



## CITY OF ALTAMONTE SPRINGS

225 NEWBURYPORT AVENUE  
ALTAMONTE SPRINGS, FLORIDA 32701

October 15, 2007

Mr. Craig Starkey  
Fairview Associates  
P.O. Box 1803  
Winter Park, FL 32790

The following addresses have been assigned for new buildings proposed at the SUN RIDGE CONDOMINIUM community. The land is currently vacant.

Parcel ID# 10-21-29-514-0000-0020.

511 Sun Ridge Place - Unit numbers: 101, 102, 103, 104, 105, 106 (from left to right)  
Altamonte Springs, FL 32714

519 Sun Ridge Place - Unit numbers: 101, 102, 103, 104, 105, 106 (from left to right)  
Altamonte Springs, FL 32714

The City will notify the following:

Altamonte Springs Utilities - J. White  
ASPD Communications - C. Stansel  
Altamonte Springs Public Works - J. White  
Altamonte Springs Public Safety - S. Bennett  
Altamonte Springs GIS - M. Boble  
Altamonte Springs DRC - C. Hessler  
Altamonte Springs Alarm - L. Bishop  
Progress Energy - New Construction

Seminole County E -911- R. Sneed  
Seminole County Planning - M. Ketcham  
Seminole County GIS - M. Thorne  
Seminole County Property Appraiser - S. Hoffon  
Seminole County Appraiser - J. Rufas  
Seminole County Sheriff's Office - B. Colbert  
Altamonte Springs Post Office  
Embark - J. Widerman

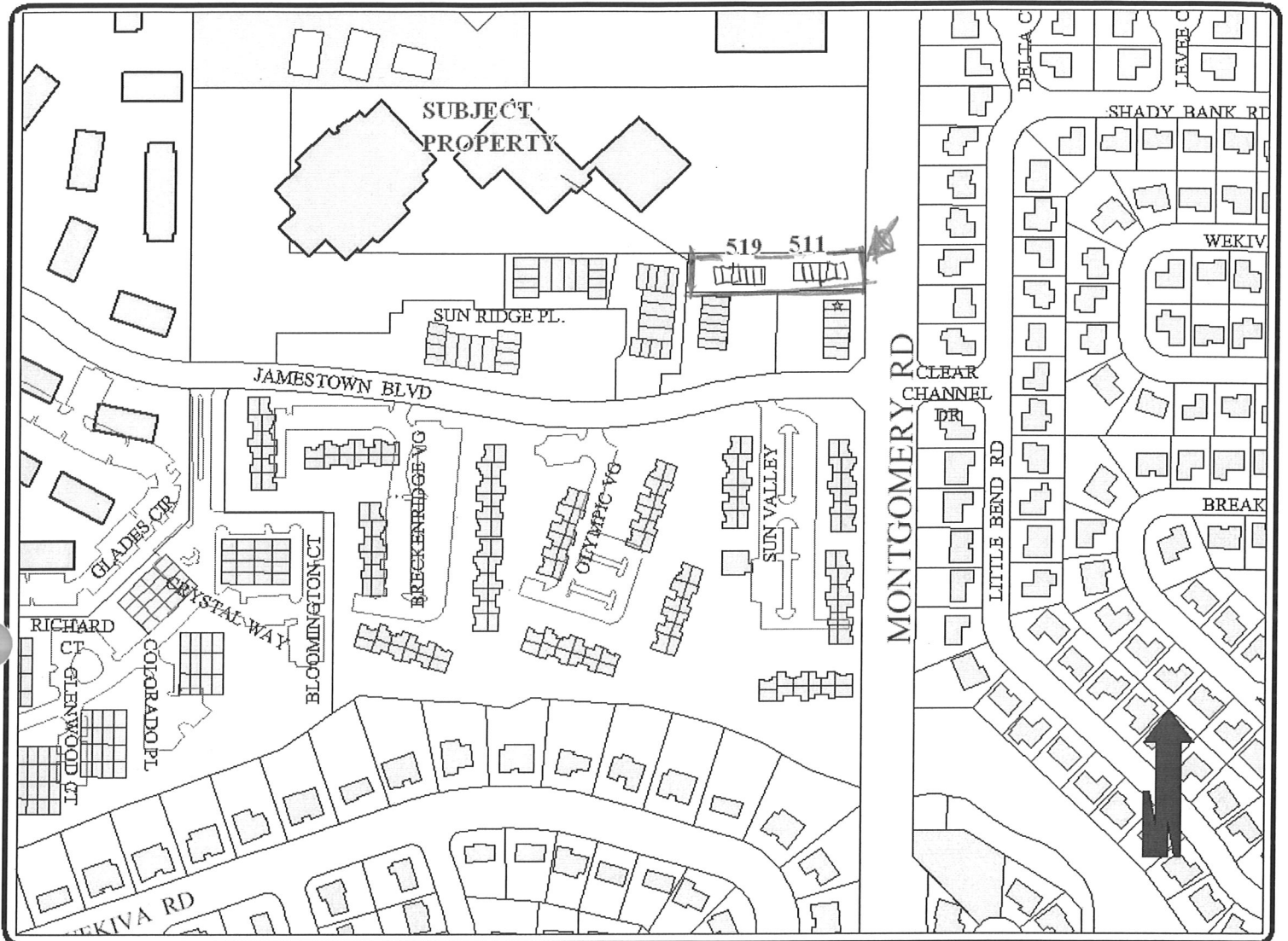
If there are any questions, please call me at 407-571-8152 or email to [ljschulenberg@altamonte.org](mailto:ljschulenberg@altamonte.org).

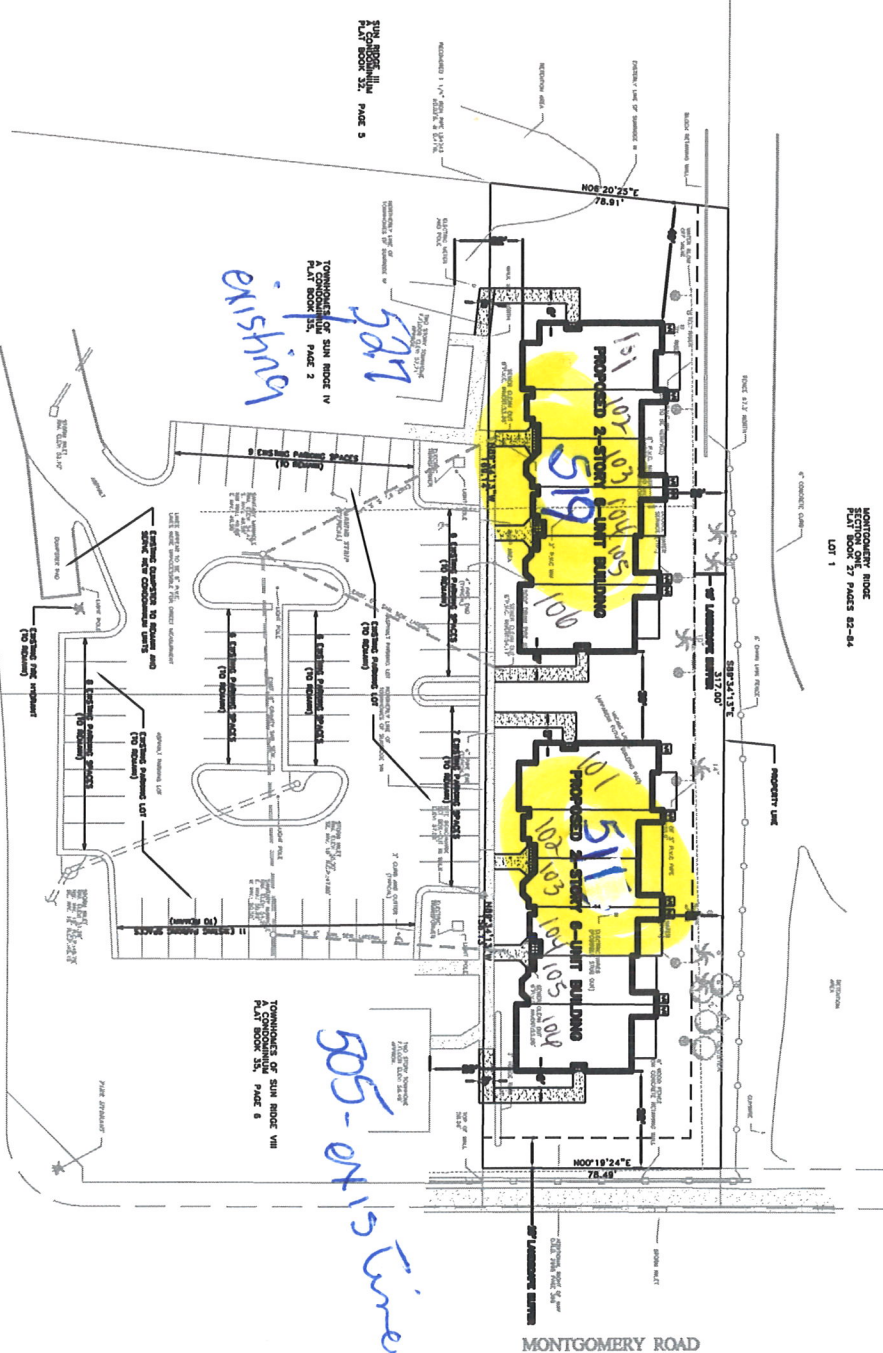
Sincerely,

*Lauren J. Schulenberg*

Lauren J. Schulenberg  
Development Specialist

Sun Ridge Condos





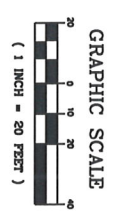
MONTGOMERY ROAD  
 FLAT BOOK 27 PAGES 82-84  
 LOT 1

SUN RIDGE IV  
 A CONDO PROJECT  
 PLAT BOOK 28  
 PAGE 5

TOWNSHIP OF SUN RIDGE IV  
 CONDOMINIUM UNIT  
 PLAT BOOK 28  
 PAGE 2

TOWNSHIP OF SUN RIDGE VII  
 FLAT BOOK 25  
 PAGE 6

MONTGOMERY ROAD



SITE DATA

CLIENT: DOMINIC  
 EXISTING USE: HIGH-DENSITY RESIDENTIAL  
 PROPOSED LAND USE: HIGH-DENSITY RESIDENTIAL  
 PROPOSED NUMBER OF UNITS AND TYPE: 12 DWELLING UNITS (CONDO TOWNSHIPS)

BUILDING SETBACKS

SETBACK	EXISTING	PROPOSED
FRONT SETBACK (MIN)	20 FEET	20 FEET
REAR SETBACK (MIN)	20 FEET	20 FEET
SIDE SETBACK (MIN)	20 FEET	40 FEET

PARKING CALCULATIONS

PARKING SPACES REQUIRED:  
 12 EXIST. TOWNSHIP UNITS = 2 SPACES / UNIT = 24 SPACES  
 12 PROPOSED TOWNSHIP UNITS = 2 SPACES / UNIT = 24 SPACES  
 TOTAL PARKING REQUIRED = 48 SPACES  
 TOTAL PARKING PROVIDED (EXISTING) (51 REGULAR SPACES, 7 HANDICAP SPACES) = 58 SPACES

LAND USE DATA

LAND USE DATA	PROPOSED
APPROXIMATE BUILDING FOOTPRINT SURFACES	8,716 SQ-FT / 38.56 ACRES
OTHER SURFACES (PARKING SURFACES)	912 SQ-FT / 0.21 ACRES
TOTAL SURFACE AREA	14,578 SQ-FT / 0.33 ACRES
TOTAL SITE AREA	23,208 SQ-FT / 0.53 ACRES

DENSITY CALCULATION

EXISTING OR SITE AREA	AREA (AC)	UNITS	DENSITY
EXISTING DEVELOPED CONDO PARCELS	5.75	48	8.4 units/acre
NEW PARCEL (THIS PROJECT)	0.58	12	20.7 units/acre
TOTAL CONDO SITE (COMBINED DENSITY OF EXISTING PARCELS PLUS NEW PARCEL)	6.33	60	9.5 units/acre

BUILDING DATA

- 1) THE BUILDING SHALL BE TYPE IV HIGH-CONDENSITY CONSTRUCTION.
- 2) BUILDING SHALL BE ALL 3-STORY BUILDINGS.
- 3) BUILDINGS SHALL BE 3-STORY BUILDINGS, 8.40-9.47' OR UNITS SPACE EACH.
- 4) PROPOSED BUILDING HEIGHT / MAX. ALLOWABLE HEIGHT: 35 FEET / 35 FEET

**LEGAL DESCRIPTION**  
 PART OF LOT 2, NON-RECREATION ROAD SECTION ONE, ACCORDING TO THE PLAT NUMBER 2005-0115, PLAT BOOK 27, PAGE 82-84, COUNTY FLORIDA, VENDOR'S EXHIBIT TO PLAT NUMBER 2005-0115, PLAT BOOK 27, PAGE 82-84, AS SHOWN IN RECORD BOOK 28, PAGE 5, AND ALL OF THE PUBLIC RECORDS OF SPANISH COUNTY, FLORIDA, LESS THAT CERTAIN RECORDS IN RECORD BOOK 28, PAGE 5, OF THE PUBLIC RECORDS OF SPANISH COUNTY, FLORIDA.

**ACCESS STATEMENT**  
 DURING CONSTRUCTION, SHARED ACCESS ROADS AND A SATISFACTORY WATER CONNECTION TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED.

**ADDRESS NUMBERS STATEMENT**  
 ADDRESS NUMBERS SHALL BE PROVIDED IN ACCORDANCE WITH LAND DEVELOPMENT CODE ARTICLE 14.

**FIRE SPRINKLER STATEMENT**  
 PROPOSED PROJECT SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AND MONITORED BY A CENTRAL OR REMOTE STATION.

**HAZARDOUS MATERIALS STATEMENT**  
 DURING CONSTRUCTION, WHEN COMPLETING THE PROJECT ON THE SITE IN SUCH A MANNER AS TO PREVENT THE RELEASE OF HAZARDOUS MATERIALS, THE PROJECT SHALL BE PROVIDED AND MAINTAINED.

**SCHOOL AGE POPULATION** Based on 12 dwelling units

SCHOOL CATEGORY	RATES (PERCENTAGE)	PROPOSED OCCUPANCY
CHILDREN SCHOOL	0.49	3.0
JUNIOR SCHOOL	0.14	1.4
HIGH SCHOOL	0.24	1.5

Joseph A. Murphy, P.E. FL Reg. No. 40180

<p><b>SUNRIDGE CONDOMINIUMS</b>          SITE DEVELOPMENT PLANS</p> <p><b>MASTER SITE PLAN</b></p>	<p>Sunridge IV, LLC          P.O. Box 1935          Winter Park, FL 32790          TEL: 407-538-8200          FAX: 407-571-4090</p>	<table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev.	Date	Description										<p><b>AdvanTec</b>          Consulting Engineers          CERT. OF AUTHORIZATION #: 26285          P.O. BOX 5615          Winter Park, Florida 32793          Phone: 407.265.1200</p>
	Rev.	Date	Description												
<p>DESIGN BY: JAM          DRAWN BY: JAM          CHECKED BY: JAM          DATE: 08/14/08          DWG. FILE: 505-0115          SHEET NO. 5 OF 11</p>															