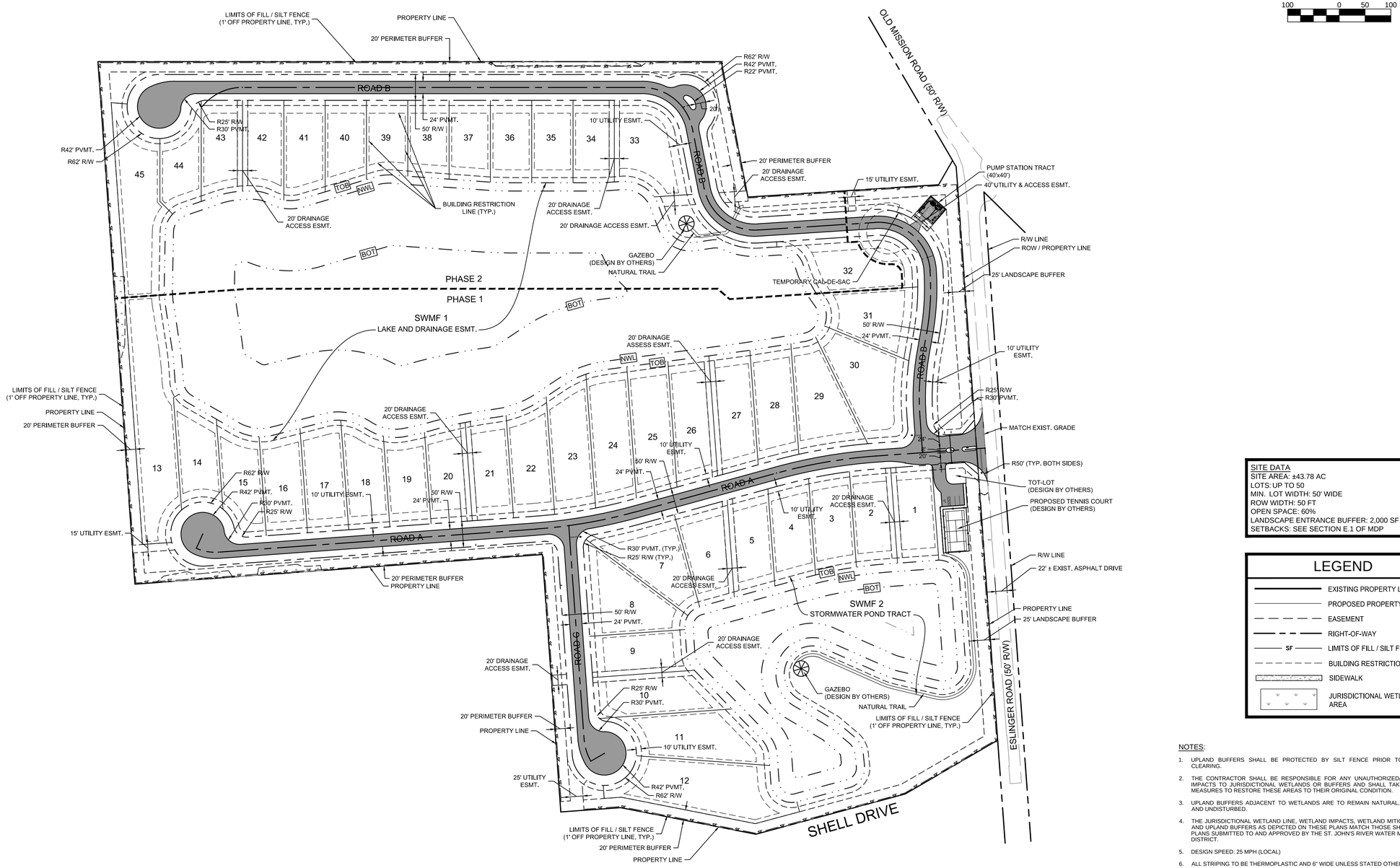

SITE DATA
SITE AREA: ±43.78 AC
LOTS: UP TO 50
MIN. LOT WIDTH: 50' WIDE
ROW WIDTH: 50 FT
OPEN SPACE: 60%
LANDSCAPE ENTRANCE BUFFER: 2,000 SF MIN.
SETBACKS: SEE SECTION E.1 OF MDP

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EASEMENT
- RIGHT-OF-WAY
- SF — LIMITS OF FILL / SILT FENCE
- BUILDING RESTRICTION LINE
- SIDEWALK
- JURISDICTIONAL WETLAND AREA

NOTES:

1. UPLAND BUFFERS SHALL BE PROTECTED BY SILT FENCE PRIOR TO ANY LAND CLEARING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UNAUTHORIZED/UNINTENDED IMPACTS TO JURISDICTIONAL WETLANDS OR BUFFERS AND SHALL TAKE IMMEDIATE MEASURES TO RESTORE THESE AREAS TO THEIR ORIGINAL CONDITION.
3. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
4. THE JURISDICTIONAL WETLAND LINE, WETLAND IMPACTS, WETLAND MITIGATION AREA AND UPLAND BUFFERS AS DEPICTED ON THESE PLANS MATCH THOSE SHOWN ON THE PLANS SUBMITTED TO AND APPROVED BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
5. DESIGN SPEED: 25 MPH (LOCAL)
6. ALL STRIPING TO BE THERMOPLASTIC AND 6" WIDE UNLESS STATED OTHERWISE.
7. ALL INTERSECTIONS TO BE PROVIDED WITH STREET SIGNS.
8. PROPOSED ROADWAY DIMENSIONS ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED.

RESIDENTIAL SETBACKS:

FRONT:	20'
SIDE:	7.5'
REAR:	10'
CORNER SIDE:	16"

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Florida Certificate of Authorization
Number: 00004050

RESERVE AT LAKE WATERFORD

DATE : 2016-12-22
PROJECT NO. : 115061.01
DESIGNED BY : JU
DRAWN BY : MB
SCALE : AS NOTED

No.	Date	Revision
1	12/1/17	NSB, SJRWMF, VOLUSIA COUNTY SUBMITTAL

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE

OVERALL SITE PLAN

JENNIFER URCAN, PE
No. 74544
DATE:

1 OF 1
SHEET

P:\115\115061-01-ESLINGER RD NEW SMYRNA\CADD\CURRENT\115061.01_OSP.dwg [4.01] 2018-05-16 13:54 Jenny Urcan