

GRAPHIC SCALE IN FEET

NORTH

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	282.69

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

### SITE DATA

- GROSS PARCEL AREA: 8
- FLOOD PLAIN AREA: 7
- NET SITE AREA: 7
- BUILDABLE AREA: 7
- POD B1: 7
- POD B2: 7
- POD E (SINGLE FAMILY & DUPLEX): 7
- EXISTING RECREATIONAL AREAS: 7
- TOTAL EXISTING DEVELOPMENT AREA: 7
- PARCEL ID'S: 03-21-29-300-009M-0000 & 03-21-29-5WA-0000
- OPEN SPACE CALCULATIONS: 50.39 AC./EXISTING 51.4 AC./PROPOSED
- EXISTING OPEN SPACE: 19.41 AC (833,738.4 SF)
- PROPOSED OPEN SPACE: 20.69 AC (901,256.4 SF)
- REQUIRED OPEN SPACE: 20.69 AC (901,256.4 SF)
- EXISTING ZONING: PD & R-3
- EXISTING FUTURE LAND USE: PD & HDR
- PROPOSED ZONING: PROPOSED FUTURE LAND USE: PROPOSED PERMITTED USE: RESIDENTIAL, SINGLE-FAMILY, DUPLEX, & CLUBHOUSE
- ESTIMATED MAX NUMBER OF DWELLINGS UNITS: 554 DWELLING UNITS
- EXISTING BUILDING HEIGHT: 65'
- MAX PROPOSED BUILDING HEIGHT FOR RECREATIONAL BUILDING, DUPLEX, & SINGLE FAMILY RESIDENCES: 34'
- EXISTING USE: CLUBHOUSE (CLUBHOUSE)
- HEALTHCARE BUILDINGS (POD A): 41
- SKILLED NURSING BEDS: 138,100 S.F./1
- MEMORY CARE BEDS: 138,100 S.F./1
- ASSISTED LIVING APTS.:
- RECREATIONAL AREAS:
- INDEPENDENT LIVING UNITS (POD B1, B2, C, D): 5
- PROPOSED USE: SINGLE-FAMILY/DUPLEXES (INDEPENDENT LIVING UNITS, POD E): 4
- AMENITY BUILDING & AMENITY SPORT COURTS (POD B1, B2, EXISTING DEVELOPMENT): 5
- TOTAL INDEPENDENT LIVING UNITS: 554
- BUILDING SETBACKS: 34'
- EXISTING SETBACKS: 34'
- PROPOSED SETBACKS: 34'
- SCHOOLAGE CHILDREN: 138,100 S.F./1
- FLOOD INFORMATION: A PORTION OF THE PROJECT SITE IS LOCATED WITHIN FEMA FLOOD ZONE 'A' PER FEMA FLOOD MAP NUMBER 12117C0135F, SEPT. 28, 2007.
- WATER AND SEWER SERVICE WILL BE PROVIDED BY SUNSHINE WATER SERVICES COMPANY.
- REUSE SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY ID 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 AND SJRWMD 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 SEMINOLE COUNTY LDC, UNLESS OTHERWISE NOTED.
- MINIMUM PARKING STALL SIZE: 8' x 18'
- MINIMUM PARKING REQUIREMENTS: (2 SP PER UNIT/BED) 2x40 UNITS/BEDS + 1 SPACE = 81 SPACES.
- ADDITIONAL SPACE REQUIRED FOR PROPOSED GUARDHOUSE: 81 SPACES.
- EXISTING PARKING: 815
- MINIMUM BICYCLE PARKING REQUIREMENTS: FOR RESIDENTIAL, MULTI-FAMILY LAND USE, THERE SHALL BE 1 SHORT TERM SPACE FOR EVERY 5 UNITS AND 1 LONG TERM SPACE FOR EVERY 10 UNITS.
- 40 UNITS: 12 SHORT TERM SPACES
- \*4 SHORT TERM SPACES WILL SERVE LONG TERM SPACES REQUIREMENT GIVEN THE COMMUNITY IS GATED AND PROVIDES SECURITY FOR LONG TERM BICYCLE PARKING REQUIREMENTS.
- TRAFFIC GENERATION: 254 ADT (AVERAGE DAILY TRIPS)
- DARK SKY LIGHTING WILL BE USED IN ACCORDANCE WITH SEMINOLE COUNTY LDC.
- PROJECT WILL HAVE TWO GATED ENTRANCES WHERE SHOWN. GATE LOCATIONS TO BE APPROVED BY THE COUNTY AT FINAL ENGINEERING.
- PROPOSED AMENITY CENTER IS ONLY OPEN TO THE COMMUNITY & NOT OPEN TO THE PUBLIC.
- AMENITY CENTER WILL PROVIDE BATHROOM USAGE FOR VILLAGE ON THE GREEN COMMUNITY. PROPOSED AMENITY SPACES WILL PROVIDE RECREATIONAL USAGE FOR THE VILLAGE ON THE GREEN COMMUNITY.
- ACCESS ROAD TO GO THROUGH PROPOSED AMENITY AREA WILL BE A PRIVATE ACCESS ROAD FOR STANDARD VEHICLES TO SERVE THE VILLAGE ON THE GREEN COMMUNITY.
- DEVELOPER WILL PROVIDE AN INTERNAL PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTION OF THE DEVELOPMENT.
- ALL PROPOSED ONSITE & OFFSITE SIDEWALK WILL MEET ADA & SEMINOLE COUNTY REQUIREMENTS
- PROPERTY OWNER: LIFESPACE COMMUNITIES, INC.
- WATER SERVICE PROVIDER: SUNSHINE WATER SERVICES
- SEWER SERVICE PROVIDER: SUNSHINE WATER SERVICES
- CONSULTANT: KIMLEY-HORN AND ASSOCIATES, INC.
- ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
- ELECTRIC SERVICE PROVIDER: DUKE ENERGY

LEGAL DESCRIPTION PER (TITLE COMMITMENTS):

PARCEL 1 (EXISTING VILLAGE ON THE GREEN DEVELOPMENT):

A PARCEL OF LAND LYING IN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 29 EAST OF SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF TRACT A, SABAL FAIRWAY VILLAS AT SABAL POINT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31 PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTHERLY RIGHT--OF--WAY LINE OF SABAL PALM DRIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27 PAGES 12 AND 13 OF SAID PUBLIC RECORDS: NORTH 71°02'21" EAST FOR A DISTANCE OF 82.93 FEET; THENCE RUN NORTH 74°51'12" EAST FOR A DISTANCE OF 173.25 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 640.00 FEET AND A CENTRAL ANGLE OF 25°54'00" WITH A CHORD BEARING OF NORTH 61°54'12" EAST, AND A CHORD LENGTH OF 286.85 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 289.31 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 51°38'58" EAST FOR A DISTANCE OF 212.59 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 450.00 FEET, AND A CENTRAL ANGLE OF 112°10'44" WITH A CHORD BEARING OF NORTH 54°37'44" EAST, AND A CHORD LENGTH OF 89.01 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.15 FEET TO A NON--TANGENT POINT; THENCE DEPARTING SAID SOUTHERLY RIGHT--OF--WAY LINE RUN SOUTH 28°47'00" EAST FOR A DISTANCE OF 62.25 FEET TO A NON--TANGENT POINT OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 33.20 FEET AND A CENTRAL ANGLE OF 70°36'22" WITH A CHORD BEARING OF SOUTH 06°00'53" WEST, AND A CHORD LENGTH OF 38.37 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 40.91 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 496.12 FEET AND A CENTRAL ANGLE OF 17°04'18" WITH A CHORD BEARING OF SOUTH 37°49'32" EAST, AND A CHORD LENGTH OF 147.28 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 147.82 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 911.28 FEET AND A CENTRAL ANGLE OF 02°52'03" WITH A CHORD BEARING OF SOUTH 47°44'43" EAST, AND A CHORD LENGTH OF 45.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 45.61 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 51°05'41" EAST FOR A DISTANCE OF 53.03 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 38°18'42" WITH A CHORD BEARING OF SOUTH 70°15'02" EAST, AND A CHORD LENGTH 49.22 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 50.15 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°24'22" EAST FOR A DISTANCE OF 89.86 FEET; THENCE RUN SOUTH 47°21'24" EAST FOR A DISTANCE OF 190.05 FEET; THENCE RUN NORTH 76°59'07" EAST FOR A DISTANCE OF 83.19 FEET; THENCE RUN SOUTH 42°11'56" EAST FOR A DISTANCE OF 96.02 FEET; THENCE RUN NORTH 80°29'59" EAST FOR A DISTANCE OF 131.10 FEET; THENCE RUN SOUTH 40°34'01" EAST FOR A DISTANCE OF 822.84 FEET; THENCE RUN NORTH 89°35'19" EAST FOR A DISTANCE OF 78.32 FEET; THENCE RUN NORTH 89°35'25" EAST FOR A DISTANCE OF 245.00 FEET; THENCE RUN NORTH 00°24'36" WEST FOR A DISTANCE OF 455.74 FEET; THENCE RUN SOUTH 89°59'27" EAST FOR A DISTANCE OF 286.80 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3, ALSO BEING A POINT ON THE WEST LINE OF THE SPRINGS DEERWOOD ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16 PAGES 75 AND 76 OF AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 00°00'33" WEST ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION OF SAID WEST LINE FOR A DISTANCE OF 1161.78 FEET TO THE CENTER OF AFORESAID SECTION 3; THENCE RUN SOUTH 00°02'48" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 3 FOR A DISTANCE OF 80.28 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTH 77°58'18" WEST FOR A DISTANCE OF 411.64 FEET; THENCE RUN NORTH 17°26'02" WEST FOR A DISTANCE OF 108.92 FEET; THENCE RUN NORTH 59°01'57" WEST FOR A DISTANCE OF 214.00 FEET; THENCE RUN NORTH 17°49'57" WEST FOR A DISTANCE OF 143.50 FEET; THENCE RUN NORTH 66°10'58" WEST FOR A DISTANCE OF 98.64 FEET; THENCE RUN SOUTH 84°30'05" WEST FOR A DISTANCE OF 647.40 FEET; THENCE RUN NORTH 47°15'13" WEST FOR A DISTANCE OF 412.78 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE EAST LINE OF SAID SABAL FAIRWAY VILLAS AT SABAL POINT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 PAGES 72 AND 73 OF AFOREMENTIONED PUBLIC RECORDS; THENCE RUN NORTH 22°55'17" WEST ALONG SAID SOUTHEASTERLY EXTENSION AND EASTERN MOST LINE OF SAID PLAT FOR A DISTANCE OF 238.76 FEET; THENCE RUN THE FOLLOWING COURSES ALONG THE EASTERLY LINE OF SAID SABAL FAIRWAY VILLAS AT SABAL POINT: NORTH 42°47'21" WEST FOR A DISTANCE OF 617.66 FEET; THENCE RUN NORTH 44°05'15" WEST FOR A DISTANCE OF 234.87 FEET; THENCE RUN NORTH 23°53'51" WEST FOR A DISTANCE OF 605.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,308,483 SQUARE FEET, 75.95 ACRES MORE OR LESS.


PARCEL 2 (POD E PARCEL, PROJ #25-205000002):

THE LAND IS DESCRIBED AS FOLLOWS:

(FEE SIMPLE PARCEL)

A PART OF THE UNPLATTED PART OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE SOUTH 00 DEGREES 10 MINUTES 45 SECONDS WEST (BEATINGS BASED ON THE PLAT OF SABAL POINT, AS RECORDED IN PLAT BOOK 18, PAGES 70 THROUGH 76, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY), ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, FOR 80.28 FEET; THENCE SOUTH 78 DEGREES 06 MINUTES 15 SECONDS WEST, FOR 115.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 145.36 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 05 SECONDS WEST, FOR 182.54 FEET; THENCE SOUTH 68 DEGREES 12 MINUTES 05 SECONDS WEST, FOR 52.52 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHERLY AND LYING ON THE NORTHERLY RIGHT OF WAY LINE OF THE RELOCATED KEWIPA SPRINGS ROAD, ACCORDING TO THAT CERTAIN SPECIAL WARRANTY DEED BETWEEN SAIL POINT PROPERTIES, INC., AND SEMINOLE COUNTY, DATED MAY 31, 1978, AND RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 763, OF THE SEMINOLE COUNTY PUBLIC RECORDS, SAID POINT BEARING NORTH 04 DEGREES 41 MINUTES 40 SECONDS EAST FROM THE CENTER OF SAID CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 582.00 FEET AND CENTRAL ANGLE OF 10 DEGREES 39 MINUTES 47 SECONDS FOR 108.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84 DEGREES 01 MINUTES 53 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR 219.60 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND LYING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1008.00 FEET AND A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 42 SECONDS, FOR 48.00 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 98.90 FEET; THENCE NORTH 17 DEGREES 54 MINUTES 08 SECONDS EAST, FOR 57.73 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 07 SECONDS WEST, FOR 525.00 FEET; THENCE NORTH 84 DEGREES 38 MINUTES 07 SECONDS EAST, FOR 143.50 FEET; THENCE SOUTH 66 DEGREES 03 MINUTES 02 SECONDS EAST, FOR 98.64 FEET; THENCE SOUTH 17 DEGREES 42 MINUTES 00 SECONDS EAST, FOR 143.50 FEET; THENCE SOUTH 58 DEGREES 54 MINUTES 00 SECONDS EAST, FOR 214.00 FEET; THENCE SOUTH 17 DEGREES 18 MINUTES 05 SECONDS EAST, FOR 108.92 FEET TO THE POINT OF BEGINNING.

SHEET NUMBER <b>MP1.0</b>		VILLAGE ON THE GREEN		FLORIDA	MASTER DEVELOPMENT PLAN		KHA PROJECT 249426002 DATE 7/18/2025 SCALE AS SHOWN DESIGNED BY CAP DRAWN BY CAP CHECKED BY BAS DATE: 7/18/2025		LICENSED PROFESSIONAL BROOKS A. STICKLER, P.E. FLORIDA LICENSE NUMBER 74031		 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM    REGISTRY No. 35106		3 REVISION TO COUNTY 2 REVISION TO COUNTY 1 REVISION TO COUNTY No.    REVISIONS    DATE    BY	
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