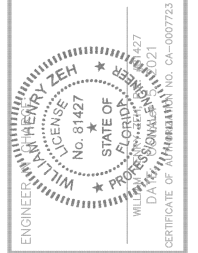


MASTER DEVELOPMENT PLAN
FOR
COVE AT RIVERBEND
SEMINOLE COUNTY, FLORIDA

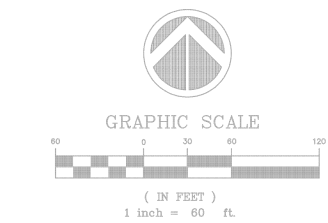
FORESTAR (USA) REAL ESTATE GROUP, INC.
1004 GREENWOOD BLVD, SUITE 200
LAKE MARY, FL 32746
(407) 750-7725



| REVISION | DATE | REVISIONS |
|----------|----------|-------------------------------|
| 1 | 10/26/21 | REVISED PER COUNTY COMMENTS |
| 2 | 10/27/21 | REVISED PER COMMUNITY MEETING |
| 3 | 10/27/21 | REVISED PER COMMUNITY MEETING |
| 4 | 10/27/21 | REVISED PER COMMUNITY MEETING |
| 5 | 10/27/21 | REVISED PER COMMUNITY MEETING |
| 6 | 10/27/21 | REVISED PER COMMUNITY MEETING |
| 7 | 10/27/21 | REVISED PER COMMUNITY MEETING |
| 8 | 10/27/21 | REVISED PER COMMUNITY MEETING |
| 9 | 10/27/21 | REVISED PER COMMUNITY MEETING |
| 10 | 10/27/21 | REVISED PER COMMUNITY MEETING |
| 11 | 10/27/21 | REVISED PER COMMUNITY MEETING |

JOB # 21053
DATE: 08/17/2021
SCALE: 1"=60'
DESIGNED BY: CHH
DRAWN BY: CHH
APPROVED BY: CHH

MDP

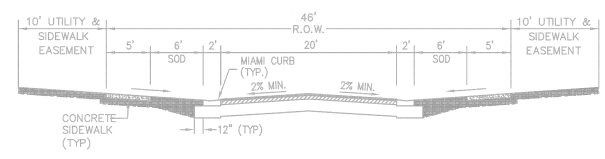


| SOILS LEGEND | | |
|--------------|------------------------------------|------------------|
| SOILS LINE | | |
| SOIL NUMBER | SOIL NAME | HYDROLOGIC GROUP |
| 13 | EAUGALLIE AND IMMOKALEE FINE SANDS | A/D |
| 29 | ST. JOHNS AND EAUGALLIE FINE SANDS | B/D |

SOURCE: USDA SOIL CONSERVATION SERVICE (SCS) & SEMINOLE COUNTY SOIL SURVEY REPORT

SITE DATA:

- TOTAL PROJECT AREA: 9.60 AC
SINGLE FAMILY RESIDENTIAL: 9.60 AC.
- PARCEL ID'S & EXISTING ZONING:
RESIDENTIAL:
33-19-31-300-004E-0000 (A-1)
- EXISTING ZONING A-1
PROPOSED ZONING: PD
- EXISTING FUTURE LANDUSE: SE
PROPOSED FUTURE LAND USE: LDR
- RESIDENTIAL USE MAXIMUM NUMBER OF LOTS: 38 LOTS
- RESIDENTIAL USE LOT SIZE:
50' X 110' MINIMUM
- RESIDENTIAL USE MINIMUM HOUSE SIZE: 1,900 S.F.
- RESIDENTIAL USE MAX BUILDING HEIGHT: 35' (2 STORIES)
- RESIDENTIAL USE LOT SETBACKS:
FRONT- 20'
REAR- 20'
SIDE- 5'
SIDE STREET- 15'
ACCESSORY STRUCTURE SETBACKS:
POOL SCREEN:
SIDE- 5'
SIDE STREET- 15'
REAR- 5'
SWIMMING POOL:
SIDE- 7.5'
SIDE STREET- 15'
REAR- 7.5'
- RESIDENTIAL USE SCHOOL AGE CHILDREN: (BASED ON ESTIMATED LOT COUNT)
ELEMENTARY- (38 DU X 0.249 CHILD/DU)= 10 CHILDREN
MIDDLE- (38 DU X 0.114 CHILD/DU)= 5 CHILDREN
HIGH- (38 DU X 0.124 CHILD/DU)= 5 CHILDREN
TOTAL- 20 SCHOOL AGE CHILDREN
- THE PROJECT SITE CONTAINS A SMALL COW POND/SURFACE WATER. THIS SURFACE WATER/WETLAND IMPACT WILL BE PERMITTED PER SURWMD AND SEMINOLE COUNTY CRITERIA.
- PER THE FIRM PANEL NO. 12117CO190F, DATED SEPT. 28, 2007, THE SITE IS DESIGNATED FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- WATER AND SEWER, SERVICE WILL BE PROVIDED BY THE CITY OF SANFORD.
- UTILITY EASEMENTS DEDICATED TO THE CITY OF SANFORD SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- ALL UTILITY LINES WILL BE DESIGNED TO MEET THE CITY OF SANFORD REQUIREMENTS.
- THE DETERMINATION BETWEEN THE PROPOSED ROADS BEING MADE PUBLIC, OR PRIVATE AND GATED, SHALL BE DETERMINED AT FDP/PSP STAGE.
- THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY AND SURWMD (FDEP) REQUIREMENTS.
- FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODE AND REGULATIONS.
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY. SEMINOLE COUNTY DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
- A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE CREATED TO PROVIDE FOR MANAGEMENT OF ALL COMMON AREAS AND FACILITIES.
- PROJECT SIGNAGE WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- BUFFERS WILL MEET THE REQUIREMENTS OF CHAPTER 30 PART 67 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- PROJECT TO BE CONSTRUCTED IN ONE PHASE.
- FIVE (5) FOOT WIDE SIDE YARD DRAINAGE EASEMENTS ARE HEREBY REQUIRED ON ALL LOTS. POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN (3) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED 12 INCHES MINIMUM AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OR THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
- SIDEWALKS WILL BE REQUIRED IN ACCORDANCE WITH THE CODE. A SIDEWALK STUB OUT WILL BE PROVIDED ON THE EAST SIDE OF THE PROPERTY TO CELERY AVE. LOCATION TO BE DETERMINED AT FDP/PSP STAGE.



| TRAFFIC IMPACTS | | | | | | | | |
|-----------------|---------------------------|---------|------------|-------|-------------------|------|----|----|
| ITU CODE | LAND USE | # UNITS | DAILY RATE | TRIPS | PM PEAK HOUR RATE | EXIT | | |
| 210 | SINGLE FAMILY RESIDENTIAL | 38 | 9.53 | 363 | 0.97 | 37 | 24 | 13 |

PER ITE TRIP GENERATION MANUAL, 10TH EDITION

| REQUIRED BUFFER TABLE | | | |
|-----------------------|---------|-------|------------------|
| BUFFER 'A' | OPACITY | WIDTH | PLANT UNITS/100' |
| | 0.1 | 10' | 0.95 |

- NOTES:**
- FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 161.4).
 - A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCY IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS.
 - 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 DEVELOPMENTS. (NFPA 1, 16.4.3.1).
 - WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1.3).
 - FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
 - A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 80 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 212 IN. NFPA 1, 18.5.7.
 - HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6 IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.

POTABLE WATER AND WASTEWATER CAPACITY:

RESIDENTIAL - 38 DU
WATER CAPACITY:
38 DU X 350 GPD/DU = 13,330 GPD
WASTEWATER CAPACITY RANGE:
38 DU X 300 GPD/DU = 11,400 GPD

LAND USE DATA:

- AREA: 9.60 AC.
- OPEN SPACE:
A MINIMUM OF 15% OPEN SPACE WILL BE PROVIDED:
9.60 AC. X 0.15 = 1.44 AC.
(OPEN SPACE LOCATIONS AND AREAS TO BE DETERMINED AT FINAL DEVELOPMENT PLAN STAGE BASED ON SECTION 30-1344 OF THE SEMINOLE COUNTY LDC.)
- DENSITY:
ESTIMATED NET BUILDABLE AREA:
= LOT AREA - ESTIMATED POST DEVELOPMENT WETLAND AREA = BUILDABLE AREA:
= LOT AREA (9.60 AC.) - ESTIMATED POST DEVELOPMENT WETLAND AREA (0.00 AC) = 9.60 AC.
ESTIMATED MAXIMUM NET DENSITY:
= ESTIMATED # OF LOTS (38 DU) / BUILDABLE AREA (9.60 AC.)
= 3.96 DU/AC.
NOTE: THE EXACT NET DENSITY TO BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN STAGE. NET DENSITY WILL NOT EXCEED THE MAXIMUM OF 4 DU/AC PER LDR FLU.
PROPOSED MAXIMUM GROSS LOT DENSITY:
= ESTIMATED # OF LOTS (38 DU) / TOTAL LOT AREA (9.60 AC.)
= 3.96 DU/AC.

