

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

SUBJECT: King's Ridge Drive Subdivision Preliminary Subdivision Plan

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Bryan Potts *(Signature)* CONTACT: Alan Willis *(Signature)* EXT. 7341

Agenda Date	<u>06/06/07</u>	Regular	<input checked="" type="checkbox"/>	Work Session	<input type="checkbox"/>	Briefing	<input type="checkbox"/>
		Special Hearing – 6:00	<input type="checkbox"/>	Public Hearing – 7:00	<input type="checkbox"/>		

MOTION/RECOMMENDATION:

1. Approve the Preliminary Subdivision Plan for King's Ridge Drive Rural Subdivision, located north of Lake Harney Road, west of Harney Heights Road; David M. Ciener and Mike Hattaway applicants, or
2. Deny the Preliminary Subdivision Plan for King's Ridge Drive Rural Subdivision, located north of Lake Harney Road, west of Harney Heights Road; David M. Ciener and Mike Hattaway applicants, or
3. Continue to a date and time certain.

Commissioner McLean District – 2

Alan Willis, Planner

BACKGROUND:

The applicants, David M. Ciener and Mike Hattaway are requesting approval of a Preliminary Subdivision Plan (PSP) for King's Ridge Road Subdivision. The project consists of 8 single family residential lots on approximately 46.52 acres zoned Planned Unit Development (PUD). The minimum lot size requirement is 5.0 acres. The site is located north of Lake Harney Road, west of Harney Heights Road; in Section 15, Township 20 S, and Range 32 E.

The PSP is subject to all the conditions of a rural subdivision. The internal road will be private. The PSP meets all the conditions of the Seminole County Land Development Code. The lots will be served by wells and septic systems.

STAFF RECOMMENDATION:

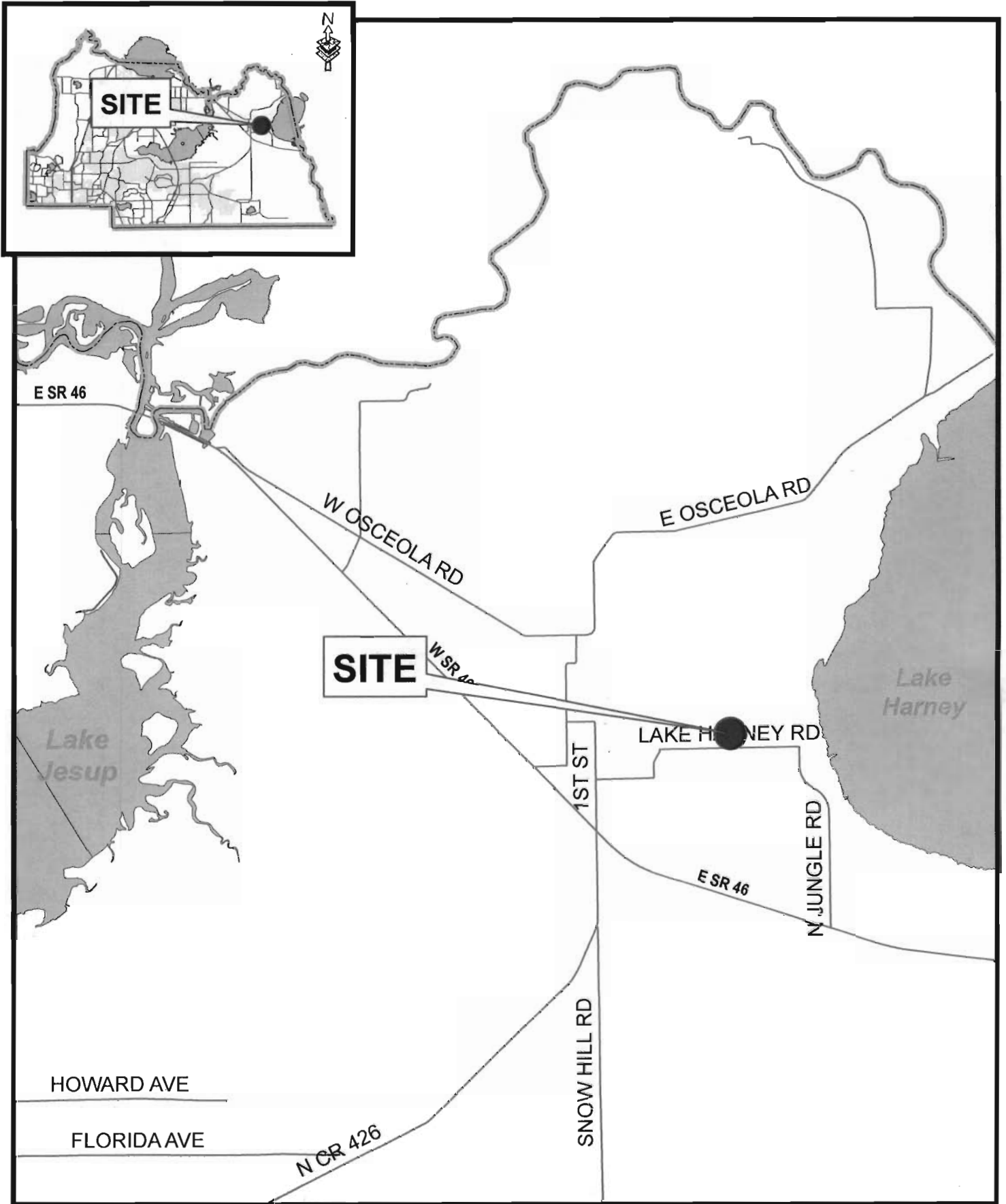
Staff recommends approval of the Preliminary Subdivision Plan for King's Ridge Drive Rural Subdivision, located north of Lake Harney Road, west of Harney Heights Road.

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

DR No. 07-05500001

Parcel ID#:

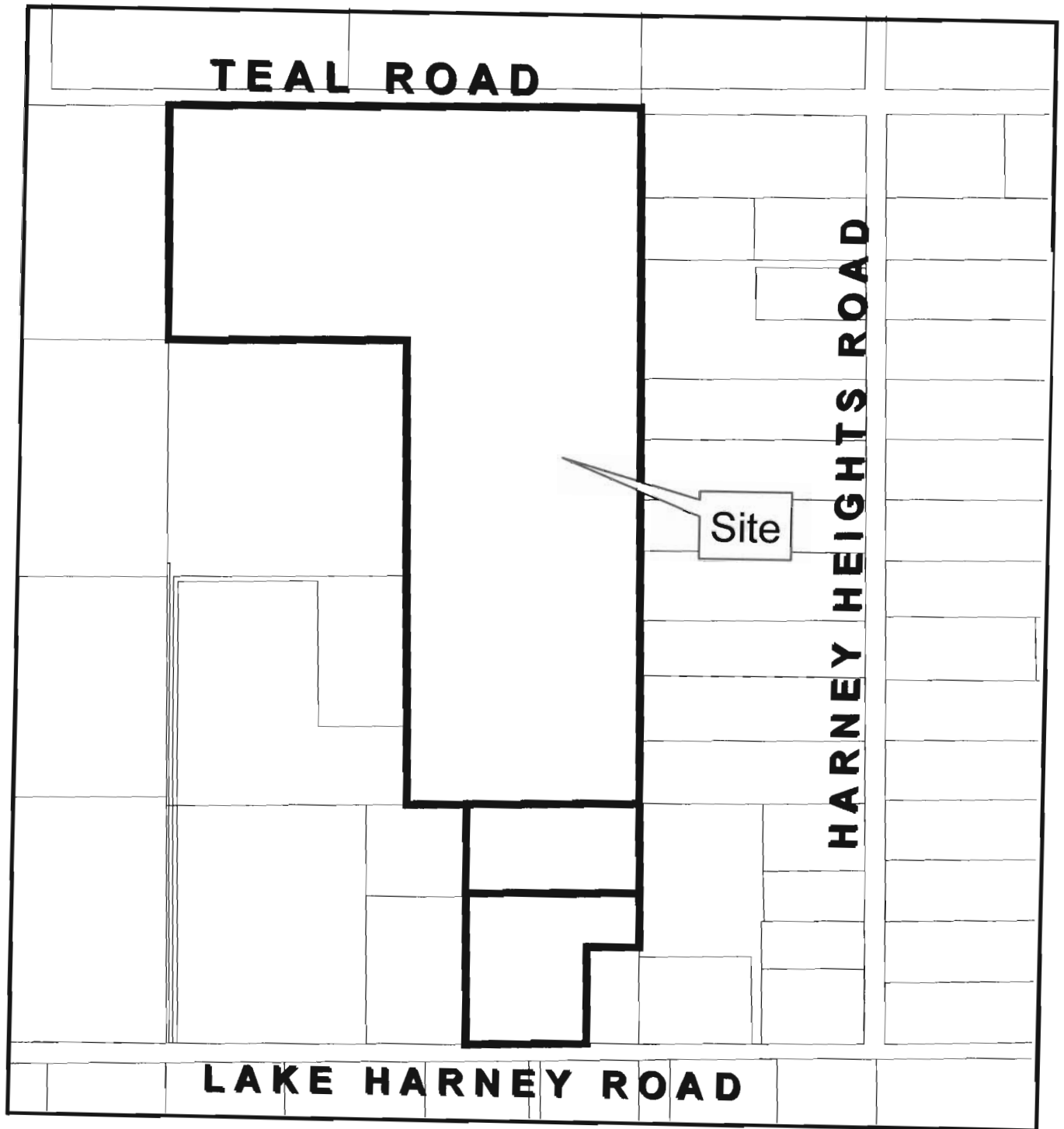
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KING'S RIDGE PSP

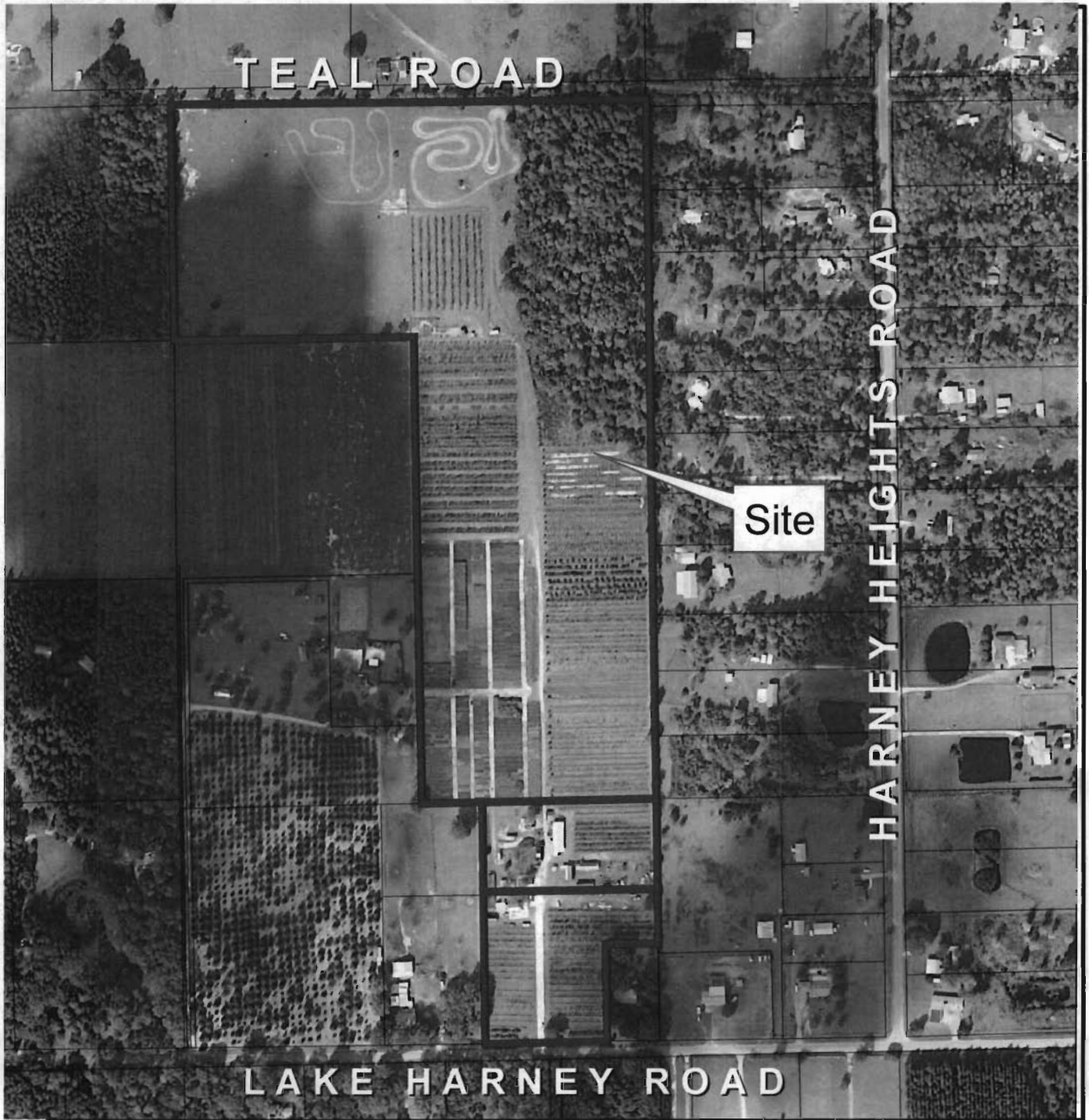
EXHIBIT A



King's Ridge
Preliminary Subdivision Plan



EXHIBIT A



King's Ridge
Preliminary Subdivision Plan



EXHIBIT A

PRELIMINARY SUBDIVISION PLAN

LOCATION:

980 LAKE HARNEY ROAD, GENEVA FLORIDA

SITE STATISTICS:

ZONING DISTRICT: R-5 "RESIDENTIAL"

PARCEL SIZE: 5 AC. MIN.

EXISTING USE: VACANT

PROPOSED USE: 5-6 AC. RANCHETTE HOME SITES

FOR:

**KING'S MANOR
980 LAKE HARNEY ROAD
GENEVA, FL 32732**

DEVELOPMENT TEAM:

APPLICANT/DEVELOPER/OWNER:
DAVID CIENER
980 LAKE HARNEY ROAD
GENEVA, FLORIDA 32732
PHONE (407) 417-7676

LANDSCAPE ARCHITECT:
LANDSCAPE DYNAMICS, Inc.
413 NETHERWOOD CREST DR.
ALTAMONTE SPRINGS, FLORIDA 32714
PHONE (407) 877-0677

ENGINEER:
VITAL DESIGNS, INC.
1344 HARDY AVENUE
ORLANDO, FLORIDA 32803
PHONE: (407) 885-7173

SURVEYOR:
DOLDNEY SURVEYING AND MAPPING CORP.
200 EAST COMMERCIAL STREET
SANFORD, FLORIDA 32771
PHONE (407) 322-1481

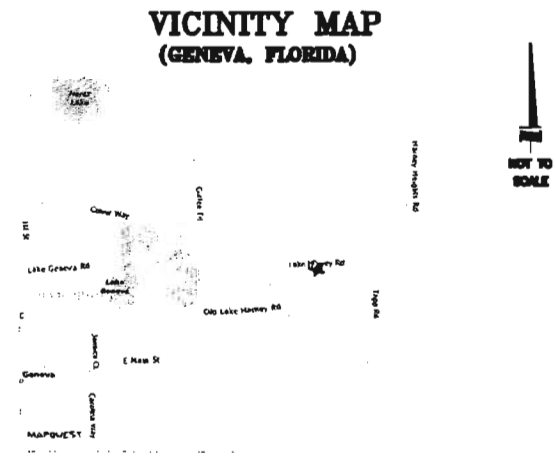
UTILITIES:

ELECTRIC SERVICE:
PROGRESS ENERGY

SEWER SERVICE:
ON-SITE SEPTIC & DRAINFIELD

WATER SERVICE:
ON-SITE WELL

**PREPARED FOR:
DAVID CIENER
980 LAKE HARNEY ROAD
GENEVA, FL 32732
PH: (407) 417-7676**



SHEET INDEX

SHEET TITLE	SHEET NO.
COVER SHEET	C-1
PRELIMINARY SUBDIVISION PLAN	C-2

SECTION 15, TOWNSHIP 20 SOUTH, RANGE 32 EAST

DATE	REVISIONS:

DRAWN BY	DESIGN BY	CHECKED BY	APPROVED BY
ANH	ANH	GDH	-

**CREW HODAK
PE # 54684**

**KING'S MANOR
980 LAKE HARNEY ROAD
GENEVA, FLORIDA**

VITAL DESIGNS, INC.
CIVIL ENGINEERING & LAND DEVELOPMENT DESIGN SERVICES
1344 HARDY AVENUE, ORLANDO, FL 32803
PHONE (407) 885-7173
FAX: (407) 885-7225
EMAIL: vitaldesigns@tds.com

DATE: 4/10/07

SHEET NO. C-1

GENERAL NOTES:

CONTRACTOR SHALL VERIFY ALL EXISTING GRADES ON SITE BEFORE BEGINNING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY MAJOR DIFFERENCES BETWEEN CONTRACTOR'S DATA AND DRAWINGS.

THE CONTRACTOR SHALL PROTECT ALL EXISTING STORMWATER COLLECTION SYSTEMS FROM DAMAGE BY SEDIMENT OR OTHER CONSTRUCTION RELATED CAUSES.

SIZES, LOCATION AND SPENT ELEVATIONS OF EXISTING PIPE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SLOPES AND TRANSITIONS OF CONCRETE SIDEWALK AND RAMP TAPER, SHALL NOT BE ANY STEEPER THAN 12:1 UNLESS OTHERWISE NOTED ON PLANS.

EROSION CONTROL SHALL BE MAINTAINED WITHIN CONSTRUCTION AREAS BY QUICKLY STABILIZING DISTURBED AREAS TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING SOIL TURBIDITY FENCES, HAY BALES, AND OTHER MEANS ACCEPTABLE TO OTHER, ENGINEER AND REGULATORY AGENCIES.

ALL STORM DRAINAGE INLETS AND PIPES SHALL BE PROTECTED FROM SILT, SAND AND DEBRIS DURING CONSTRUCTION. ANY ACCUMULATION WITHIN THE STORM DRAINAGE PIPE SYSTEM SHALL BE REMOVED WITHOUT PUMPING OR FLUSHING INTO THE POND.

PROVIDE HAY BALES IN FRONT OF ALL DRAINAGE CURB INLETS AND PROVIDE FILTER FABRIC UNDER THE GRATE OF ALL DITCH BOTTOM INLETS AFTER INITIAL COMPLETION OF THE DRAINAGE STRUCTURES. MAINTAIN THESE MEASURES DAILY.

SILT FENCE SHALL BE IN-PLACE AROUND THE ENTIRE PERIMETER OF THE SITE PRIOR TO CONSTRUCTION. PLEASE SEE DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION ON EROSION CONTROL.

DEBRIS EXCAVATED MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.

DEMATERING DURING CONSTRUCTION SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS.

SPOT ELEVATIONS ARE SHOWN AT THE EDGE OF PAVEMENT EXCEPT WHEN CALLED OUT AS TOP OF CURB (TC).

ALL STRUCTURES, PIPE AND OTHER CONSTRUCTION IN THE DEPARTMENT RIGHT OF WAY SHALL BE PERFORMED ACCORDING TO THE APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN STANDARDS AND SPECIFICATIONS.

SPECIAL NOTES:

- LANDSCAPE TRACT "A" SHALL MAINTAIN THE EXISTING TREES AND VEGETATION WITH A WALL ADJACENT TO THE RIGHT-OF-WAY.
- LANDSCAPE TRACTS "B" SHALL MAINTAIN THE EXISTING TREES WHERE POSSIBLE.
- ONLY THOSE USES IDENTIFIED IN SECTION 30.1048(2) OF THE LDC WILL BE PERMITTED WITHIN THE 87' SCENIC CORRIDOR SETBACK LINE ALONG LAKE HARNEY ROAD.
- SIGNAGE FOR THE PROJECT SHALL COMPLY WITH THE DEVELOPMENT STANDARDS IDENTIFIED IN SECTION 30.1048(3) OF THE LDC.
- LANDSCAPING AND BUFFERS WITHIN THE SCENIC CORRIDOR SHALL COMPLY WITH THE DEVELOPMENT STANDARDS IDENTIFIED IN SECTION 30.1048(3) OF THE LDC.
- A MINIMUM OF A 30 FEET SIDE YARD SETBACK BETWEEN STRUCTURES SHALL BE REQUIRED FOR FIRE SEPARATION PURPOSES.

LOT AREA TABULATION:

- LOT 1 = 5.019 AC (218,910 S.F.)
- LOT 2 = 5.074 AC (221,000 S.F.)
- LOT 3 = 6.108 AC (266,122 S.F.)
- LOT 4 = 6.454 AC (281,148 S.F.)
- LOT 5 = 5.888 AC (258,908 S.F.)
- LOT 6 = 5.008 AC (218,311 S.F.)
- LOT 7 = 5.083 AC (223,802 S.F.)
- LOT 8 = 5.015 AC (218,480 S.F.)

SITE DATA TABLE:

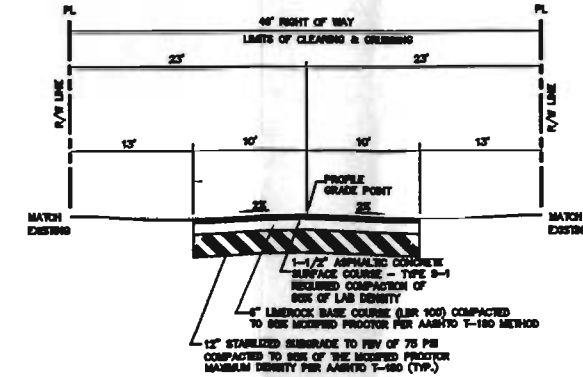
TOTAL PROJECT AREA = 46.82 ACRES
 25' LANDSCAPE TRACT "A" = 0.198 ACRES
 5' LANDSCAPE TRACT "B" = 0.884 ACRES

SITE INFORMATION:

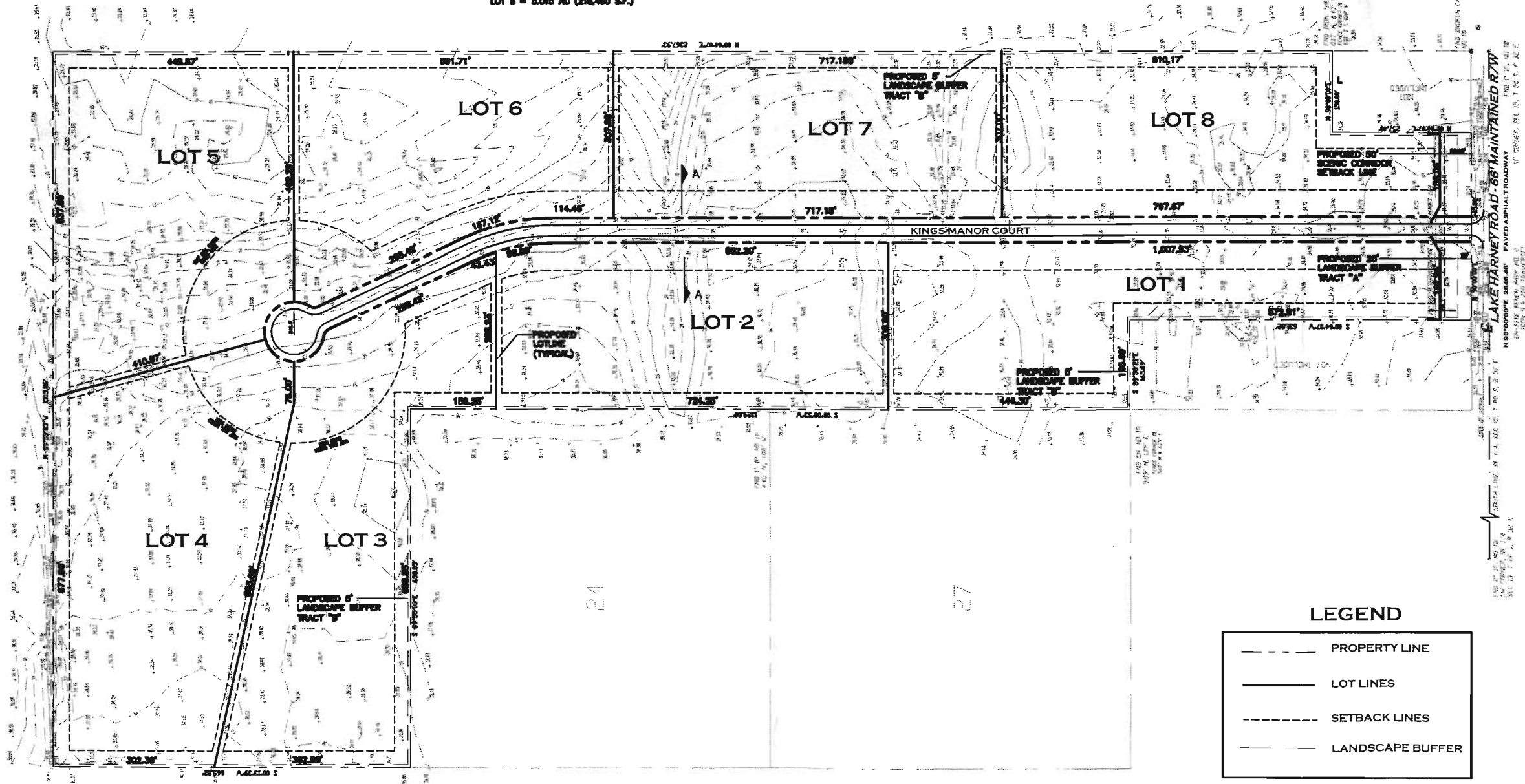
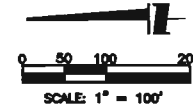
MINIMUM LOT SIZE = 5 ACRES
 MINIMUM FRONT SETBACK = 30'
 MINIMUM SIDE SETBACK = 10'
 MINIMUM REAR SETBACK = 30'

SOIL TYPE:

THE SUBJECT SITE CONTAINS THE FOLLOWING SOIL TYPES:
 ST. LUCIE FINE SANDS, 0 to 5 % SLOPES
 LAKEWOOD SAND, 0 to 5 % SLOPES
 LEON FINE SAND, 0 to 2 % SLOPES



TYPICAL ROADWAY SECTION A-A - KINGS MANOR COURT
 NOT TO SCALE



LEGEND

	PROPERTY LINE
	LOT LINES
	SETBACK LINES
	LANDSCAPE BUFFER

PRELIMINARY SUBDIVISION PLAN

DATE	REVISIONS:

DRAWN BY	AMH	DESIGN BY	AMH	CHECKED BY	GDH	APPROVED BY	

GREG HODAK
 PE # 54884

KING'S MANOR
 980 LAKE HARNEY ROAD
 GENEVA, FLORIDA

VITAL DESIGNS, INC.
 CIVIL ENGINEERING AND LAND DEVELOPMENT DESIGN SERVICES
 CERTIFICATE OF AUTHORIZATION #0034
 1344 HARDY AVENUE, ORLANDO, FL 32803
 PHONE: (407) 862-1713
 FAX: (407) 862-1225
 EMAIL: vitaldesigns@vital.com

DATE: 4/10/07

SHEET NO.
C-2