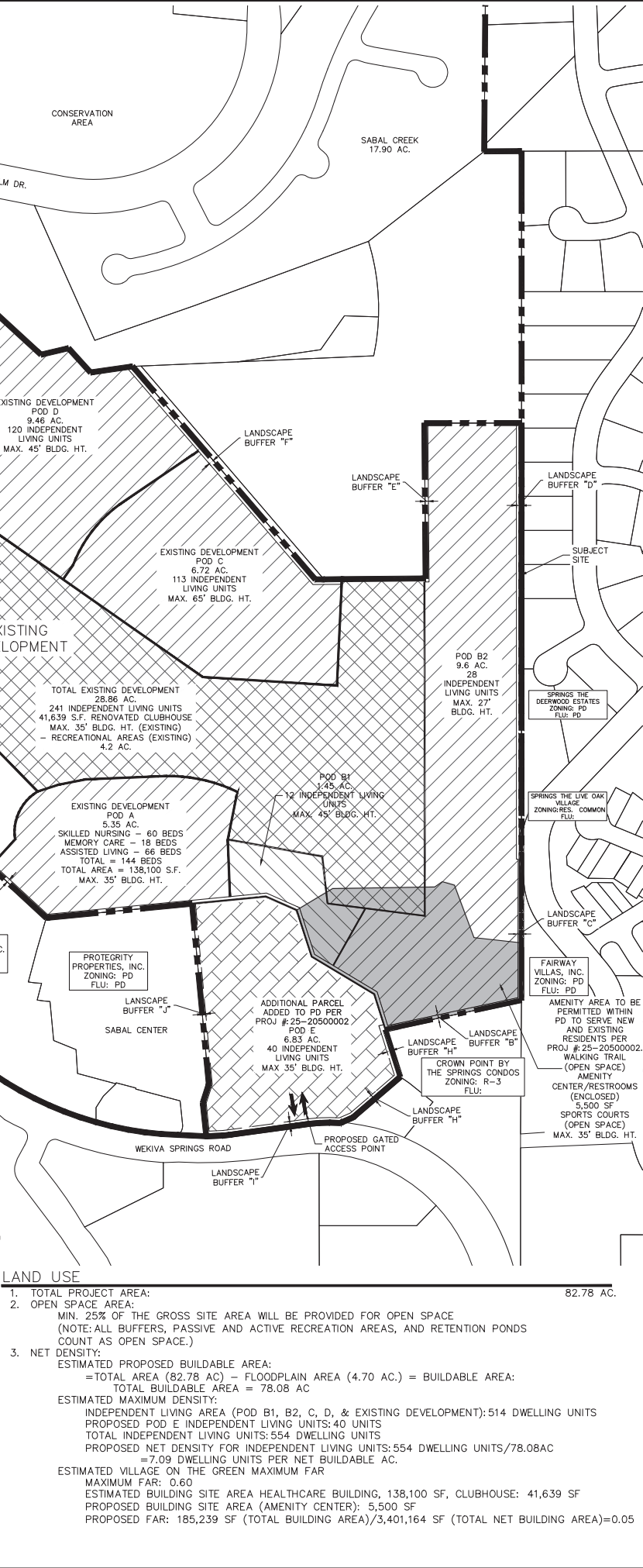
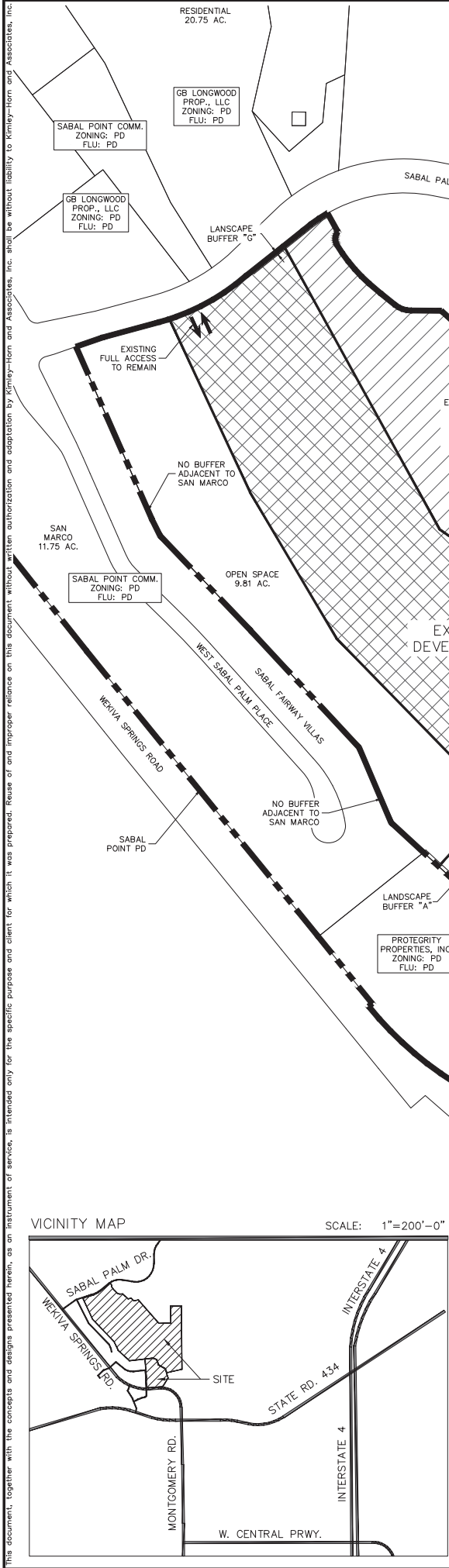




MINIMUM PERIMETER LANDSCAPE BUFFER TABLE						
	DIRECTION	OPACITY	WIDTH	PLANT UNITS/100'	REQ'D ENHANCEMENTS	
BUFFER 'A'	SOUTHWEST	0.1	10'	0.95	N/A	
BUFFER 'B'	SOUTH	0.2	10'	1.85	3' CONTINUOUS HEDGE	
BUFFER 'C'	EAST	0.1	10'	0.95	N/A	
BUFFER 'D'	EAST	0.4	15'	2.25	N/A	
BUFFER 'E'	NORTHEAST	0.1	10'	0.95	N/A	
BUFFER 'F'	NORTH	0.4	15'	2.25	N/A	
BUFFER 'G'	NORTHWEST	0.1	10'	0.95	N/A	
BUFFER 'H'	SOUTHEAST	0.3	15'	2.60	N/A	
BUFFER 'I'	SOUTH	0.3	15'	2.60	N/A	
BUFFER 'J'	WEST	0.2	10'	1.85	N/A	

NOTE - EXISTING VEGETATION WITHIN BUFFER AREAS CAN COUNT TOWARDS LANDSCAPE PLANTING REQUIREMENTS.

WATER AND SEWER DEMAND CALCULATION PER SEMINOLE COUNTY							
USE	UNIT	GPD/UNIT	NO. OF UNITS	ADD (GPD)	ADD (GPM)	PDD (GPD)	PDD (GPM)
INDEPENDENT LIVING (EXISTING)	UNITS	200	514	102,800	71.39	308,400	214.17
INDEPENDENT LIVING (PROPOSED)	UNITS	200	40	8,000	5.6	24,000	16.67
HEALTHCARE BUILDING (EXISTING)	BEDS	115	144	16,560	11.50	49,680	34.50
CLUBHOUSE (DINING, EXISTING)	MEALS	5	390	1,950	1.35	5,850	4.06
CLUBHOUSE (EMPLOYEES, EXISTING)	EMPLOYEES	15	27	405	0.28	1,215	0.84
CLUBHOUSE (PATRONS, EXISTING)	RESIDENTS	25	239	5,975	4.15	17,925	12.45
			TOTAL:	135,690	94.27	407,070	282.69

NOTE -

- ADD = AVERAGE DAILY DEMAND.
- PDD = PEAK DAILY DEMAND
- FLOW RATES ARE BASED ON FLORIDA ADMINISTRATIVE CODE, CHAPTER 64E-6.
- INDEPENDENT LIVING UNITS HAVE AN AVERAGE OF 2 BEDROOMS.
- CLUBHOUSE DINING ESTIMATE IS BASED ON TOTAL NUMBER OF MEALS SERVED A DAY.
- CLUBHOUSE RESIDENT ESTIMATE ACCOMMODATES FOR RESIDENT STAFF AND VISITORS.
- HEALTHCARE BUILDING AVERAGE FLOW DEMAND INCLUDES THREE PREPARED MEALS A DAY FOR EACH BED.

SITE DATA

- GROSS PARCEL AREA: 82.78 AC.
FLOOD PLAIN AREA: 4.70 AC.
NET SITE AREA: 78.08 AC.
- BUILDABLE AREA: 78.08 AC.
POD B1: 9.6 AC.
POD B2: 9.6 AC.
POD E (SINGLE FAMILY & DUPLEX): 6.83 AC.
EXISTING RECREATIONAL AREAS: 4.2 AC.
TOTAL EXISTING DEVELOPMENT AREA: 50.39 AC./EXISTING 514 UNITS
- PARCEL ID'S: 03-21-29-300-009M-0000 & 03-21-29-5WA-0000-0010
- OPEN SPACE CALCULATIONS:
EXISTING OPEN SPACE: 19.41 AC (833,738.4 SF), (23.4%)
PROPOSED OPEN SPACE: 20.69 AC (901,256.4 SF), (25%)
REQUIRED OPEN SPACE: 20.69 AC (901,256.4 SF), (25%)
- EXISTING ZONING: PD & R-3
EXISTING FUTURE LAND USE: PD & HDR
- ESTIMATED MAX NUMBER OF DWELLINGS UNITS: 554 DWELLING UNITS
- EXISTING BUILDING HEIGHT: 65'
MAX PROPOSED BUILDING HEIGHT FOR RECREATIONAL BUILDING, DUPLEX, & SINGLE FAMILY RESIDENCES: 35'
- EXISTING USE:
CLUBHOUSE (CLUBHOUSE)
HEALTHCARE BUILDINGS (POD A)
SKILLED NURSING BEDS
MEMORY CARE BEDS
ASSISTED LIVING APTS.
RECREATIONAL AREAS
INDEPENDENT LIVING UNITS (POD B1, B2, C, D)
PROPOSED USE:
SINGLE-FAMILY/DUPLEXES (INDEPENDENT LIVING UNITS, POD E)
AMENITY BUILDING & AMENITY SPORT COURTS (POD B1, B2, EXISTING DEVELOPMENT)
TOTAL INDEPENDENT LIVING UNITS: 554 UNITS
- BUILDING SETBACKS:
EXISTING SETBACKS:
CROWN POINT BY THE SPRINGS CONDOS: ±34'
SABAL PALM DRIVE: ±25'
SABAL POINT COMMUNITY: ±200'
PROTEGRITY PROPERTIES, INC.: ±66'
SPRINGS THE DEERWOOD ESTATES: ±36'
EMEMCO HOLDINGS, LLC.: ±34'
ET LONGWOOD, LLC.: ±35'
PROPOSED SETBACKS:
CROWN POINT BY THE SPRINGS CONDOS: BORDERING POD E: ±25'
WEKIVA SPRINGS ROAD: ±25'
SABAL POINT COMMUNITY: BORDERING POD E: ±25'
AMENITY BUILDING (IN POD B2): BORDERING CROWN POINT ±35'
AMENITY BUILDING (IN POD B2): BORDERING FAIRWAY VILLAS: ±35'
- SCHOOL AGE CHILDREN: THE DEVELOPMENT IS AGE RESTRICTED (55+) - THERE WILL BE NO PUBLIC SCHOOL GENERATED BY THE PROPOSED PROJECT.
- FLOOD INFORMATION: A PORTION OF THE PROJECT SITE IS LOCATED WITHIN FEMA FLOOD ZONE 'A' PER FEMA FLOOD MAP NUMBER 12170C0135F, SEPT. 28, 2007.
- WATER AND SEWER SERVICE WILL BE PROVIDED BY SUNSHINE WATER SERVICES COMPANY.
- REUSE SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY IF AVAILABLE.
- UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL PUBLIC WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY.
- ALL UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
- THE PROPOSED INTERNAL DRIVEWAYS WILL BE PRIVATE.
- THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
- FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE 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.
- ALL PROPOSED SIGNAGE WILL MEET MINIMUM SEMINOLE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.
- PROJECT MAY BE PHASED, PHASING WILL BE SHOWN AT THE TIME OF THE FINAL DEVELOPMENT PLAN.
- LANDSCAPING AND BUFFER REQUIREMENTS WILL BE DETERMINED AT FINAL DEVELOPMENT PLAN CONSISTENT WITH CHAPTER 30, PART 67 OF THE SEMINOLE COUNTY LDC, UNLESS OTHERWISE NOTED.
- MINIMUM PARKING REQUIREMENTS: (