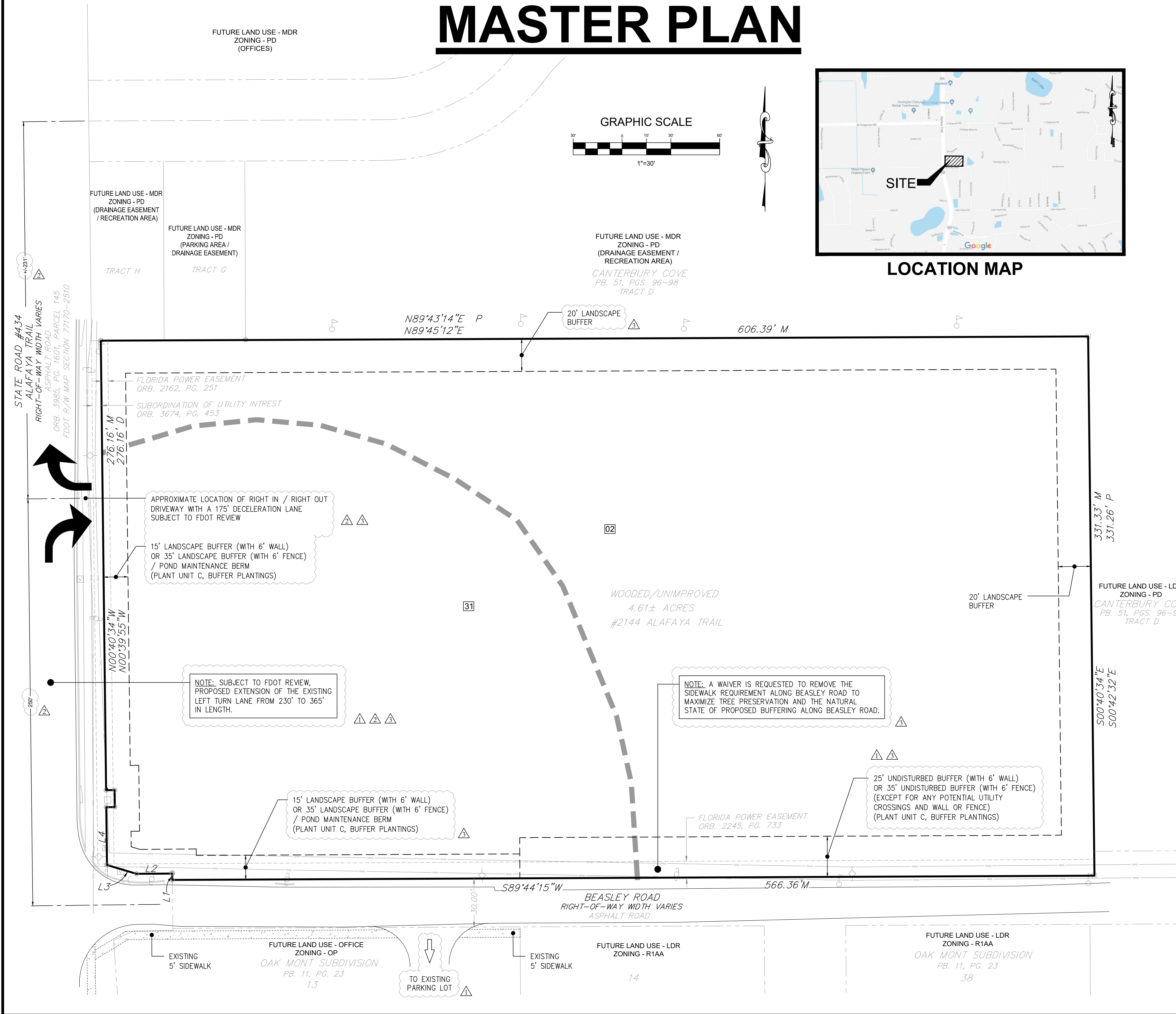


ENCLAVE AT ALAFAYA APARTMENT HOMES

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	NAME	USDA TEXTURE	HYDROLOGIC GROUP
02	ADAMSVILLE-SPARR	FINE SAND	A
31	TAVARES-MILLHOPPER	FINE SAND	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. 30.125H 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	(9' X 18' MIN PER ULI PARKING STUDY)	
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, 6 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

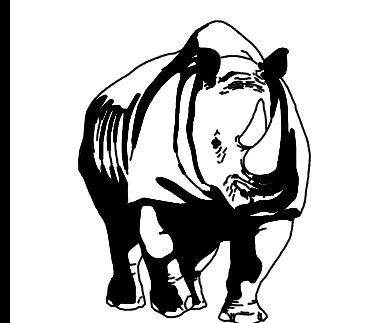
THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, LESS THE WEST 50 FEET THEREOF FOR ROAD AND LESS THAT PORTION TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS SHOWN IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL 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 NORTHEAST 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 SOUTHEAST 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 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, 666.36 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°40'34" WEST, 3.91 FEET; SOUTH 89°31'35" WEST, 21.98 FEET; NORTH 73°20'08" WEST, 18.90 FEET; NORTH 00°40'34" WEST, 30.56 FEET; NORTH 89°19'26" EAST, 5.25 FEET; NORTH 00°40'34" WEST, 10.44 FEET; RUN SOUTH 89°19'26" WEST, 5.25 FEET; NORTH 00°40'34" 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, 626.39 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, THENCE RUN SOUTH 00°40'34" EAST, ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST 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

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

SOUTHERN INVESTMENT GROUP, L.L.P.
200 EAST CANTON AVENUE, SUITE 102
WINTER PARK, FL 32789
407-741-8666

ENGINEER IN CHARGE:

CHADWYCK H. MOORHEAD, P.E. #61781

CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
1	02/17/19	PER SEMINOLE COUNTY COMMENTS
2	03/05/19	ADDITION OF ALAFAYA TRAIL ACCESS
3	03/28/19	REVISED PER F&E 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