

SOILS LEGEND	
31	TAVARES-MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES (ENTIRE SITE)

LAND USE	ACREAGE	DENSITY/FAR	RESIDENTIAL		NONRESIDENTIAL	
			REQ'D %	REQ'D AC	REQ'D %	REQ'D AC
RESIDENTIAL	5.31	10 DU/AC. (MAX)	25%	1.33		
NONRESIDENTIAL	5.31	0.35 (MAX)			25%	1.33

MAXIMUM NUMBER OF UNITS FOR RESIDENTIAL: 51 UNITS. MAXIMUM SQUARE FOOTAGE OF OFFICE, RP USES, AND C-1 USES: 36,000 SF.
 MAXIMUM SQUARE FOOTAGE OF ASSISTED LIVING FACILITIES: 78,000 SF.

TRIP GENERATION (WORSE CASE):					
NONRESIDENTIAL SQUARE FOOTAGE	AVERAGE 2 WAY VOLUME	PM PEAK HOUR ENTER	PM PEAK HOUR EXIT	PM PEAK HOUR TOTAL	
36,000 MAX	1545	65	60	135	

1. BASED ON SHOPPING CENTER USE
 2. UNDER NO CIRCUMSTANCE SHALL THE TOTAL TRIP GENERATION OF THE PROPOSED USES EXCEED THE VOLUMES IN THE TABLE ABOVE

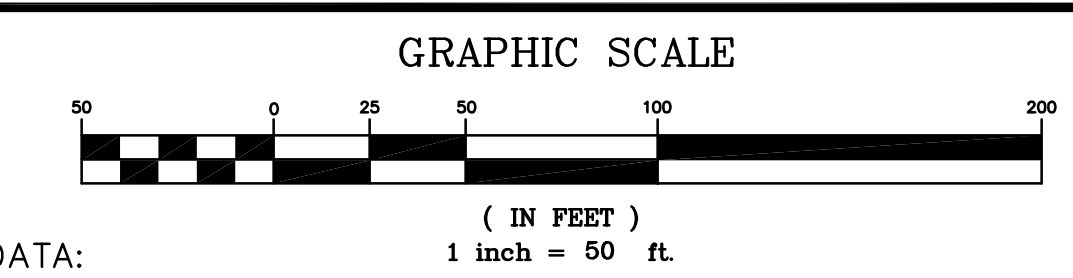
LAND USES:

PROPOSED USES:	INSIDE ECRPZ	OUTSIDE ECRPZ	BOTH INSIDE & OUTSIDE ECRPZ
	PUBLIC AND PRIVATE SCHOOLS AND DAY NURSERIES.	YES	YES
SINGLE FAMILY DWELLING AND THEIR CUSTOMARY ACCESSORY USES AT A MAXIMUM DENSITY OF TEN (10) DWELLING UNITS PER NET BUILDABLE ACRE, MULTIFAMILY HOUSING SUCH AS CONDOMINIUMS, APARTMENTS AND TOWNHOMES IN ACCORDANCE WITH THE DENSITY AND DESIGN CRITERIA OF THE R-3 ZONING CLASSIFICATION, UNLESS OTHERWISE PROVIDED HEREON.	YES	YES	YES
GENERAL OFFICE USES, INCLUDING INSURANCE, REAL ESTATE, ARCHITECTS, ENGINEERING, ATTORNEYS, MEDICAL, DENTAL, ACCOUNTING, AUDITING, BOOKKEEPING SERVICES, AND OTHER SIMILAR OFFICE USES.	YES	YES	YES
ASSISTED LIVING FACILITIES LICENSED BY THE STATE OF FLORIDA.	YES	YES	YES
ALL RP ZONING USES AND SPECIAL USES EXCEPT COMMUNICATION TOWERS	YES	YES	YES
ALL C-1 ZONING USES EXCEPT FUNERAL HOMES, LAUNDROMATS, AND COMMUNICATION TOWERS	NO	YES	NO

NOTE: 1,100 ECONLOCKHATCHEE RIVER CORRIDOR PROTECTION ZONE (ERCPZ)

USE EQUIVALENCY MATRIX

FROM	TO		
	RESIDENTIAL UNITS	OFFICE, RP USES, AND C-1 USES (PER 1000 SF)	ASSISTED LIVING (PER 1000 SF)
RESIDENTIAL UNITS	1.000	0.706	1.529
OFFICE, RP USES, AND C-1 USES (PER 1000 SF)	1.417	1.000	2.167
ASSISTED LIVING (PER 1000 SF)	0.654	0.462	1.000

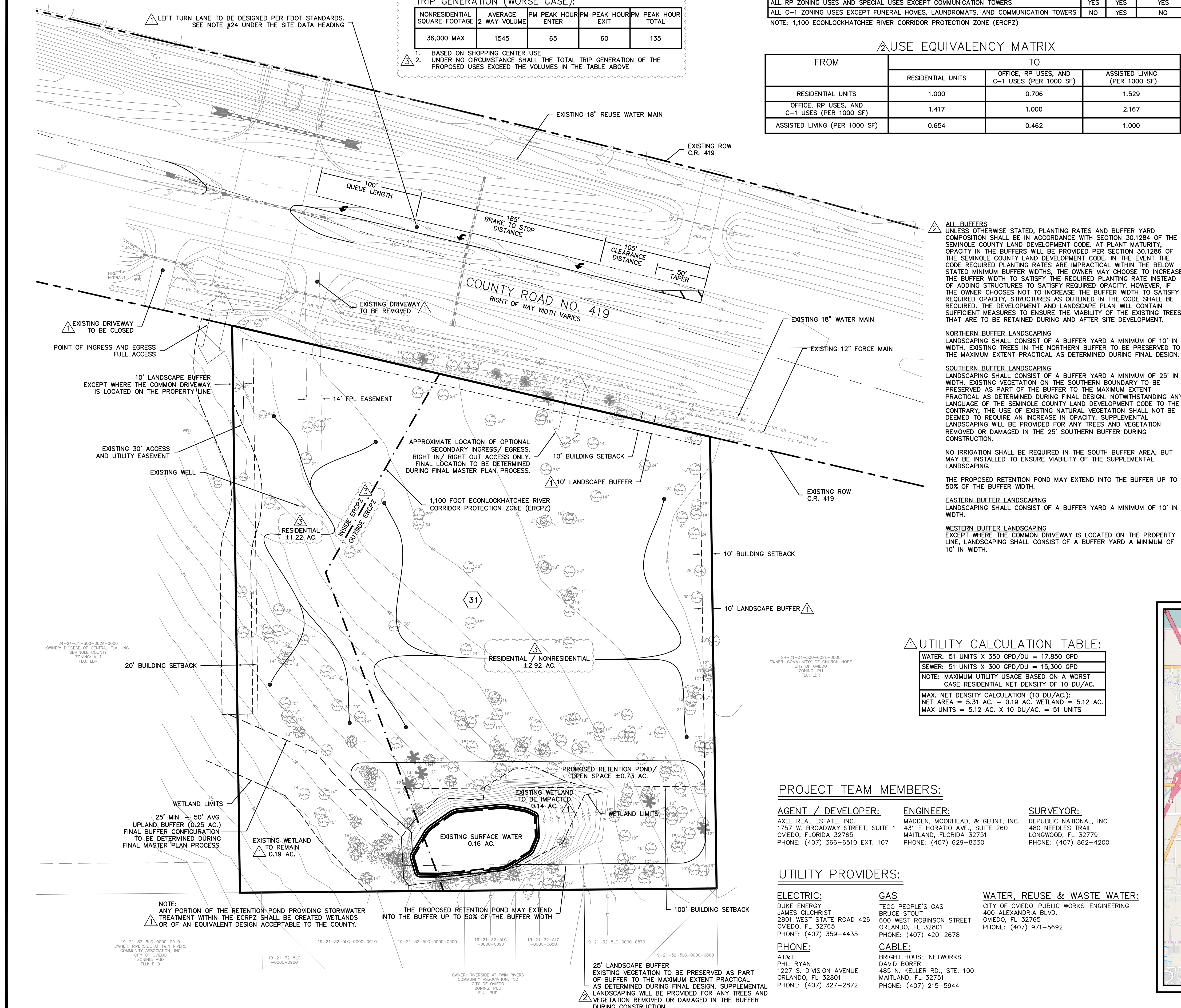


SITE DATA:

- TOTAL PROJECT AREA: 5.31 AC.
- PARCEL ID NUMBER: 24-21-31-300-0020-0000
- PARCEL ADDRESS: W CR 419, CHULLUOTA, FLORIDA 32766
- EXISTING ZONING: PUD
- PROPOSED ZONING: PD
- EXISTING FUTURE LAND USE: PD
- MAXIMUM BUILDING HEIGHT: 35'
- PD BUILDING SETBACKS: NORTH: 10', SOUTH: 100', EAST: 10', WEST: 20'
- LANDSCAPE BUFFERS: NORTH: 10', SOUTH: 25', EAST: 10', WEST: 10' EXCEPT WHERE COMMON DRIVEWAY IS LOCATED
- PROPOSED RESIDENTIAL/ NONRESIDENTIAL USES TO BE DETERMINED AT FDP STAGE.
- PROPOSED TOTAL OF RESIDENTIAL UNITS/ NONRESIDENTIAL SQUARE FOOTAGE TO BE DETERMINED AT FDP STAGE. THE AGGREGATE OF RESIDENTIAL UNITS AND NONRESIDENTIAL SQUARE FOOTAGE SHALL NOT EXCEED THE MAXIMUM PM PEAK TRIP GENERATION SHOWN HEREON.
 MAXIMUM NUMBER OF UNITS FOR RESIDENTIAL: 51 UNITS
 MAXIMUM SQUARE FOOTAGE OF OFFICE, RP USES, AND C-1 USES: 36,000 SF
 MAXIMUM SQUARE FOOTAGE OF ASSISTED LIVING FACILITIES: 78,000 SF
- PROPOSED RESIDENTIAL/ NONRESIDENTIAL PARKING REQUIREMENTS AND CALCULATIONS TO BE DETERMINED AT FDP STAGE, AND MEET THE SEMINOLE COUNTY LDC.
- PROPOSED RESIDENTIAL/ NONRESIDENTIAL ACREAGE FOR EACH CATEGORY OF LAND USE TO BE DETERMINED AT FDP STAGE.
- PER THE FIRM PANEL NO. 12117C0195F, DATED SEPT. 28, 2007, THE SITE IS DESIGNATED FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- THE SITE CONTAINS ON SITE WETLANDS AS SHOWN.
- EXISTING WELLS TO BE ABANDONED PER CHAPTER 40C-3 OF THE FLORIDA ADMINISTRATIVE CODE.
- WATER, SEWER, AND REUSE ARE TO BE PROVIDED BY CITY OF OVIEDO. WATER, SEWER AND REUSE CONNECTIONS ARE LOCATED IN THE C.R. 419 ROW.
- IN ACCORDANCE WITH THE INTER-LOCAL AGREEMENT BETWEEN SEMINOLE COUNTY AND THE CITY OF OVIEDO, THE SITE WILL UTILIZE FIRE PROTECTION SERVICE FROM THE EXISTING AND PROPOSED FIRE HYDRANTS ALONG C.R. 419, WHICH ARE OWNED AND MAINTAINED BY THE CITY OF OVIEDO.
- SOLID WASTE PICK UP TO BE PROVIDED BY SEMINOLE COUNTY.
- STORM RUNOFF GENERATED ON SITE SHALL BE TREATED USING AN ON SITE STORMWATER SYSTEM UTILIZING WET OR DRY RETENTION.
- THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY AND SURMMD SPECIFICATIONS AS APPLICABLE.
- ARCHITECTURAL RENDERINGS WILL BE PROVIDED WITH FINAL DESIGN.
- A LEFT TURN LANE AT THE MAIN SR 419 ENTRANCE TO BE PROVIDED WITH FINAL DESIGN, AS REQUIRED BY THE FDOT.
- PHOTOMETRIC PLAN WILL BE PROVIDED WITH FINAL DESIGN.
- PEDESTRIAN AND BICYCLE INTERCONNECTIVITY TO BE PROVIDED WITH FINAL DESIGN.
- ARBOR PERMIT AND APPLICATION FEE WILL BE SUBMITTED WITH FINAL DESIGN.
- DRIVEWAYS TO BE CLOSED AS SHOWN ON THE PLAN UPON CONSTRUCTION OF THE CROSS EASEMENT.
- ALL NEW, EXISTING, OR ALTERED DRIVEWAYS MUST CONFORM TO ADA REGULATIONS. ANY BROKEN SIDEWALK WITHIN SEMINOLE COUNTY ROW ABUTTING THE PROPERTY FRONTAGE WILL BE REPLACED.

LEGAL DESCRIPTION:

THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE WEST 2/5, LESS THE EAST 3/8 FEET.



UTILITY CALCULATION TABLE:

WATER: 51 UNITS X 350 GPD/DU = 17,850 GPD
SEWER: 51 UNITS X 300 GPD/DU = 15,300 GPD
NOTE: MAXIMUM UTILITY USAGE BASED ON A WORST CASE RESIDENTIAL NET DENSITY OF 10 DU/AC.
MAX. NET DENSITY CALCULATION (10 DU/AC.):
NET AREA = 5.31 AC. - 0.19 AC. WETLAND = 5.12 AC.
MAX UNITS = 5.12 AC. X 10 DU/AC. = 51 UNITS

PROJECT TEAM MEMBERS:

AGENT / DEVELOPER: AXEL REAL ESTATE, INC. 1757 W. BROADWAY STREET, SUITE 1 OVIEDO, FL 32765 PHONE: (407) 366-6510 EXT. 107

ENGINEER: MADDEN, MOORHEAD, & GLUNT, INC. 431 E HORATIO AVE., SUITE 260 MAITLAND, FLORIDA 32751 PHONE: (407) 629-8330

SURVEYOR: REPUBLIC NATIONAL, INC. 480 NEEDLES TRAIL, LONGWOOD, FL 32779 PHONE: (407) 862-4200

UTILITY PROVIDERS:

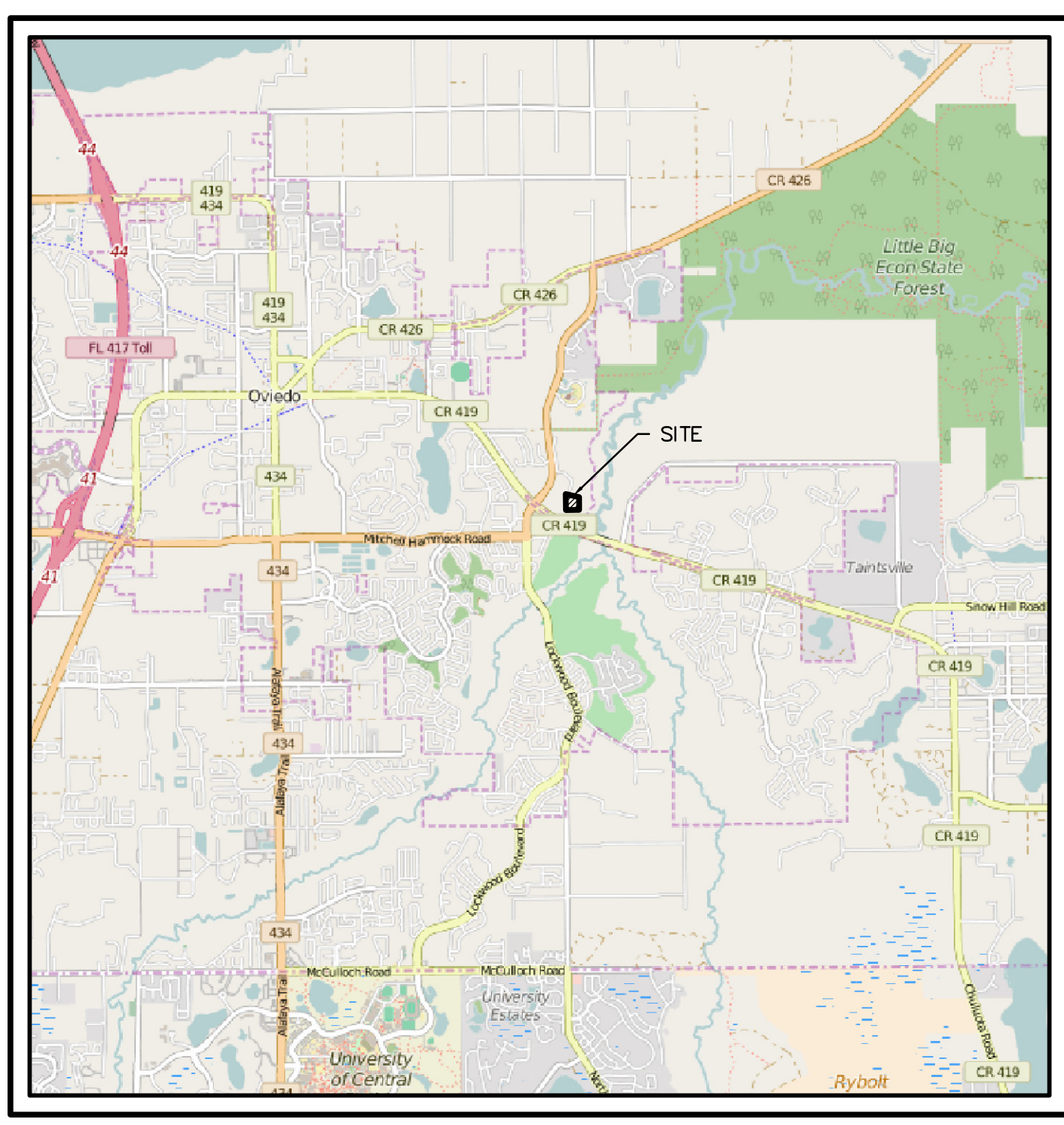
ELECTRIC: DUKE ENERGY, JAMES GILCHRIST, 2801 WEST STATE ROAD 426 OVIEDO, FL 32765 PHONE: (407) 359-4435

GAS: TECO PEOPLE'S GAS, BRUCE STOUT, 400 ALEXANDRIA BLVD., 600 WEST ROBINSON STREET ORLANDO, FL 32801 PHONE: (407) 420-2678

WATER, REUSE & WASTE WATER: CITY OF OVIEDO-PUBLIC WORKS-ENGINEERING, DAVID BORER, 485 N. KELLER RD., STE. 100 MAITLAND, FL 32751 PHONE: (407) 215-5944

PHONE: AT&T, PHIL RYAN, 1227 S. DIVISION AVENUE ORLANDO, FL 32801 PHONE: (407) 327-2872

CABLE: BRIGHT HOUSE NETWORKS, DAVID BORER, 485 N. KELLER RD., STE. 100 MAITLAND, FL 32751 PHONE: (407) 215-5944



PD AMENDMENT MASTER DEVELOPMENT PLAN FOR BUCK CREEK PLANTATION SEMINOLE COUNTY, FLORIDA

AXEL REAL ESTATE, INC. 1757 W. BROADWAY STREET, SUITE 1 OVIEDO, FLORIDA 32765 PH: (407) 366-6510 EXT. 107

ENGINEER IN CHARGE: CHADWYCK H. MOORHEAD, P.E. #617121 CERTIFICATE OF AUTHORIZATION NO. EB-0007723

DATE	REVISIONS
07/17/15	REVISED PER SEMINOLE COUNTY COMMENTS
07/20/15	REVISED PER SEMINOLE COUNTY COMMENTS
07/29/15	REVISED PER SEMINOLE COUNTY COMMENTS
08/10/15	REVISED PER SEMINOLE COUNTY COMMENTS
08/11/15	REVISED PER SEMINOLE COUNTY COMMENTS
08/12/15	REVISED PER SEMINOLE COUNTY COMMENTS
08/13/15	REVISED PER SEMINOLE COUNTY COMMENTS
08/14/15	REVISED PER SEMINOLE COUNTY COMMENTS
08/15/15	REVISED PER SEMINOLE COUNTY COMMENTS
08/16/15	REVISED PER SEMINOLE COUNTY COMMENTS
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08/28/15	REVISED PER SEMINOLE COUNTY COMMENTS
08/29/15	REVISED PER SEMINOLE COUNTY COMMENTS
08/30/15	REVISED PER SEMINOLE COUNTY COMMENTS
08/31/15	REVISED PER SEMINOLE COUNTY COMMENTS

JOB # 15071
 DATE: 01/22/15
 SCALE: 1" = 50'
 DESIGNED BY: IAN
 DRAWN BY: IAN
 APPROVED BY: CHM



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