

ITEM # \_\_\_\_\_

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Preliminary Subdivision Plan Approval for Pulte Red Bug PUD

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Mahmoud Najda **CONTACT:** Ian Ratliff *fw* **EXT.** 7438

<b>Agenda Date:</b> <u>6/5/02</u>	<b>Regular</b> <input type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Special Hearing – 6:00</b> <input type="checkbox"/>	<b>Public Hearing – 7:00</b> <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for the Oakhurst Reserve subdivision.

District I- Maloy (Ian Ratliff, Principal Planner)

**BACKGROUND:**

The applicant, Pulte Homes, Inc., is requesting Preliminary Subdivision Plan approval for a 251 lot single family subdivision located on the north side of Red Bug Lake Road, approximately 2 ½ miles west of Tusawilla Road. This project contains 78.7 acres and will be developed in two phases. Internal roads will be private and water and sewer services will be provided by Seminole County utilities.

The project has a PUD zoning designation. Major components of the PUD include:

1. Minimum lot size of 6,600 square feet (55' x 120').
2. Houses on perimeter lots abutting existing single family lots shall be limited to one story in height.
3. Pedestrian trails shall be located along both stormwater ponds and within the FPC power easement.

The PUD also requires that existing trees within the buffer tracts along Red Bug Lake Road will be preserved and that a 6' high PVC fence be constructed along the northern, western and eastern boundaries of the site. No waivers are requested for this project. Staff has reviewed the PSP and finds that it meets the applicable regulations of the Seminole County subdivision code and the conditions of the Pulte/Red Bug PUD.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Pulte Red Bug PSP.  
Attachments: Reduction of the Preliminary Subdivision Plan

<b>DR No.</b> <u>01-5500034</u>
<b>Parcel ID#:</b> <u>27-19-29-300-0070-0000</u>

**FINAL MASTER PLAN AND PRELIMINARY SUBDIVISION PLAN**

**PULTE/REDBUG PUD**

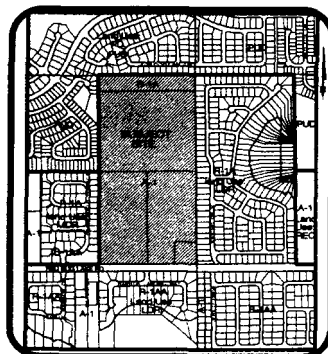
**SEMINOLE COUNTY, FLORIDA**

**PREPARED FOR**

**PULTE HOME CORPORATION  
555 WINDERLEY PLACE, SUITE 420  
MAITLAND, FLORIDA 32751  
(407) 875-1001**

**DESCRIPTION:**  
That part of Section 22, Township 21 South, Range 30 East, Seminole County, Florida, described as follows:  
**PARCEL 1 (Wind Grove Parcel):**  
The West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 21 South, Range 30 East, LESS the right-of-way for Red Bug Lake Road.  
**PARCEL 2 (Red Bug Road Parcel):**  
The Northeast 1/4 of the Northeast 1/4 of Section 22, Township 21 South, Range 30 East.  
**PARCEL 3:**  
The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 21 South, Range 30 East, LESS the right-of-way for Red Bug Lake Road.  
All lying in Seminole County, Florida.

**VICINITY MAP**



SEC 22, T 21S, R 30E

**DECEMBER 21, 2001  
REVISED MAY 8, 2002**

**DM** DONALD W. McINTOSH ASSOCIATES, INC.  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

**SHEET INDEX**

1. COVER SHEET
2. BOUNDARY & TOPOGRAPHIC INFORMATION
3. TREE INFORMATION
4. MASTER PLAN
5. HORIZONTAL GEOMETRY
6. SITE PLAN
7. EARTHWORK/TREE REMOVAL PLAN

**SEMINOLE COUNTY**  
**APPROVED FOR CONSTRUCTION**

THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR CONSTRUCTION TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS, SEMINOLE COUNTY, FLORIDA, AND THE DEVELOPER TO CARRY OUT ANY DEVICES IN THE PLAN OR THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO COMPLY WITH THE SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF THE SEMINOLE COUNTY. THIS APPROVAL DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR THE COMPLETION OF THE PROJECT. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR THE PROTECTION OF THE PUBLIC INTEREST.

**SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT**

DATE: \_\_\_\_\_

NOT FOR SUBMITTAL TO LOCAL AGENCIES  
NO DATE

**PULTE/RED BUG PUD**  
SEMIWALK COUNTY, FLORIDA  
BOUNDARY AND TOPOGRAPHIC INFORMATION

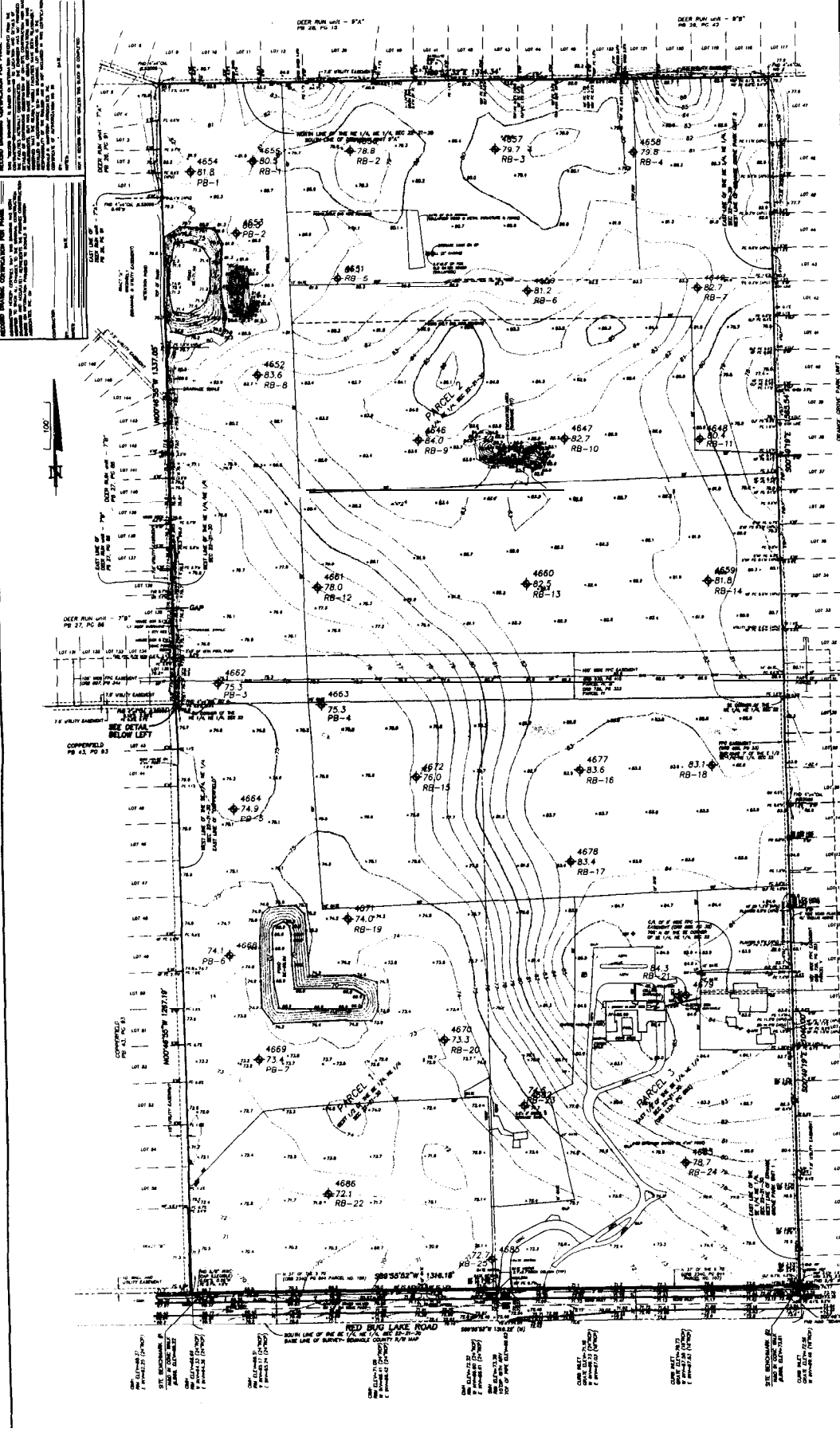
DATE	DESCRIPTION	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.

ENGINEERS  
**DONALD W. MANTOSH ASSOCIATES, INC.**  
PLANNERS  
SURVEYORS  
2000 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088

DONALD W. MANTOSH ASSOCIATES, INC.  
REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS  
FLORIDA LICENSE NO. 10887  
REGISTERED PROFESSIONAL PLANNERS  
FLORIDA LICENSE NO. 10887

**APPROVED FOR CONSTRUCTION**  
SEMIWALK COUNTY

THIS APPROVAL IS SUBJECT TO SEMIWALK COUNTY COMPLIANCE TO THE SEMIWALK COUNTY LAND DEVELOPMENT CODE AND ANY LOCAL ORDINANCES OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.



**LEGEND**

--- PROPOSED LOT BOUNDARIES

--- EXISTING LOT BOUNDARIES

--- PROPOSED DRIVEWAYS

--- EXISTING DRIVEWAYS

--- PROPOSED WALKWAYS

--- EXISTING WALKWAYS

--- PROPOSED UTILITIES

--- EXISTING UTILITIES

--- PROPOSED STRUCTURES

--- EXISTING STRUCTURES

--- PROPOSED FENCES

--- EXISTING FENCES

--- PROPOSED SETBACKS

--- EXISTING SETBACKS

--- PROPOSED EROSION CONTROL

--- EXISTING EROSION CONTROL

--- PROPOSED LANDSCAPING

--- EXISTING LANDSCAPING

--- PROPOSED PAVING

--- EXISTING PAVING

--- PROPOSED CURBS

--- EXISTING CURBS

--- PROPOSED GUTTERS

--- EXISTING GUTTERS

--- PROPOSED STAIRS

--- EXISTING STAIRS

--- PROPOSED RAMP

--- EXISTING RAMP

--- PROPOSED SIGNAGE

--- EXISTING SIGNAGE

--- PROPOSED LIGHTING

--- EXISTING LIGHTING

--- PROPOSED SECURITY

--- EXISTING SECURITY

--- PROPOSED ACCESS

--- EXISTING ACCESS

--- PROPOSED EGRESS

--- EXISTING EGRESS

--- PROPOSED VENTILATION

--- EXISTING VENTILATION

--- PROPOSED HEATING

--- EXISTING HEATING

--- PROPOSED COOLING

--- EXISTING COOLING

--- PROPOSED STORAGE

--- EXISTING STORAGE

--- PROPOSED DISPLAY

--- EXISTING DISPLAY

--- PROPOSED SERVICE

--- EXISTING SERVICE

--- PROPOSED MAINTENANCE

--- EXISTING MAINTENANCE

--- PROPOSED REPAIR

--- EXISTING REPAIR

--- PROPOSED REPLACEMENT

--- EXISTING REPLACEMENT

--- PROPOSED DEMOLITION

--- EXISTING DEMOLITION

**NOTES**

1. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEMIWALK COUNTY LAND DEVELOPMENT CODE AND ANY LOCAL ORDINANCES OF THE BOARD OF COUNTY COMMISSIONERS.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

3. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

5. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

7. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

9. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

**GENERAL NOTES**

1. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEMIWALK COUNTY LAND DEVELOPMENT CODE AND ANY LOCAL ORDINANCES OF THE BOARD OF COUNTY COMMISSIONERS.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

3. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

5. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

7. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

9. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

**ADDITIONAL NOTES**

1. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEMIWALK COUNTY LAND DEVELOPMENT CODE AND ANY LOCAL ORDINANCES OF THE BOARD OF COUNTY COMMISSIONERS.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

3. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

5. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

7. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

9. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

**DETAILED NOTES**

1. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEMIWALK COUNTY LAND DEVELOPMENT CODE AND ANY LOCAL ORDINANCES OF THE BOARD OF COUNTY COMMISSIONERS.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

3. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

5. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

7. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

9. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

**CONSTRUCTION NOTES**

1. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEMIWALK COUNTY LAND DEVELOPMENT CODE AND ANY LOCAL ORDINANCES OF THE BOARD OF COUNTY COMMISSIONERS.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

3. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

5. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

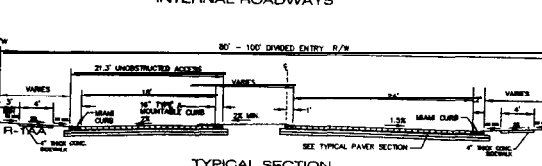
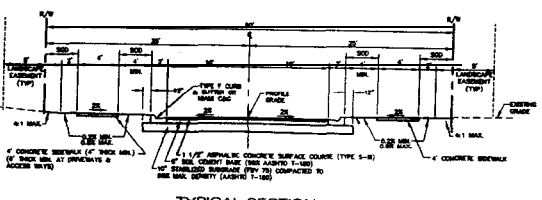
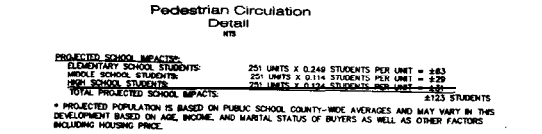
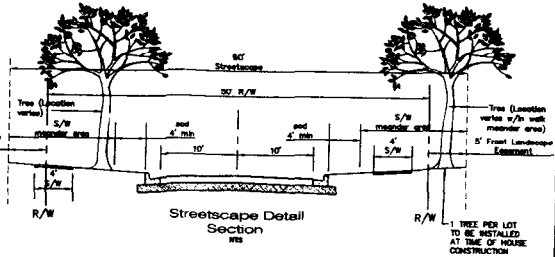
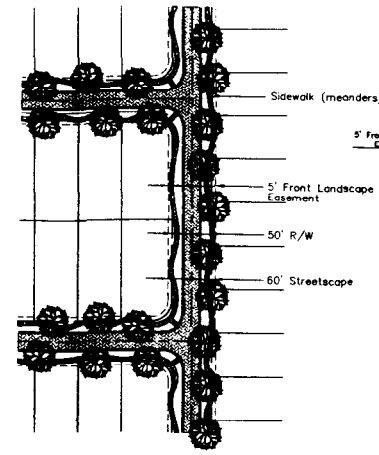
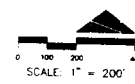
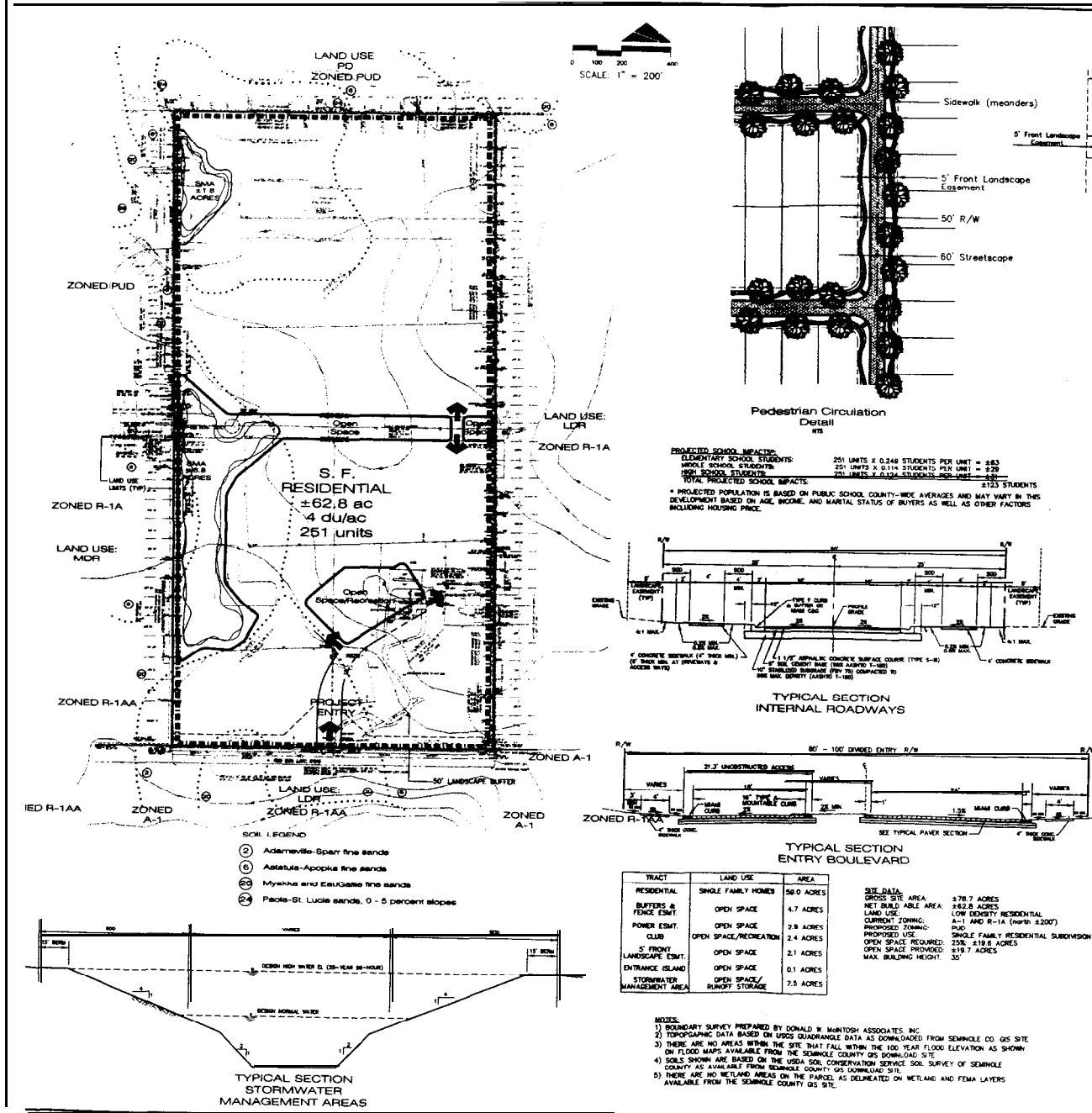
7. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.

9. THIS APPROVAL DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND.

10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS AND THE SEMIWALK COUNTY ENGINEERING DEPARTMENT.





TRACT	LAND USE	AREA
RESIDENTIAL	SINGLE FAMILY HOMES	56.0 ACRES
BUFFERS & FENCE ESMT		4.7 ACRES
POWER ESMT	OPEN SPACE	2.8 ACRES
CLUB	OPEN SPACE/RECREATION	2.4 ACRES
5' FRONT LANDSCAPE ESMT	OPEN SPACE	2.1 ACRES
STORMWATER MANAGEMENT AREA	OPEN SPACE	0.1 ACRES
	RUNOFF STORAGE	7.5 ACRES

**SITE DATA**  
 GROSS SITE AREA: 278.7 ACRES  
 NET BUILDABLE AREA: 242.8 ACRES  
 LAND USE: LOW DENSITY RESIDENTIAL  
 CURRENT ZONING: R-1 AND R-1A (MORP 4.2007)  
 PROPOSED ZONING: R-1A  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION  
 OPEN SPACE REQUIRED: 256, 819.6 ACRES  
 OPEN SPACE PROVIDED: 219.2 ACRES  
 MAX. BUILDING HEIGHT: 35'

- NOTES:**
- BOUNDARY SURVEY PREPARED BY DONALD W. MCINTOSH ASSOCIATES, INC.
  - TOPOGRAPHIC DATA BASED ON USGS QUADRANGLE DATA AS DOWNLOADED FROM SEMINOLE CO. GIS SITE
  - THERE ARE NO AREAS WITHIN THE SITE THAT FALL WITHIN THE 100-YEAR FLOOD ELEVATION AS SHOWN ON FLOOD MAPS AVAILABLE FROM THE SEMINOLE COUNTY GIS DOWNLOAD SITE
  - SOILS SHOWN ARE BASED ON THE USDA SOIL CONSERVATION SERVICE SOIL SURVEY OF SEMINOLE COUNTY AS AVAILABLE FROM SEMINOLE COUNTY GIS DOWNLOAD SITE
  - THERE ARE NO WETLAND AREAS ON THE PARCEL AS DELINEATED ON WETLAND AND FEMA LAYERS AVAILABLE FROM THE SEMINOLE COUNTY GIS SITE.

**TABLE OF AVERAGE BY LAND USE**

LAND USE	NET DENSITY
RESIDENTIAL LOT AREA	250.0 acres net (± 81.8 acres including easements)
TOTAL	210.7
OPEN SPACE	219.2

OPEN SPACE INCLUDES BUFFERS, LANDSCAPE EASEMENTS, POWER EASEMENT, CLUB TRACT, ISLAND @ ENTRANCE AND RETENTION AREAS.

**TABLE OF DEVELOPMENT STANDARDS**

RESIDENTIAL	MAXIMUM	PROPOSED	AVERAGE
AREA	DENSITY	DENSITY	DENSITY
CHRS:	2.0	1.0	1.0
NET:	82.8	4.0	4.2

- ANALYSIS OF PROJECT IMPACTS:**
- POTABLE WATER WILL BE PROVIDED BY SEMINOLE COUNTY VIA CONNECTION TO THE 18" WATER MAIN ON THE SOUTH SIDE OF THE RED BUG ROAD RIGHT-OF-WAY. THE WATER LINE WILL BE LOOPED THROUGH THE SITE IN CONFORMANCE WITH SEMINOLE COUNTY ENGINEERING STANDARDS. FIRE PROTECTION WILL BE PROVIDED BY SEMINOLE COUNTY. FIRE FLOWS WILL BE MAINTAINED AT 800 GPM AT 20 PSI.
  - WASTEWATER SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY VIA THE 12" FORCE MAIN ON THE NORTH SIDE OF RED BUG ROAD.
  - DISPOSAL OF SEWAGE EFFLUENT WILL BE PROVIDED VIA THE 12" FORCE MAIN ON RED BUG ROAD IN SOUTH CENTRAL SERVICE AREA TO THE IRON BRIDGE TREATMENT FACILITY.
  - STORM WATER MANAGEMENT WILL BE PROVIDED TO MEET WATER QUALITY AND WATER QUANTITY REQUIREMENTS IN ACCORDANCE WITH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT APPLICATIONS HANDBOOK AND SEMINOLE COUNTY STORM WATER CRITERIA. STORM WATER PONDS ARE PROPOSED TO BE LOCATED AS SHOWN ON THE SITE PLAN.
  - STORM SYSTEMS WILL BE DESIGNED TO RED BUG LAKE ROAD SYSTEMS AFTER TREATMENT.
  - A MANDATORY HOMEOWNER ASSOCIATION WILL BE CREATED FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES.

- PRELIMINARY:**
- THE GENERAL PURPOSE AND CHARACTER OF THE DEVELOPMENT IS TO PROVIDE A PRIVATE SINGLE FAMILY DEVELOPMENT WITH RECREATIONAL FACILITIES AND AMENITIES FOR THE RESIDENTS OF THE COMMUNITY.
  - DEVELOPMENT STANDARDS ARE PROPOSED AS FOLLOWS:  
 A) BUILDING SITE AREA:  
 1) MINIMUM LOT SIZE: 6,000 S.F. (35' x 170')  
 2) MINIMUM LOT WIDTH AT BUILDING LINE: 30'  
 3) MINIMUM DWELLING SIZE: 1,100 S.F.  
 B) HARD REGULATIONS:  
 FRONT: 20'  
 SIDE: 5' STREET SIDE: 15'  
 REAR: 30'  
 4) MAXIMUM BUILDING HEIGHT: 35'  
 5) THE LAND USE IS LOW DENSITY SINGLE FAMILY RESIDENTIAL WITH A NET DENSITY OF 4.0 DU/AC AS LISTED IN THE TABLE ABOVE.  
 6) APPROPRIATED BUILDING TYPE: SINGLE FAMILY DETACHED RESIDENTIAL UNITS.  
 7) MAJOR LANDSCAPING CONCEPTS ARE TO PRESERVE EXISTING TREES IN THE SOUTHERN PORTION OF THE SITE WHERE POSSIBLE AND TO INCORPORATE THEM INTO THE PROPOSED 50' LANDSCAPE BUFFER PROPERTY LINE.  
 8) OPEN SPACE WILL BE PROVIDED IN THE AREAS SHOWN ON THE PLAN AT A RATIO OF 23% OF THE NET BUILDABLE AREA.  
 9) FACILITIES PROPOSED FOR THIS PROJECT INCLUDE A POOL AND CABANA.  
 10) HOUSING IS TO BE DETACHED SINGLE FAMILY RESIDENTIAL. DETAILED DESIGN INFORMATION IS NOT AVAILABLE AT THIS TIME.  
 11) THE PROJECT IS TO BE CONSTRUCTED IN 2 PHASES.  
 12) NO 2-STORY HOUSES ON PERMITS WHERE DIRECTLY ADJACENT TO EXISTING HOMES.  
 13) NO MANUFACTURED HOUSING PROPOSED FOR THIS DEVELOPMENT.  
 14) COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY USES ARE PROHIBITED.  
 15) THERE ARE NO WETLANDS ON SITE.

- TRANSPORTATION MANAGEMENT PLAN:**
- A TRANSPORTATION MANAGEMENT PLAN WILL BE PROVIDED WITH FINAL MASTER PLAN SUBMITTAL.
  - ENTRY TURN LANES WILL BE PROVIDED AS REQUIRED BY SEMINOLE COUNTY ENGINEERING AS DETERMINED DURING PROJECT FINAL DESIGN.

**SEMINOLE COUNTY APPROVED FOR CONSTRUCTION**

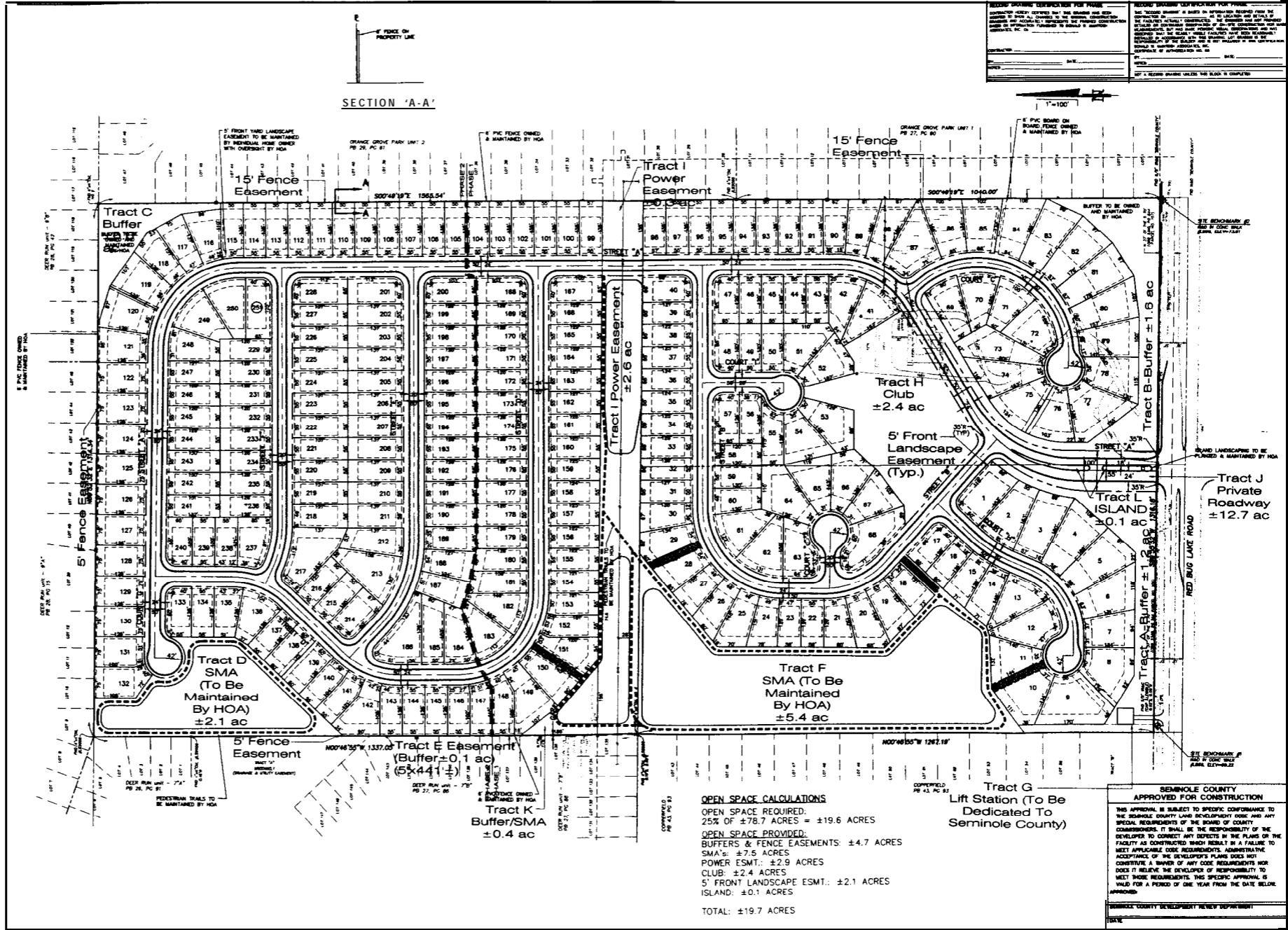
THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLAN OF THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW APPROVED.

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT  
DATE:



**TYPICAL SECTION STORMWATER MANAGEMENT AREAS**

SEMINOLE COUNTY, FLORIDA  
 PULTE/RED BUG PUD  
 MASTER PLAN  
 SHEET 4 OF 7  
 DRAWING: MASTERS/DWG.  
 SHEET FILE NAME: PULTE/STOPS/TOWN/CRAB/DWG.  
 DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS SURVEYORS PLANNERS  
 2300 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-1008  
 SCALE: 1"=200'  
 DATE: 11/20/11  
 CHECKED BY: DJM  
 DESIGNED BY: MLL  
 DRAWN BY: MLL



SECTION 'A-A'

RECORD DRAWING CERTIFICATE FOR PLANS	RECORD DRAWING CERTIFICATE FOR PLANS
DATE: _____	DATE: _____
BY: _____	BY: _____
TITLE: _____	TITLE: _____
PROJECT: _____	PROJECT: _____
OWNER: _____	OWNER: _____
APPROVED: _____	APPROVED: _____

**OPEN SPACE CALCULATIONS**  
 OPEN SPACE REQUIRED:  
 25% OF 478.7 ACRES = ±19.6 ACRES  
 OPEN SPACE PROVIDED:  
 BUFFERS & FENCE EASEMENTS: ±4.7 ACRES  
 SMA'S: ±7.5 ACRES  
 POWER ESMT.: ±2.9 ACRES  
 CLUB: ±2.4 ACRES  
 5' FRONT LANDSCAPE ESMT.: ±2.1 ACRES  
 ISLAND: ±0.1 ACRES  
 TOTAL: ±19.7 ACRES

**SEMINOLE COUNTY APPROVED FOR CONSTRUCTION**  
 THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OF THE FACILITY AS CONSTRUCTED WHICH RESULT IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.  
 APPROVED: \_\_\_\_\_  
 SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT  
 DATE: \_\_\_\_\_

DRAWING NO.	DATE	BY	CHK	APP	DESCRIPTION
101	11/27/21	DN	DN	DN	101
102					102
103					103
104					104
105					105
106					106
107					107
108					108
109					109
110					110
111					111
112					112
113					113
114					114
115					115
116					116
117					117
118					118
119					119
120					120
121					121
122					122
123					123
124					124
125					125
126					126
127					127
128					128
129					129
130					130
131					131
132					132
133					133
134					134
135					135
136					136
137					137
138					138
139					139
140					140
141					141
142					142
143					143
144					144
145					145
146					146
147					147
148					148
149					149
150					150
151					151
152					152
153					153
154					154
155					155
156					156
157					157
158					158
159					159
160					160
161					161
162					162
163					163
164					164
165					165
166					166
167					167
168					168
169					169
170					170
171					171
172					172
173					173
174					174
175					175
176					176
177					177
178					178
179					179
180					180
181					181
182					182
183					183
184					184
185					185
186					186
187					187
188					188
189					189
190					190
191					191
192					192
193					193
194					194
195					195
196					196
197					197
198					198
199					199
200					200
201					201
202					202
203					203
204					204
205					205
206					206
207					207
208					208
209					209
210					210
211					211
212					212
213					213
214					214
215					215
216					216
217					217
218					218
219					219
220					220
221					221
222					222
223					223
224					224
225					225
226					226
227					227
228					228
229					229
230					230
231					231
232					232
233					233
234					234
235					235
236					236
237					237
238					238
239					239
240					240
241					241
242					242
243					243
244					244
245					245
246					246
247					247
248					248
249					249
250					250

PLOT FILE NAME: T:\PROJECTS\21085\DWG\01\SPRASE.DWG

**PULTE/RED BUG PUD**  
 SEMINOLE COUNTY, FLORIDA  
 HORIZONTAL GEOMETRY

**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS  
 2500 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-0888

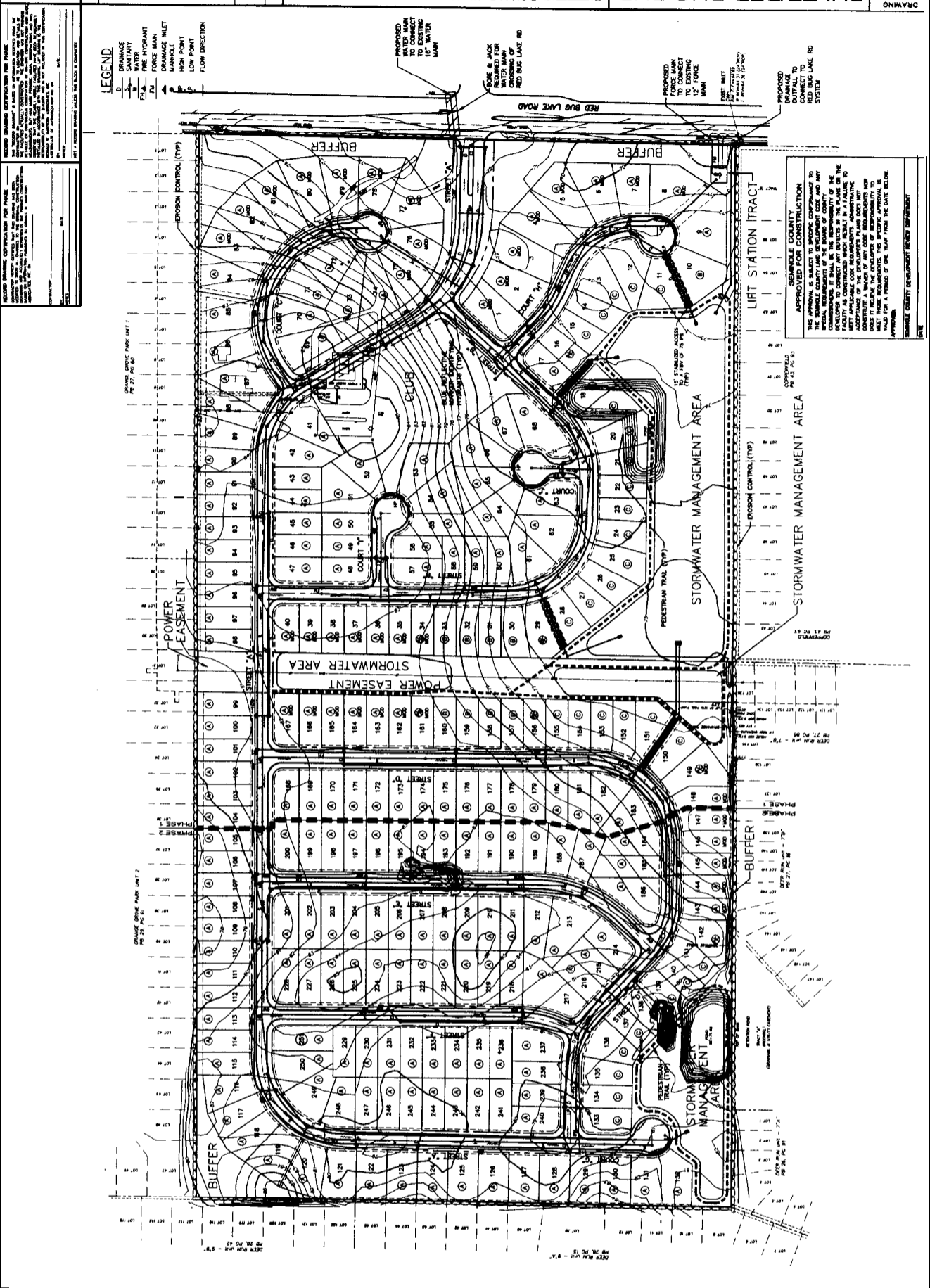
DATE: 11/27/21  
 SCALE: 1"=100'  
 JOB NUMBER: 21085

DRAWING NO. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 CHK \_\_\_\_\_  
 APP \_\_\_\_\_  
 DESCRIPTION \_\_\_\_\_

**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**PLANNERS SURVEYORS**  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088

NO.	DATE	DESCRIPTION
1	02/08/02	ISSUED FOR PERMITS
2	02/05/02	REVISED PER SEMINOLE CO. COMMENTS OF 1-14-02
3	02/05/02	REVISED PER SEMINOLE CO. COMMENTS OF 1-14-02
4	05/08/02	REVISED PER SEMINOLE CO. COMMENTS OF 5/8/02

DATE: 11/27/01 SCALE: 1"=100' JOB NUMBER: 21085



**LEGEND**

- DRAINAGE
- WATER
- FORCE MAIN
- FIRE HYDRANT
- MANHOLE INLET
- MANHOLE
- HIGH POINT
- LOW POINT
- FLOW DIRECTION

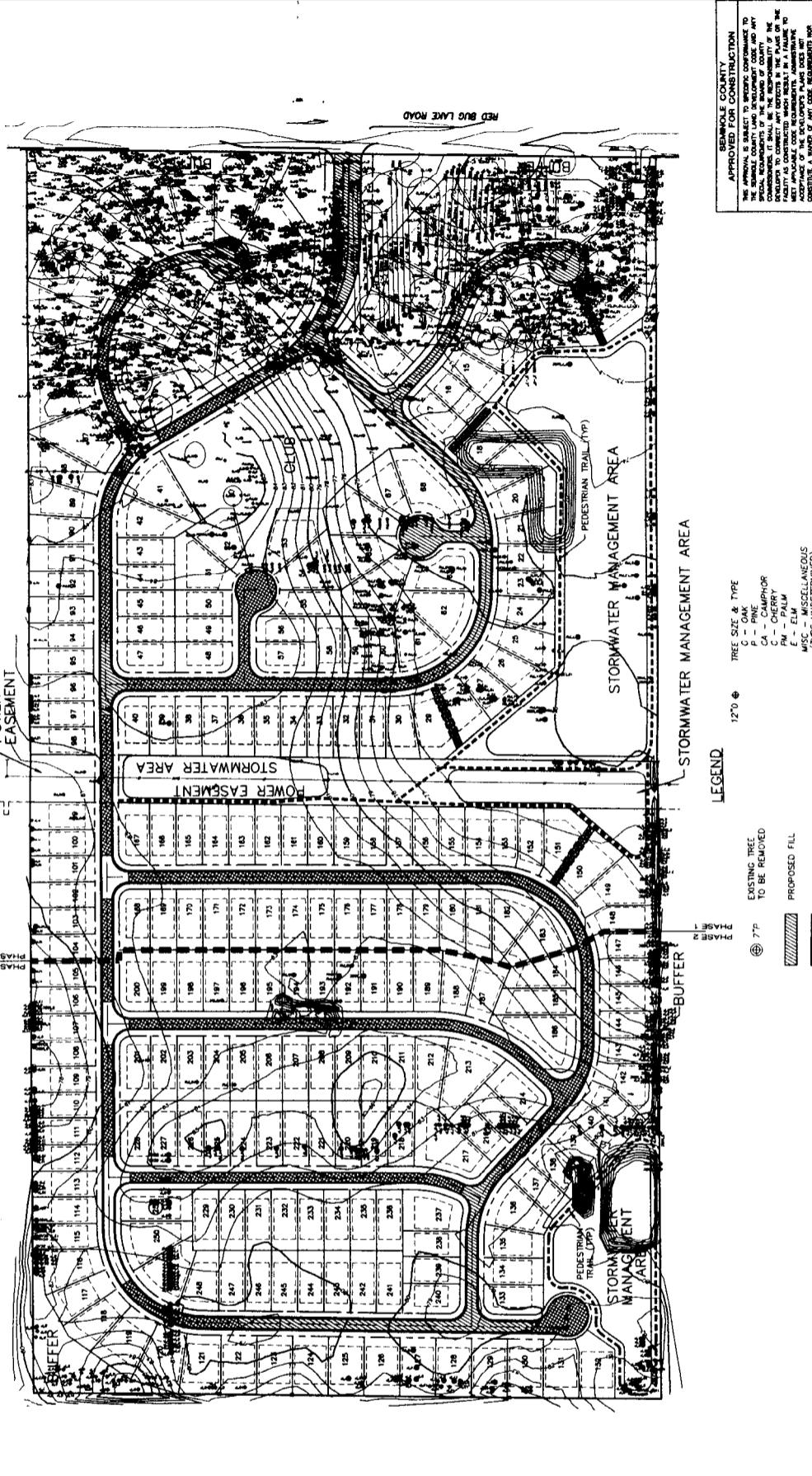
**SEMINOLE COUNTY**  
 APPROVED FOR CONSTRUCTION

THE APPROVAL IS SUBJECT TO STRICT COMPLIANCE TO THE SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN ALL NECESSARY APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS. THE ACCEPTANCE OF THE DEVELOPER'S PLAN DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS WITH RESPECT TO THE PROJECT. THE BOARD OF COUNTY COMMISSIONERS SHALL MAKE RECOMMENDATIONS TO THE BOARD OF COUNTY COMMISSIONERS FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW APPROVED.

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT

**DONALD W. MCINTOSH ASSOCIATES, INC.**  
PLANNERS & SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4068

DATE	REVISIONS
11/23/01	1. 02/09/02 REVISION PER SEMINOLE CO. COMMENTS OF 9/18/02
05/09/02	2. 05/09/02 REVISION PER SEMINOLE CO. COMMENTS OF 9/18/02
11/23/01	3. 11/23/01 REVISION PER SEMINOLE CO. COMMENTS OF 9/18/02
11/23/01	4. 11/23/01 REVISION PER SEMINOLE CO. COMMENTS OF 9/18/02



SEMINOLE COUNTY  
APPROVED FOR CONSTRUCTION

THE APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE PULTE/RED BUG PUD DEVELOPMENT PLAN AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN NECESSARY PERMITS AND TO ENSURE THAT THE FACILITY AS CONSTRUCTED, WHICH MAY BE SUBJECT TO THE BOARD OF COUNTY COMMISSIONERS' REVIEW, IS IN FULL COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS. THE ACCEPTANCE OF THE DEVELOPER'S PLAN DOES NOT CONSTITUTE A WARRANTY OF ANY KIND OR REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION PROVIDED OR THAT THE PROJECT WILL BE FINANCED BY ANY ENTITY OTHER THAN THE DEVELOPER. THIS PLAN IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW APPROVAL.

SEMINOLE COUNTY ENGINEERING DEPARTMENT  
DATE

**LEGEND**

EXISTING TREE  
TO BE REMOVED

PROPOSED FILL

PROPOSED CUT

EXISTING GRADE

12" @ TREE SIZE & TYPE

C - OAK  
F - FERN  
CA - CASHEW  
C - CHERRY  
PM - PALM  
E - ELM  
M - MISCELLANEOUS  
(TYPE UNDETERMINED)

ROW OF PINE TREES

CANOPY TREE  
ROW OF PINE TREES

12" @ TREE SIZE & TYPE  
AMOUNT AND SIZES

PHASE 1  
PHASE 2

POWER EASEMENT  
POWER EASEMENT  
POWER EASEMENT

STORMWATER MANAGEMENT AREA  
STORMWATER MANAGEMENT AREA

PEDESTRIAN TRAIL (TP)

STORMWATER MANAGEMENT AREA

PEDESTRIAN TRAIL (TP)

STORMWATER MANAGEMENT AREA

PEDESTRIAN TRAIL (TP)

STORMWATER MANAGEMENT AREA

1" = 100'

RED BUG LAKE ROAD