFORD IN ORDER TO OBTAIN POTABLE WATER SERVICE.
  3. RECLAIMED WATER MAIN WILL BE INSTALLED THROUGHOUT THE SUBDIVISION AND ALONG THE LENGTH OF JONES AVENUE. A BLOW-OFF WILL BE INSTALLED AT THE INTERSECTION OF JONES AVE & WEST 20TH ST. ONCE THE CITY OF SANFORD EXTENDS THEIR RECLAIMED WATER MAIN DOWN WEST 20TH ST., THE SUBDIVISION WILL TAP INTO IT.



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PREPARED FOR:  
**R & K CONSTRUCTION GROUP, LLC**  
 1008 WEST 25TH STREET  
 SANFORD, FLORIDA 32771  
 (407) 268-3701  
 FAX (407) 268-3703

**UTILITY PLAN**  
**LAWSON LANDINGS**  
 Jones Avenue & West 20th Street  
 Sanford, Seminole County, FL

**stillwater TECHNOLOGIES**  
 111 North Rosalind Avenue  
 Orlando, Florida 32801  
 (407) 206-7222  
 (407) 206-7223 fax

REV.	DATE	BY	COMMENTS
0	11/16/07	SML	ISSUED FOR SEMINOLE COUNTY PSP
1	1/22/08	SML	REV. PER PSP COMMENTS
2	3/7/08	SML	REV. PER PSP COMMENTS

PROJECT #: 251-007  
 DRAWN: SML  
 APPROVED: FAB  
 DATE: 11/16/07  
 SCALE: 1" = 50'  
 SHEET NAME:  
**C03**  
 SHEET:  
**5**

