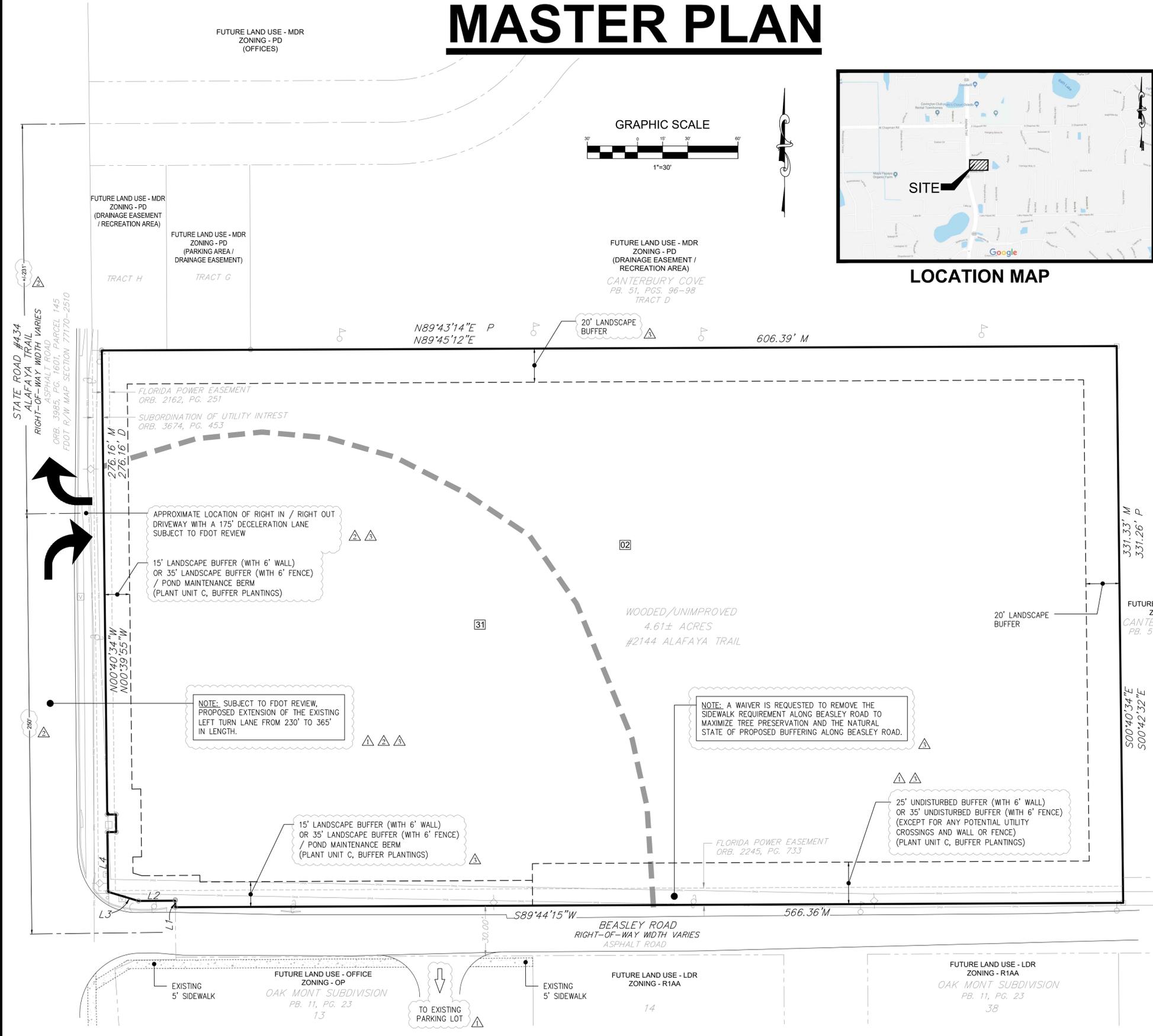


# ENCLAVE AT ALAFAYA APARTMENT HOMES

## MASTER PLAN



**SITE DATA**  
 PROPERTY LOCATION: NORTHEAST CORNER OF SR 434 AND BEASLEY ROAD  
 PARCEL ID: 27-21-31-300-0190-0000  
 LOCAL MUNICIPALITY: SEMINOLE COUNTY  
 CURRENT FUTURE LAND USE: PLANNED DEVELOPMENT (PD)  
 PROPOSED FUTURE LAND USE: PLANNED DEVELOPMENT (PD)  
 CURRENT ZONING: PLANNED DEVELOPMENT (PD)  
 PROPOSED ZONING: PLANNED DEVELOPMENT (PD)

**PROPOSED ALLOWED USES:**  
 - ASSISTED LIVING FACILITY (ALF), PRIVATELY OWNED FACILITIES THAT PROVIDE ROOM AND BOARD AND PROVIDE RESIDENTS WITH ASSISTANCE WITH BASIC ACTIVITIES OF DAILY LIVING (SUCH AS HELP WITH BATHING, GROOMING AND DRESSING), PROVIDE MEALS, AS WELL AS ACCESS TO AVAILABLE COMMUNITY SERVICES; PROVIDED, HOWEVER, THAT NO RESIDENTIAL CARE FACILITY WILL OPERATE IN A MANNER TO PROVIDE SERVICES FOR THE NEEDS OF MENTALLY ILL PERSONS AND DEPENDENT, FOSTER HOMES, OR GROUP HOMES; THE INTENT HEREIN BEING THAT THE USE PERMITTED IS THAT OF A RESIDENTIAL CARE FACILITY FOR THE ELDERLY.  
 - PERMITTED USES ARE USES ALLOWED IN THE CN (NEIGHBORHOOD COMMERCIAL) DISTRICT, CS (CONVENIENCE COMMERCIAL) DISTRICT AND C-1 (RETAIL COMMERCIAL) DISTRICT, AND MULTI-FAMILY RESIDENTIAL HOUSING.

**EXCLUDING -** LAUNDERETTES AND LAUNDROMATS, PLANT NURSERIES, THEATRES, DRY CLEANERS, VETERINARY CLINICS, COMMUNICATION TOWERS, SELF SERVICE LAUNDRIES, PHYSICAL FITNESS STUDIOS, TOBACCO SHOPS, APPLIANCE STORES AND FURNITURE STORES.

**SPECIAL EXCEPTION USES:** NONE  
**PROJECT AREA:** 4.61 AC  
**GROSS BLDG SQUARE FOOTAGE:** 131,013 SQ. FT. (ALF ONLY)  
**MAXIMUM FAR:** 0.65 (ALF ONLY)  
**MAXIMUM MULTI-FAMILY UNITS:** 92 UNITS  
 (NOTE: NO BALCONIES ARE PERMITTED WITHIN PROJECT)  
**MIN. OPEN SPACE:** 35% (INCLUDES ALL GREEN SPACE, BUFFERS, AND RETENTION)

**PROPOSED DEVELOPMENT:**  
 120 UNIT ASSISTED LIVING FACILITY (25.92 UNITS PER ACRE), OR  
 92 MULTI-FAMILY RESIDENTIAL UNITS (19.96 UNITS PER ACRE)

**OWNERSHIP/MAINTENANCE:**  
 ON-SITE UTILITIES: TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.  
 PARKING AREA: TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.  
 BUILDING: TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.  
 LANDSCAPE: TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

**BUILDING SETBACKS:**  
 NORTH 20'  
 WEST 50'  
 EAST 30'  
 SOUTH 50'

**MAXIMUM BUILDING HEIGHT:**  
 45' (3-STORIES)

**TRAFFIC:**  
 ALF - 120 UNITS @ 2.66 ADT/UNIT = 320 ADT  
 MULTI-FAMILY (92 UNITS) - 500 TRIPS PER ITE (10TH EDITION) PER VHB TRAFFIC ANALYSIS  
 PEDESTRIAN AND VEHICULAR USE

A PEDESTRIAN, BICYCLE AND VEHICULAR LINKAGE PLAN THAT MEETS THOSE REQUIREMENTS SET FORTH IN SECTION 35.43(C)(6) OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE WILL BE PROVIDED IN CONSTRUCTION PLANS.

**PHASING:**  
 THE SITE WILL BE DEVELOPED IN ONE PHASE.

**SOLID WASTE SERVICE:**  
 ON-SITE REFUSE PICK UP SERVICE VIA A TRASH COMPACTOR, OR STANDARD DUMPSTER

**SOILS:**  
 SOIL NUMBER 02: ADAMSVILLE-SPARR, USDA TEXTURE FINE SAND, HYDROLOGIC GROUP A  
 SOIL NUMBER 31: MILLHOPPER, USDA TEXTURE FINE SAND, HYDROLOGIC GROUP A  
 SOILS DATA FROM SOILS.USDA GOV SURVEY FOR SEMINOLE CO. DATED SEPTEMBER 21, 2014

**FLOOD ZONE:**  
 THE SITE IS LOCATED IN FLOOD ZONE X, PER FEMA F.I.R.M. PANEL 12117C0190 F, DATED SEPTEMBER 28 2007.

**WETLANDS:**  
 NONE ON THE SUBJECT PROPERTY.

**BUFFERS:**  
 - SEE PLAN FOR BUFFERS ALONG BEASLEY ROAD AND ALAFAYA TRAIL  
 - 20' LANDSCAPE BUFFER ADJACENT TO NORTH PROPERTY LINE (SEE PLAN)  
 - 20' LANDSCAPE BUFFER ADJACENT TO EAST PROPERTY LINE (SEE PLAN)  
 - LANDSCAPE BUFFERS WILL BE IN ACCORDANCE WITH SEC. 30.126 OF THE LAND DEVELOPMENT CODE. BUFFER COMPONENTS WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN

**LANDSCAPE:**  
 A LANDSCAPE PLAN TO MEET BUFFER REQUIREMENTS AND SEMINOLE COUNTY CODE WILL BE PROVIDED AT FINAL DEVELOPMENT PLAN.

**PARKING REQUIRED:**  
 ASSISTED LIVING UNIT: 120 UNITS X (0.7 SPACES PER 1 UNIT) = 84 SPACES (MIN)  
 OR MULTI-FAMILY: 92 UNITS X (1.75 SPACES PER 1 UNIT) = 161 SPACES (MIN)

**UTILITIES:**  
 PHONE SERVICE - AT&T  
 CABLE SERVICE - BRIGHTHOUSE  
 POWER SERVICE - DUKE ENERGY

**WATER SERVICE:**  
 SERVICE PROVIDER - SEMINOLE COUNTY UTILITIES  
 LIVING UNITS @ 350 GPD = 120 UNITS X 350 GPD = 42,000 GPD (ALF)  
 LIVING UNITS @ 350 GPD = 92 UNITS X 350 GPD = 32,200 GPD (MULTI-FAMILY)

**WASTEWATER SERVICE:**  
 SERVICE PROVIDER - SEMINOLE COUNTY UTILITIES  
 LIVING UNITS @ 300 GPD = 120 UNITS X 300 GPD = 36,000 GPD (ALF)  
 LIVING UNITS @ 300 GPD = 92 UNITS X 300 GPD = 27,600 GPD (MULTI-FAMILY)

**SCHOOL AGE POPULATION:**  
 FOR 92 MULTI-FAMILY UNITS - 29 STUDENTS (15 ELEMENTARY, 8 MIDDLE, AND 8 HIGH SCHOOL)

**VEGETATION:**  
 THE SITE IS CURRENTLY A TREED LOT.

**STORMWATER MANAGEMENT:**  
 STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH SEMINOLE COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.

**SIGNAGE:**  
 ALL SIGNS IN SEMINOLE COUNTY SHALL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE.

**LEGAL DESCRIPTION:**  
 PER TITLE COMMITMENT  
 THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, LESS THE WEST 50 FEET THEREOF FOR ROAD AND LESS THAT PORTION TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS SHOWN IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3985, PAGE 1601 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.  
 ALSO DESCRIBED AS: PREPARED BY THE SURVEYOR  
 A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHWEST CORNER OF TRACT D, CANTERBURY COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGES 96 THROUGH 98 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA ALSO BEING THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, THENCE RUN SOUTH 89°41'12" WEST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF BEASLEY ROAD, ACCORDING TO PLAT BOOK 11, PAGE 23 OF SAID PUBLIC RECORDS, 566.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 4434 (ALAFAYA TRAIL) ACCORDING TO OFFICIAL RECORDS BOOK 3985, PAGE 1601 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 00°42'34" WEST, 3.91 FEET; SOUTH 89°31'55" WEST, 21.98 FEET; NORTH 73°20'08" WEST, 18.90 FEET; NORTH 00°42'34" WEST, 35.56 FEET; NORTH 89°19'28" EAST, 5.25 FEET; NORTH 00°42'34" WEST, 10.44 FEET; RUN SOUTH 89°12'26" WEST, 5.25 FEET; NORTH 00°42'34" WEST, 27.16 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE WITH THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, THENCE RUN NORTH 89°45'12" EAST, ALONG SAID NORTH LINE, ALSO BEING THE SOUTH LINE OF SAID CANTERBURY COVE, 628.39 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, THENCE RUN SOUTH 00°42'34" EAST, ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, AND SAID SOUTH LINE, 331.33 FEET TO THE POINT OF BEGINNING.

**THE ABOVE DESCRIBED TRACT OF LAND LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 4.61 ACRES MORE OR LESS.**



**MADDEN**  
 MOORHEAD & STOKES, INC.  
 CIVIL ENGINEERS  
 431 E. Horatio Avenue  
 Suite 260  
 Maitland, Florida 32751  
 (407) 629-8330

FOR  
**MASTER DEVELOPMENT PLAN**  
**ENCLAVE AT ALAFAYA APARTMENT HOMES**  
 FLORIDA  
 SEMINOLE COUNTY

**SOUTHERN INVESTMENT GROUP, L.L.P.**  
 200 EAST CANTON AVENUE, SUITE 102  
 WINTER PARK, FL 32789  
 407-741-8866

**ENGINEER IN CHARGE:**  
 CHADWYCK H. MOORHEAD, P.E. #61781  
 CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
1	02/17/19	FEEL SEMINOLE COUNTY COMMENTS
2	03/05/19	ADDITION OF ALAFAYA TRAIL ACCESS
3	03/28/19	REVISED PER LAZ, HEARING ON 02-08-2019
4		
5		
6		
7		
8		
9		
10		
11		

**JOB #** 18015  
**DATE:** 01/16/2019  
**SCALE:** 1" = 30'  
**DESIGNED BY:** BW  
**DRAWN BY:** TB  
**APPROVED BY:** CHM

**MP - 1**