

REAGAN CENTER PD PRELIMINARY SUBDIVISION PLAN SEMINOLE COUNTY, FL

PID: 14-20-30-300-0150-000, 23-20-30-300-0100-0000, & 23-20-30-300-0250-0000

LEGAL DESCRIPTION (ENTIRE PD)

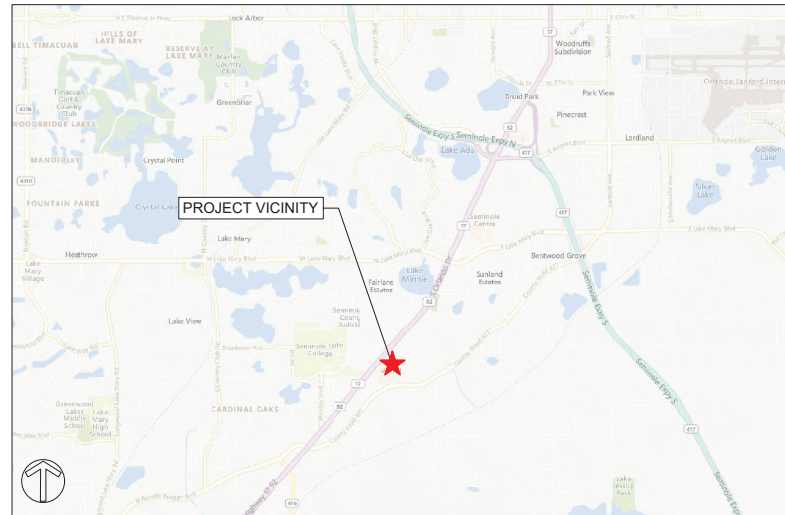
A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH~~WEST~~ ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 14, A DISTANCE OF 491.02 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 15 & 800, AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 77010, F.P. ID 240196 1, DATED OCTOBER 29TH, 2010; THENCE NORTH~~EAST~~ ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,101.76 FEET; THENCE DEPARTING FROM SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, RUN NORTH~~EAST~~ ALONG THE SOUTHERLY BOUNDARY OF TROPIC PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 40, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 1,917.67 FEET; THENCE NORTH~~EAST~~ ALONG A SOUTHERLY BOUNDARY OF SUNLAND ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 16 THROUGH 22, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 800.24 FEET; THENCE SOUTH~~EAST~~ ALONG THE WESTERLY BOUNDARY OF SUNLAND ESTATES AMENDED PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 1 AND 2, OF SAID PUBLIC RECORDS, A DISTANCE OF 756.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 427, AS SHOWN ON SEMINOLE COUNTY PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY MAP FOR COUNTY ROAD 427-VI (HESTER ROAD TO LAKE MARY BOULEVARD) LAST REVISION DATE OF MARCH 3RD, 1998, SAID POINT LYING AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, AND FROM SAID POINT A RADIAL LINE BEARS NORTH~~WEST~~, THE FOLLOWING NINE (9) COURSES BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 427; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1,096.28 FEET, A CENTRAL ANGLE OF~~AND~~ AN ARC DISTANCE OF 49.65 FEET TO A POINT OF TANGENCY; THENCE SOUTH~~WEST~~, A DISTANCE OF 21.15 FEET; THENCE NORTH~~WEST~~, A DISTANCE OF 5.00 FEET; THENCE SOUTH~~WEST~~, A DISTANCE OF 548.20 FEET; THENCE SOUTH~~WEST~~, A DISTANCE OF 5.00 FEET; THENCE SOUTH~~WEST~~, A DISTANCE OF 305.03 FEET; THENCE NORTH~~WEST~~, A DISTANCE OF 5.00 FEET; THENCE SOUTH~~WEST~~, A DISTANCE OF 205.75 FEET; THENCE SOUTH~~EAST~~, A DISTANCE OF 5.00 FEET, THE FOLLOWING NINETEEN (19) COURSES BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 427, AS SHOWN ON SEMINOLE COUNTY PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY MAP FOR COUNTY ROAD 427-V (U.S. 17-92 TO HESTER AVENUE) LAST REVISION DATE OF SEPTEMBER 20TH, 1996; THENCE SOUTH

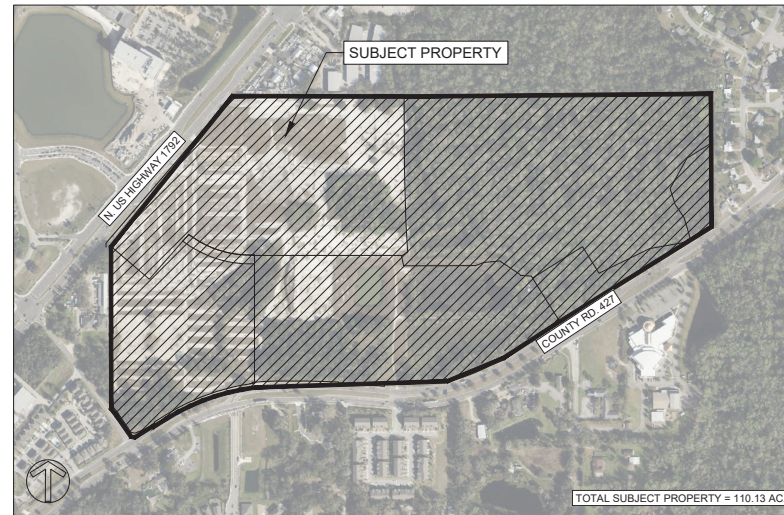
269.45 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,096.28 FEET, A CENTRAL ANGLE OF~~AND~~ AN ARC DISTANCE OF 294.05 FEET; THENCE NORTH~~WEST~~, A DISTANCE OF 5.00 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, AND FROM SAID POINT A RADIAL LINE BEARS NORTH~~WEST~~; THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,091.28 FEET, A CENTRAL ANGLE OF~~AND~~ AN ARC DISTANCE OF 51.70 FEET; THENCE NORTH~~WEST~~, A DISTANCE OF 15.00 FEET TO A POINT

AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, AND FROM SAID POINT A RADIAL LINE BEARS NORTH~~WEST~~; THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,076.28 FEET, A CENTRAL ANGLE OF~~AND~~ AN ARC DISTANCE OF 353.11 FEET; THENCE SOUTH~~WEST~~, A DISTANCE OF 15.00 FEET; THENCE NORTH~~WEST~~, A DISTANCE OF 204.85 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,934.79 FEET, A CENTRAL ANGLE OF~~AND~~ AN ARC DISTANCE OF 57.31 FEET; THENCE NORTH~~WEST~~, A DISTANCE OF 5.01 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, AND FROM SAID POINT A RADIAL LINE BEARS SOUTH~~WEST~~; THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,939.79 FEET, A CENTRAL ANGLE OF~~AND~~ AN ARC DISTANCE OF 177.20 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,236.28 FEET, A CENTRAL ANGLE OF~~AND~~ AN ARC DISTANCE OF 134.57 FEET; THENCE SOUTH~~EAST~~, A DISTANCE OF 5.00 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, AND FROM SAID POINT A RADIAL LINE BEARS SOUTH~~EAST~~; THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,231.28 FEET, A CENTRAL ANGLE OF~~AND~~ AN ARC DISTANCE OF 548.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH~~WEST~~, A DISTANCE OF 82.29 FEET; THENCE NORTH~~WEST~~, A DISTANCE OF 5.00 FEET; THENCE SOUTH~~WEST~~, A DISTANCE OF 21.68 FEET, THE FOLLOWING TWO (2) COURSES BEING ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY HOME ROAD, AS SHOWN ON SEMINOLE COUNTY PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY MAP FOR COUNTY ROAD 427-V (U.S. 17-92 TO HESTER AVENUE) LAST REVISION DATE OF SEPTEMBER 20TH, 1996; THENCE NORTH~~WEST~~, A DISTANCE OF 145.89 FEET; THENCE NORTH~~WEST~~, A DISTANCE OF 46.54 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 23; THENCE NORTH~~WEST~~, A DISTANCE OF 430.05 FEET TO THE POINT OF BEGINNING.

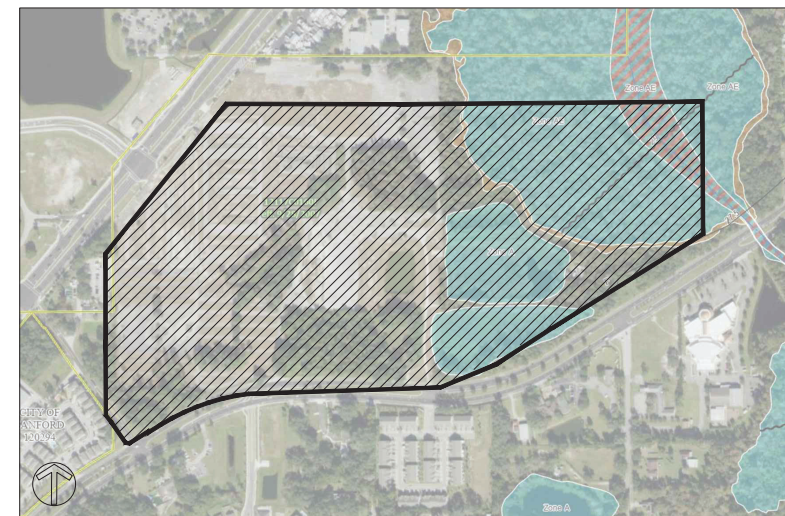
SAID LANDS LYING AND SITUATE IN SEMINOLE COUNTY, FLORIDA, CONTAINING 110.13 ACRES, MORE OR LESS.
SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.



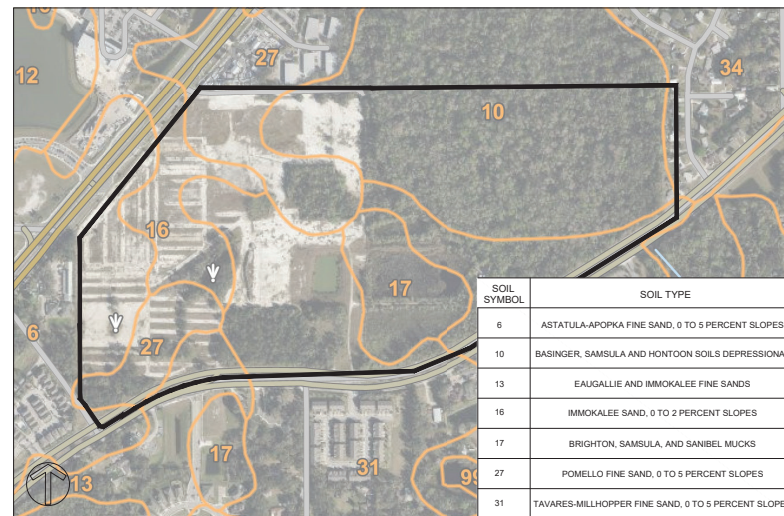
LOCATION/VICINITY MAP
SCALE: 1" = 4000'



AERIAL MAP
SCALE: 1" = 500'



FEMA FLOOD MAP
SCALE: NTS



SOILS MAP
SCALE: NTS

PREPARED FOR:



PREPARED BY:



SHEET INDEX			
SHEET	TITLE	REV	DATE
C0.0	COVER SHEET	2	12/11/24
V1.0 - V1.3	BOUNDARY & TOPOGRAPHIC SURVEY		
V5.0	TREE SURVEY		
C0.1	PRELIMINARY SUBDIVISION PLAN	3	12/11/24
C0.2	PROPOSED LIMITS OF CLEARING	2	11/14/24

PLANS BY OTHERS			
LA-00	OVERALL LANDSCAPE PLAN	1	10/25/24
LA-01	LANDSCAPE PLAN	1	10/25/24
LA-02	LANDSCAPE PLAN	1	10/25/24
LA-03	LANDSCAPE PLAN	1	10/25/24
LA-04	LANDSCAPE PLAN	1	10/25/24
LA-05	LANDSCAPE PLAN	1	10/25/24
LD-01	NOTES, DETAILS & SCHEDULE		
LD-02	NOTES, DETAILS & SCHEDULE		
SP-00	OVERALL SIGN PLAN		
HD-02	HARDSCAPE DETAILS		
A-022	ARCHITECTURAL RENDERINGS		
A-023	ARCHITECTURAL RENDERINGS		
A-210	BUILDING ELEVATIONS		

UTILITY PROVIDERS	
TELEPHONE: AT&T DISTRIBUTION CONTACT: DINO FARRUGGIO EMAIL: G27896@ATT.COM	ELECTRIC: DUKE ENERGY CONTACT: DUKE'S CUSTOMER SERVICE CENTER PHONE: 407-629-1010
SEWER & WATER: SEMINOLE COUNTY UTILITIES DEPT. CONTACT: UTILITIES ENGINEERING PHONE: 407-865-2024	FIBER: CHARTER COMMUNICATIONS CONTACT: GARY BLEVINS PHONE: 813-302-0800
GAS: FL PUBLIC UTILITIES CONTACT: COLIN DUNN PHONE: 386-785-4554	

PROJECT TEAM	
OWNER: FOUNDATION RE HOLDINGS LLC 101 E. COLONIAL DRIVE ORLANDO, FL 32801 CONTACT:	DEVELOPER: INTEGRA LAND COMPANY 1525 INTERNATIONAL PKWY., STE. 2001 LAKE MARY, FL 32746 CONTACT: BAILEY BRANNON
CIVIL ENGINEER: KPM FRANKLIN, INC. 6300 HAZELTINE NATL DR., STE. 118 ORLANDO, FL 32822 PHONE: 407-410-8624 CONTACT: DUSTIN BRINKMAN, P.E.	LANDSCAPE ARCHITECT: LIBRA DESIGN GROUP P.O. BOX 547368 PHONE: 321-945-0172 CONTACT: JASON DAVIS
GEOTECH: UNIVERSAL ENGINEERING SCIENCES, LLC 3532 MAGGIE BOULEVARD ORLANDO, FL 32811 407-423-0504	SURVEYOR: DONLEY CONSULTING GROUP, LLC 210 PARKTOWNE BOULEVARD, STE. 1 EDGEWATER, FL 32132 PHONE: 407-947-4552
	ENVIRONMENTAL ENGINEER: BIO-TECH CONSULTING 3025 EAST SOUTH STREET ORLANDO, FL 32803 PHONE: 407-894-5969 CONTACT: DANIEL GOUGH

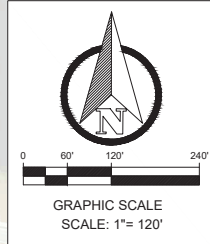
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DATE	REVISION	BY	DATE	REVISION	BY
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6300 HAZELTINE NATIONAL DR.
STE. 118 ORLANDO, FL 32822
PHONE (407)410-8624 COA 32089



---	PROPERTY BOUNDARY
--- LB ---	LANDSCAPE BUFFER
--- BS ---	BUILDING SETBACK
---	WETLAND
---	CONSERVATION EASEMENT
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	EXISTING RIGHT OF WAY

REVISION:	8	DATE:		STATUS:	DRC APPROVAL
REVISION:	7	DATE:		REVISION:	1
REVISION:	6	DATE:		REVISION:	2
REVISION:	5	DATE:		REVISION:	3
REVISION:	4	DATE:		REVISION:	4
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REVISION:	9	DATE:		REVISION:	2
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REVISION:	2	DATE:		REVISION:	9
REVISION:	1	DATE:		REVISION:	10

PSP
REAGAN CENTER PD
PRELIMINARY SUBDIVISION PLAN

PARCEL IDS	14-20-30-300-0150-0000, 23-20-30-300-0100-0000, & 23-20-30-0250-0000
SITE DESIGNATION	TOTAL AREA, MAX ALLOWABLE F.A.R., MAX ALLOWABLE DENSITY
LOT 1A (FUTURE DEVELOPMENT)	2.00 AC, 0.95, N/A
LOT 1B (FUTURE DEVELOPMENT)	25.85 AC, 0.95, N/A
LOT 2A (PROPOSED PHASE 1 OF TRACT 2 ON MDP)	15.55 AC, N/A, 25 DU / AC
LOT 2B (FUTURE DEVELOPMENT)	25.08 AC, N/A, 25 DU / AC
LOT 3 (FUTURE DEVELOPMENT)	1.93 AC, 0.95, N/A
LOT 4 (FUTURE DEVELOPMENT)	3.16 AC, 0.95, N/A
TRACT A (PRIVATE ROAD)	0.50 AC, N/A, N/A
TRACT B (PRIVATE ROAD)	0.48 AC, N/A, N/A
TRACT C (CONSERVATION TRACT)	35.53 AC, N/A, N/A
LIFT STATION TRACT	0.05 AC
TOTAL SITE AREA	110.13 AC
MAXIMUM ALLOWABLE DENSITY (PROPOSED LOT 2A)	25 DWELLING UNITS PER NET BUILDABLE ACRE FOR A MAXIMUM OF 1,003 UNITS FOR ENTIRE TRACT 2 (AS SHOWN ON MDP); LOT 2A MAXIMUM ALLOWABLE NUMBER OF UNITS: 330.99 (1,003 UNITS * 33%)
NET BUILDABLE AREA	THE MAXIMUM ALLOWABLE DENSITY AND INTENSITY WILL BE CALCULATED BASED ON POST WETLAND AND FLOODPLAIN MITIGATION NET BUILDABLE ACREAGE
PERMITTED USES (PER APPROVED MDP)	COMMERCIAL / OFFICE (COMMERCIAL RETAIL USES SHALL INCLUDE ALL USES PERMITTED BY C-1 ZONING DISTRICT AS DEFINED IN CHAPTER 30 OF THE SEMINOLE COUNTY LDC, AND SENIOR LIVING CONTINUUM & CARE CONSISTING OF ASSISTED LIVING FACILITIES AND INDEPENDENT LIVING FACILITIES OFFICE USES; SHALL INCLUDE ALL USES PERMITTED BY OP OFFICE ZONING DISTRICT AS DEFINED IN CHAPTER 30 OF THE SEMINOLE COUNTY LDC.
LOT 1B	RESTRICTED NEIGHBORHOOD COMMERCIAL (DAY-CARE, SENIOR LIVING CONTINUUM & CARE CONSISTING OF ASSISTED LIVING FACILITIES AND INDEPENDENT LIVING FACILITIES, AND THOSE USES PERMITTED UNDER THE CN ZONING DISTRICT, EXCLUDING TOBACCO SHOPS, DRUG AND SUNDRY STORES, AND CLINICS.
LOT 2A AND 2B (AKA TRACT 2 MULTI-FAMILY RESIDENTIAL ON MDP)	MULTIFAMILY RESIDENTIAL & CUSTOMARY ACCESSORY USES
LOT 3	RESTRICTED NEIGHBORHOOD COMMERCIAL (DAY-CARE, SENIOR LIVING CONTINUUM & CARE CONSISTING OF ASSISTED LIVING FACILITIES AND INDEPENDENT LIVING FACILITIES, AND THOSE USES PERMITTED UNDER THE CN ZONING DISTRICT, EXCLUDING TOBACCO SHOPS, DRUG AND SUNDRY STORES, AND CLINICS.

SITE DATA	
LOT 4	COMMERCIAL / RETAIL (COMMERCIAL RETAIL USES SHALL INCLUDE ALL USES PERMITTED BY C-1 ZONING DISTRICT AS DEFINED IN CHAPTER 30 OF THE SEMINOLE COUNTY LDC, AND SENIOR LIVING CONTINUUM & CARE CONSISTING OF ASSISTED LIVING FACILITIES AND INDEPENDENT LIVING FACILITIES.
MAX ALLOWABLE BUILDING HEIGHT	70 FEET, 4 STORIES FOR APARTMENTS, 35 FEET FOR CUSTOMARY ACCESSORY USES
CURRENT FUTURE LAND USE AND ZONING	PLANNED DEVELOPMENT FLU & PD (PLANNED DEVELOPMENT) ZONING
PARENT PLANNED DEVELOPMENT	REAGAN CENTER PD
ADJACENT FUTURE LAND USE (FLU) & ZONING	NORTH - PLANNED DEVELOPMENT FLU & PD (PLANNED DEVELOPMENT) ZONING EAST - PLANNED DEVELOPMENT FLU & PD (PLANNED DEVELOPMENT) ZONING SOUTH - RONALD REAGAN BLVD WEST - US HWY 17-92
LANDSCAPE BUFFER	MINIMUM REQUIRED (FT.)
FRONT YARD (SOUTH) - PD PERIMETER	20"
SIDE YARD (WEST) - PD PERIMETER	20"
SIDE YARD (EAST) - INTERNAL PD	15"
REAR YARD (NORTH) - INTERNAL PD ADJACENT TO FUTURE COMMERCIAL	15"
REAR YARD (NORTH) - INTERNAL PD ADJACENT TO PRIVATE ROAD	15"
* APPLICABLE TO OVERALL PERIMETER BUFFER PER APPROVED PD	
** INTERNAL BOUNDARY BUFFER PER SEMINOLE COUNTY MUNICODIC, PART 14, SEC. 30.14.7 (GROSS DENSITY = 21, INTENSITY RATING = X), SEC. 30.14.9 (ZONE = R-4 MULTIPLE-FAMILY DWELLING DISTRICT), SEC. 30.14.7 (b) (REQUIRED OPACTY = 0.4) AND SEC. 30.14.5 (STANDARD BUFFER YARD WIDTH = 15 FT.).	
BUILDING SETBACKS	MINIMUM REQUIRED (FT.)
PD PERIMETER SETBACK	25
INTERNAL SIDE YARD SETBACK	15
INTERNAL SETBACK FROM RIGHT-OF-WAY	15

PARKING REQUIREMENTS			
2 / 3 BEDROOMS (1,000 SF OR GREATER)		MIN. REQUIRED	2 SP / DU
1 BEDROOM (LESS THAN 1,000 SF)		MIN. REQUIRED	1.5 SP / DU
MINIMUM PARKING STALL DIMENSIONS		MIN. REQUIRED	9' WIDE x 18' DEEP (PER APPROVED PUD FOR TRACT 2)
NET BUILDABLE SUMMARY (SEE NOTE 9, THIS SHEET)			
LOT IDENTIFICATION	TOTAL AREA	WETLAND LIMITS (AC.)	NET DEVELOPABLE (AC.)
LOT 1A	2.00 AC	0 AC	2.00 AC
LOT 1B	25.85 AC	1.83 AC	24.02 AC
LOT 2A	15.55 AC	0.54 AC	15.01 AC*
LOT 2B	25.08 AC	8.97 AC	16.11 AC*
LOT 3	1.93 AC	0 AC	1.93 AC
LOT 4	3.16 AC	0.61 AC	2.55 AC
* WETLAND W-2 WAS PREVIOUSLY PERMITTED TO BE IMPACTED AND CREDITS WERE OBTAINED. NET DEVELOPABLE FOR LOTS 2A AND 2B DO NOT INCLUDE THOSE LIMITS. LOT 2B NET BUILDABLE IS 25.13 AC - 8.97 AC + 0.30 AC (PREVIOUSLY PERMITTED) = 16.46 AC			

- PSP GENERAL NOTES
- THE PD MUST PROVIDE A MINIMUM OF TWENTY-FIVE (25) PERCENT COMMON USABLE OPEN SPACE. THE MINIMUM OVERALL REQUIRED OPEN SPACE IS 27.53 ACRES.
 - A PROPERTY OWNER'S ASSOCIATION SHALL BE CREATED TO MANAGE ALL COMMON AREAS AND FACILITIES.
 - THE DEVELOPMENT WILL PROVIDE A PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT AS EACH TRACT AND PHASE IS CONSTRUCTED, AS WELL AS CONNECTING TO EXISTING SIDEWALKS OUTSIDE OF THE DEVELOPMENT.
 - EACH MULTI-FAMILY PHASE OF DEVELOPMENT WILL PROVIDE PEDESTRIAN CONNECTIVITY INTERNALLY BETWEEN PHASES.
 - ALL UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY STANDARDS. ALL INTERNAL ROADS WILL BE PRIVATELY OWNED.
 - FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 - STORMWATER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SEMINOLE COUNTY AND SJRWMD REQUIREMENTS. DEVELOPMENT SHALL BE CONSTRUCTED IN PHASES.
 - UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL PUBLIC WATER AND SEWER MAINS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
 - THE LIFT STATION TRACT SHALL BE DEDICATED AND DEEDED OVER TO SEMINOLE COUNTY.
 - ALL WETLANDS INDICATED ON THESE PLANS REFLECT THOSE PREVIOUSLY IDENTIFIED IN THE 2022 WETLAND DELINEATION. WETLAND W-2, LOCATED WITHIN LOTS 2A AND 2B, HAS ALREADY BEEN PERMITTED, WITH MITIGATION CREDITS OBTAINED. FUTURE PHASES OF DEVELOPMENT WILL INCLUDE SEPARATE WETLAND ASSESSMENTS TO DETERMINE THE EXACT LIMITS OF ANY POTENTIAL IMPACTS. THESE ASSESSMENTS WILL ENSURE COMPLIANCE AND ADDRESS ANY NECESSARY MITIGATION SPECIFIC TO THOSE PHASES. THE NET BUILDABLE AREA OF EACH LOT WILL BE UPDATED WITH SUBSEQUENT PRELIMINARY SUBDIVISION PLANS AS WETLAND LIMITS AND ANTICIPATE IMPACTS ARE FINALIZED.

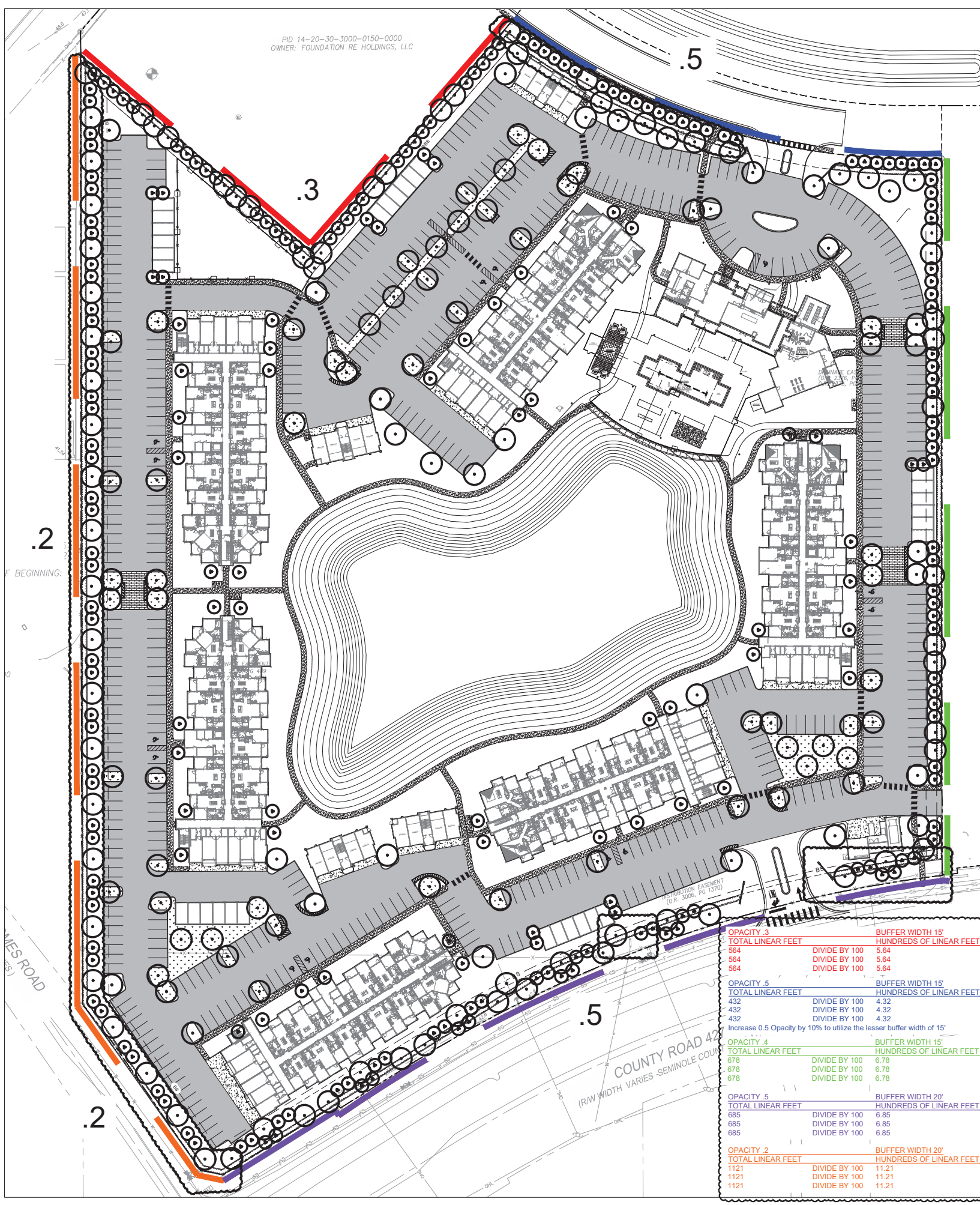
CAUTION
0 1/2 1
IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DUSTIN P. SHANNON ON THE DATE ADVISED. THIS DOCUMENT IS NOT CONSIDERED SIGNED AND SEALED BY THE SIGNATURE AND SEAL OF THE PROFESSIONAL ENGINEER UNLESS IT IS VERIFIED ON ANY ELECTRONIC COPIES. BOOK 12-12, 08-52-59-0507

DUSTIN P. SHANNON
P.L. REG. NO. 12478

PROJECT NO: 24-0176.000
DESIGN: DB
DRAWN: JG
CHECKED: DB

SHEET NO: C0.1 REV: 2



.2
F BEGINNING:

MES ROAD

.2

(b) A total planting area of thirty (30) square feet per parking space shall be required for any parking area exceeding five (5) spaces. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas as required under this Section. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width.

584 PARKING SPACES PROVIDED
REQUIRED 584 X 30 S.F. = 17,520 S.F. MINIMUM Parking lot landscaping PROVIDED 18,650 S.F. PARKING LOT LANDSCAPE

(c) Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area.

REQUIRED 17,520 S.F. / 200 S.F. = (87.6) 88 CANOPY TREES
PROPOSED 88 CANOPY TREES

Class	Total tree inches on site*	Removed tree inches on site*	Gross replacement inches required**	Saved tree inches**	Net replacement inches required***
Standard	1601	1551	1551	34	1815
Specimen	253	201	402	104	
Historic	0	0	0	0	
Total	1854	1752	1953	138	

*Excluding palms, camphors, laurel oaks, and water oaks
**Specimen and historic tree inches are multiplied by 2
***Net replacement inches required calculated by subtracting the saved tree inches from the gross replacement inches required
Maximum required tree replacement = 90 inches/acre
90 inches/acre * 15.55 acres = 1400 replacement inches required

PLANT SPECIES AND SPECIFICATION TO BE SUBMITTED AT FINAL ENGINEERING APPROVAL PROCESS.

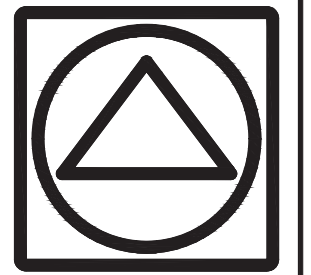
(1) Replacement of non-specimen trees shall be based on a one-to-one ratio of the cumulative DBH of the trees to be removed to the cumulative caliper of the trees to be installed. (For example: a 21" DBH tree to be removed shall be replaced by seven (7) 3" Caliper trees or three (3) 7" Caliper trees, or any combination of replacement trees that total the total DBH removed.) Specimen trees shall be replaced on a two-to-one ratio of the cumulative caliper of the trees to be installed to the cumulative DBH of the trees removed. Notwithstanding the replacement requirements of this paragraph, Section 60.9(d), no applicant may be required to replace more than ninety caliper inches per acre (prorated for fractional acres) for each development approval or permit, as the case may be, upon demonstration that the applicant has avoided the removal of protected trees to the maximum extent practicable. The replacement requirements of this subsection does not apply to pine trees harvested during a bona fide silvicultural operation.

(8) If the Development Services Director determines that the number of trees to be planted is unfeasible, then the applicant can account for the remainder of the required caliper inches by paying the fee per caliper inch (insert reference to fee schedule) into the Arbor Trust Fund.

Final calculations for mitigation to be completed at final site plan submission.

Approval of the final engineering plans shall constitute approval of the arbor permit, provided however that no clearing pursuant to the arbor permit shall commence until the site permit has been issued for the final engineering plans;

OPACITY	TOTAL LINEAR FEET	DIVIDE BY	HUNDREDS OF LINEAR FEET	PLAN UNITS GROUPS PER 100'	TOTAL PLANT GROUPS	STANDARD PLANTS IN PLANT GROUP B	PLANT TYPE	TOTAL PLANS REQUIRED
OPACITY 3	564	DIVIDE BY 100	5.64	2.60	14.66	1	CANOPY	(14.66) 15
	564	DIVIDE BY 100	5.64	2.60	14.66	2	UNDERSTORY	(29.32) 30
	564	DIVIDE BY 100	5.64	2.60	14.66	17	SHRUBS	(249.22) 250
OPACITY 5	432	DIVIDE BY 100	4.32	2.70	11.66	1	CANOPY	13
	432	DIVIDE BY 100	4.32	2.70	11.66	2	UNDERSTORY	25
	432	DIVIDE BY 100	4.32	2.70	11.66	17	SHRUBS	219
Increase 0.5 Opacity by 10% to utilize the lesser buffer width of 15'								
OPACITY 4	678	DIVIDE BY 100	6.78	2.25	15.25	1	CANOPY	(15.25) 16
	678	DIVIDE BY 100	6.78	2.25	15.25	2	UNDERSTORY	(30.5) 31
	678	DIVIDE BY 100	6.78	2.25	15.25	17	SHRUBS	(259.25) 260
OPACITY 5	685	DIVIDE BY 100	6.85	2.70	18.49	1	CANOPY	(18.49) 19
	685	DIVIDE BY 100	6.85	2.70	18.49	2	UNDERSTORY	(36.98) 37
	685	DIVIDE BY 100	6.85	2.70	18.49	17	SHRUBS	(314.33) 315
OPACITY 2	1121	DIVIDE BY 100	11.21	2.00	22.42	1	CANOPY	(22.42) 22
	1121	DIVIDE BY 100	11.21	2.00	22.42	2	UNDERSTORY	(44.84) 45
	1121	DIVIDE BY 100	11.21	2.00	22.42	17	SHRUBS	(381.14) 381



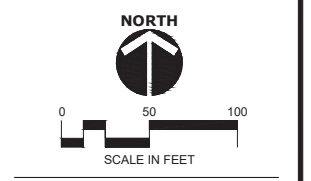
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Landscape Architecture & Planning
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DATE:	FOR:
2024.08.21	COUNTY REVIEW
2024.10.09	COUNTY REVIEW 2
2024.11.08	COUNTY REVIEW 3
2024.11.15	COUNTY REVIEW 4

Integra
Reagan Center
Sanford, Florida



SCALE

Brian F. Davis
Digitally signed by Brian F. Davis
Date: 2024.11.15
Time: 17:03:29 -05'00'
Brian F. Davis LA0000935

JOB NO.: 24114
DESIGNED BY: BFD
DRAWN BY: JPD
CHECKED BY: BFD
PROJECT APPROVAL: _____
TITLE: OVERALL LANDSCAPE PLAN

SHEET NO. LA-00