

STATE ROAD 426 (ALOMA AVENUE)
SECTION NO. 77560-2516 (VARIABLE WIDTH)
± 71' WIDE ASPHALT ROAD

WEST SR 426 (ALOMA AVE.)

ZONING - OFF / PD

EAST RED BUG RD
(50' ROADWAY, DEED BOOK 157, PAGE 166)
ASPHALT ROAD

VICINITY MAP

SCALE: 1"= 600'

STORMWATER NOTE:

THE SITE WILL MEET SEMINOLE COUNTY AND SJRWMD STORMWATER REQUIREMENTS.

DUMPSTER ENCLOSURE NOTE:

DUMPSTER ENCLOSURE WILL MEET SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.14.15, MISCELLANEOUS DESIGN STANDARDS. DUMPSTER ENCLOSURE WILL REQUIRE A SEPARATE PERMIT.

OUTDOOR LIGHTING NOTE:

OUTDOOR LIGHTING WILL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE SECTION 30.15, OUTDOOR LIGHTING REQUIREMENTS.

SIGNAGE NOTE:

ALL PROJECT SIGNAGE SHALL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT.

OUTDOOR STORAGE NOTE:

ANY OUTDOOR STORAGE OF PARTS, SUPPLIES, OR MATERIALS SHALL BE PROHIBITED.

PARKING LOT LANDSCAPING:

PARKING LOT LANDSCAPING WILL MEET THE REQUIREMENTS OF SCLDC SECTION 30.14.13.

BUFFER COMPOSITION:

BUFFER COMPOSITION WILL BE DETERMINED AT THE TIME OF SITE PLAN APPLICATION.

LANDSCAPE BUFFERS:

LANDSCAPE BUFFERS WILL MEET THE REQUIREMENTS OF SCLDC SECTION 30.14.5 AND 30.14.3.1.

ZONING - LDR / A-1

SINGLE FAMILY HOUSE

BORING LEGEND

- B-01 10' AUGER BORING W/ PERMEABILITY AND WATER TABLE (7 BORINGS)
- B-02 10' AUGER BORING (4 BORINGS)
- B-03 20' SPT BORING (3 BORINGS)

TREE LEGEND



MASTER DEVELOPMENT PLAN

SCALE: 1/16" = 1'-0"

Graphic Scale



ZONING - LDR / A-1

VACANT LAND

ALLOWABLE USES:

USES PERMITTED IN THE CN (NEIGHBORHOOD COMMERCIAL) DISTRICT, AND OFFICE.

SITE DATA

REQUIRED OPEN SPACE: 25.0% (0.3625 Ac.)
PROPOSED IMPERVIOUS AREA: 45.1% (0.654 Ac.) < 75% Allowed
BUILDING: 0.149 Ac.
PAVEMENT: 0.505 Ac.
PROPOSED OPEN SPACE: 54.9% (0.796 Ac.) > Req'd 25% Open Space
PERVIOUS AREA ON SITE: 0.796 Ac. (54.9%)

Digitally signed
by John E Frith
Date:
2026.02.01
18:56:12-05'00'

Frith & Associates, Inc.

CIVIL ENGINEERING & LAND PLANNING
8811 Great Cove Drive Orlando, FL 32819
Office: (407) 363-0739
Fax: (407) 363-0739

ENGINEERING LICENSE NO. 5273

LEGAL DESCRIPTION

PARCEL NO.: 20-21-31-501-0000-0050

LOTS 5 AND 6, WILLIAMS SURVEY OF LOT 25, SLAVIA COLONY CO., AS RECORDED IN DEED BOOK 157, PAGE 161 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SITE DATA

UTILITIES: Power: Duke Energy
Water: Seminole County
Sewer: Seminole County
Telephone: AT&T
Solid Waste: Private Contractor

LAND AREA: Total Site 1.45 Acres

NET BUILDABLE ACREAGE: 1.45 Acres

PARKING REQUIREMENTS:

Office: 3,711 s.f. @ 4 spaces/1,000 s.f. = 15 spaces
Restrooms: 485 s.f. @ 1 space/1,000 s.f. = 1 space
Pavilion(Assembly): 16 seats @ 1 space/4 seats = 4 spaces
Food/Beverage: 1,370 s.f. @ 5 spaces/1,000 s.f. = 7 spaces
Total parking required = 27 spaces
Total parking provided = 27 spaces

PARKING SPACE SIZE: 20' x 10' - Standard - 25 spaces
20' x 12' - Handicap - 2 spaces
55' x 12' - Loading - 1 space

BICYCLE PARKING SPACE REQUIREMENTS:

Office: 1 space/15,000 s.f. = 2 spaces
General Business: 1 space/25,000 s.f. = 2 spaces
Total bicycle parking spaces required = 4 spaces
Total bicycle parking spaces provided = 5 spaces

REQUIRED BUILDING SETBACKS: Front: 50 ft.
Side: 15 ft.
Rear: 15 ft.

BUILDING SETBACKS:

	PROPOSED:	ACTUAL:
BUILDING NO. 1:	Front: 20 ft. Side: 20 ft. Rear: 20 ft.	Front: 21' ft. Side: 64 ft. ; 125' -11' Rear: 232' -8' ft.
BUILDING NO. 2:	Front: 50 ft. Side: 20 ft. Rear: 20 ft.	Front: 66' -4' ft. Side: 30' -2' ft. ; 176' -7' Rear: 241' -3' ft.
BUILDING NO. 3:	Front: 100 ft. Side: 60 ft. Rear: 125 ft.	Front: 102' -8' ft. Side: 65' -6' ft. ; 126' -9' Rear: 160' -6' ft.
BUILDING NO. 4:	Front: 100 ft. Side: 20 ft. Rear: 125 ft.	Front: 113' -3' ft. Side: 23' -2' ft. ; 160' -4' Rear: 159' -1' ft.

FLOOR AREA RATIO(FAR): 0.10 (6,500 s.f./63,162 s.f.) < 0.24 Max.
PROPOSED FAR = 0.10 < 0.24 = ALLOWED FAR MAX.

FLOOR AREA:

PROPOSED = 6,500 S.F. < 15,000 S.F. ALLOWED MAX.

PROPOSED BUILDING HEIGHTS:

BUILDING NO. 1: 9'-8" ft. < 35' MAX HEIGHT
BUILDING NO. 2: 12'-0" ft. < 35' MAX HEIGHT
BUILDING NO. 3: 12'-0" ft. < 35' MAX HEIGHT
BUILDING NO. 4: 24'-0" ft. < 35' MAX HEIGHT

PROPOSED BUILDING AREAS:

BUILDING NO. 1: 1,370 s.f.
BUILDING NO. 2: 934 s.f.
BUILDING NO. 3: 485 s.f.
TOTAL: 2,789 s.f. - Neighbor Commercial
FAR: 0.04 - Neighbor Commercial

BUILDING NO. 4: 3,711 s.f. - Office
FAR: 0.06 - Office

TOTAL BUILDING AREA: 6,500 s.f. - FAR: 0.10

ZONING: PD - PLANNED DEVELOPMENT

Existing Zoning: PD (Planned Development)
Existing Future Land Use: Planned Development
Proposed Zoning: PD (Planned Development)
Future Land Use: Planned Development
Intended Use: 2,789 s.f. Neighborhood Commercial
3,711 s.f. Office

TGF Architecture		PROJECT TITLE	
137 S. CRYSTAL LAKE AVE. LAKE MARY, FL 32746 (407) 384-7423		SLAVIA STATION 1973 WEST STATE ROAD 426 OVIEDO, FL 32765	
PROJECT NO.		REVISIONS	
130 - 2023		NO.	DATE
DATE: 5.22.2025		BY	DATE
DESIGN PHASE: PREDESIGN			
DRAWN BY: TGF			
CHECKED BY: TGF			
OWNER:			
APPROVED BY:		DRAWING TITLE	SP-1.0
DATE:		MASTER DEVELOPMENT PLAN	
		DRAWING SCALE:	SHT. OF SHEETS