

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 6851, PAGE 1735.

THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND LOCATED IN SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL 1 (FEE SIMPLE ESTATE)

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE WEST HALF, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 18, 420.05 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE (40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 212.24 FEET TO THE EAST LINE OF THE WEST HALF, OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG SAID EAST LINE 172.64 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 358.54 FEET TO THE EAST RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG THE EAST RIGHT OF WAY LINE THEREOF THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 25 DEGREES 15 MINUTES 52 SECONDS EAST, 116.05 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 605.21 FEET; THENCE RUN NORTHEASTERLY 72.80 FEET ALONG THE ARC THEREOF, THRU A CENTRAL ANGLE OF 06 DEGREES 52 MINUTES 22 SECONDS TO A POINT ON SAID CURVE; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 282.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE)

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY WAYNE L. CARSE TO THOMAS E. MOORE, AS TRUSTEE IN EASEMENT DEED RECORDED JANUARY 13, 1987, IN OFFICIAL RECORDS BOOK 1808, PAGE 1626; AS AMENDED BY AMENDMENT THERETO RECORDED FEBRUARY 27, 1987, IN OFFICIAL RECORDS BOOK 1822, PAGE 1217; PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, OVER THE VEHICULAR ACCESS AREAS ON THE FOLLOWING PARCEL, TO WIT:

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEGIN AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD (AN 80 FOOT RIGHT OF WAY) WITH THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE THEREOF 227.36 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, 282.59 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 605.21 FEET; SAID POINT ON THE EASTERLY RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: FROM A TANGENT BEARING OF NORTH 18 DEGREES 23 MINUTES 30 SECONDS EAST, RUN 190.61 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18 DEGREES 02 MINUTES 42 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 54 MINUTES 28 SECONDS; THENCE RUN 62.77 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; SAID POINT OF THE SOUTH RIGHT OF WAY LINE OF SAID LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE THEREOF, 212.24 FEET TO THE POINT OF BEGINNING.

LESS ADDITIONAL RIGHT OF WAY CONVEYED TO SEMINOLE COUNTY BY WARRANTY DEED RECORDED NOVEMBER 13, 1989, IN OFFICIAL RECORDS BOOK 2125, PAGE 156, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND LESS ADDITIONAL RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 1776, PAGE 1294, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

UTILITY PROVIDERS:

WATER & WASTEWATER:
SEMINOLE COUNTY ENVIRONMENTAL SERVICES
500 W. LAKE MARY BLVD.
SANFORD, FL 32773
PHONE: (407) 665-2143

PHONE
AT&T
1227 S. DIVISION AVE.
ORLANDO, FL 34805
PHONE: (407) 351-7100

CABLE:
SPECTRUM
100 GORDAN ST.
SANFORD, FL 32771
PHONE: (321) 805-3081

ELECTRIC:
DUKE ENERGY
3250 BONNET CREEK RD,1
ORLANDO, FL 34805
PHONE: (800) 700-8744

LEGEND

SEMINOLE COUNTY — GOVERNING JURISDICTION
COMMERCIAL — EXISTING LAND USE
FLU: COM — FUTURE LAND USE
ZONING: C-1 — ZONING

TRAFFIC GENERATION

ITU CODE	LAND USE	UNITS KSF	DAILY		PM PEAK HOUR			
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT
151	WAREHOUSE	108	1.45	157	0.15	16	8	8

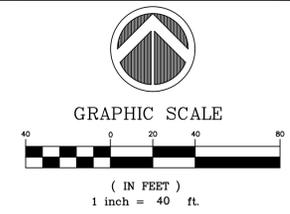
PER ITE TRIP GENERATION, 11TH EDITION

IMPERVIOUS AREA:

- GROSS PROJECT AREA: 1.26 ACRES (±54,999 SF)
- PROPOSED IMPERVIOUS AREA:
 - SELF-STORAGE BUILDING: ±0.62 ACRES (±27,000)
 - ROADWAY AND PARKING: ±0.33 ACRES (±14,375)
 - TOTAL IMPERVIOUS AREA: ±0.95 ACRES (75.0%)
- TOTAL EXISTING IMPERVIOUS AREA: 1.10 ACRES (87%)

SOILS LEGEND

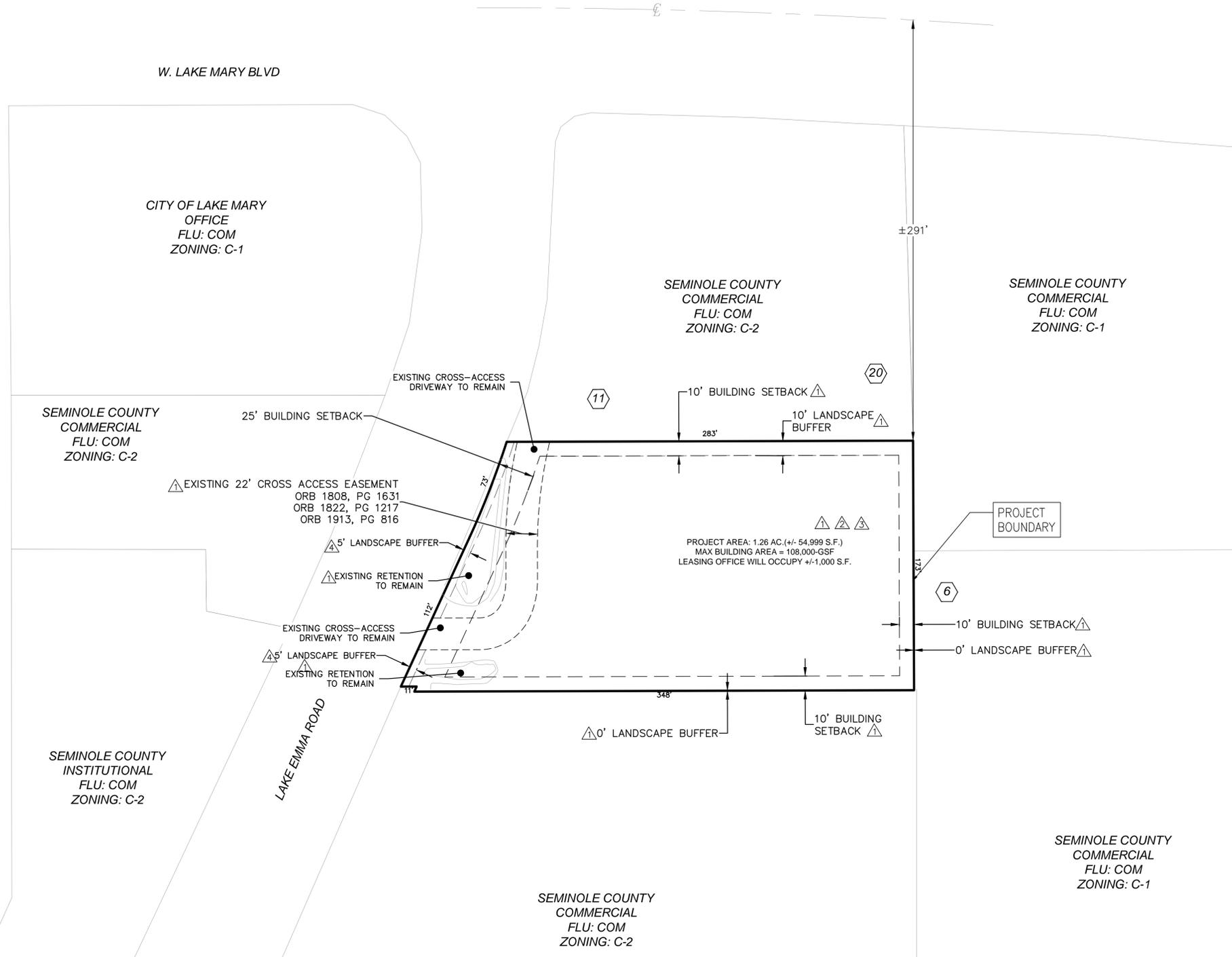
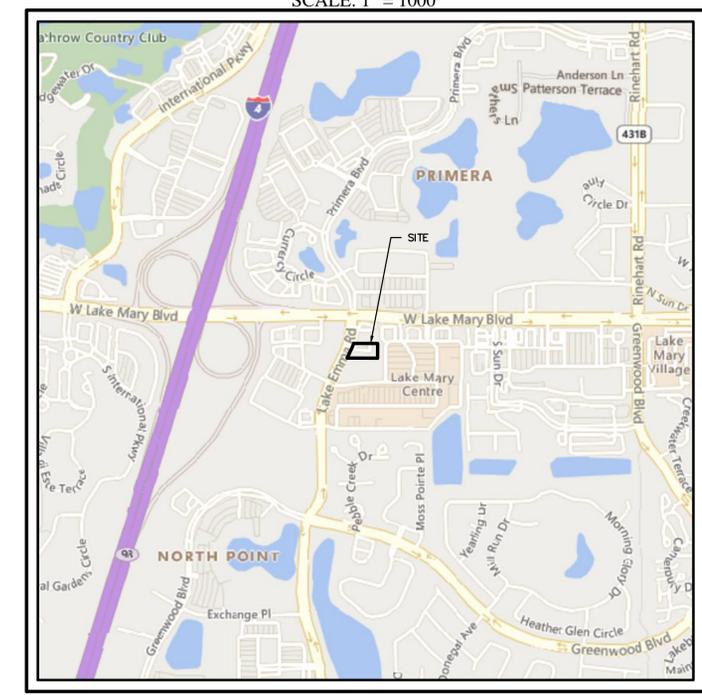
SOILS LINE	
6	ASTATULA-APOPKA FINE SANDS, 0 TO 5 PERCENT SLOPES
11	BASINGER AND SMYRNA FINE SANDS, DEPRESSIONAL
20	MYAKKA AND EAUGALLIE FINE SANDS



SITE DATA:

- GROSS PROJECT AREA: 1.26 ACRES (±54,999 SF)
- PARCEL ID: 18-20-30-300-002E-0000
- PROPERTY ADDRESS: 3895 LAKE EMMA RD., LAKE MARY, FL 32746
- EXISTING FUTURE LAND USE: COM
- PROPOSED FUTURE LAND USE: PD
- EXISTING ZONING: C-2
- PROPOSED ZONING: PD
- PROPOSED USES: SELF STORAGE
- MAXIMUM BUILDING HEIGHT: 50 FT (4 STORIES)
- MAXIMUM BUILDING S.F. AND FAR: 108,000 S.F./54,999 S.F. = 1.96 FAR
- BUILDING SETBACKS:
 - FRONT YARD: 25 FT
 - SIDE YARD: 10 FT
 - REAR YARD: 10 FT
- BUFFER REQUIREMENTS: NORTH 0.2 OPAQITY, 10' WIDTH
- OPEN SPACE REQUIRED: 25% - 0.315 ACRES OPEN SPACE SHALL MEET THE SEMINOLE COUNTY LDC SEC. 30.1344 OPEN SPACE
- PARKING PROVIDED:
 - 10' X 20' REGULAR PARKING: 10 SPACES
 - 12' X 20' DISABLED PARKING: 1 SPACE
- PER FEMA FIRM PANEL NO. 12117C0065F, DATED SEPT. 28, 2007, THE SUBJECT PROPERTY IS DESIGNATED ZONE 'X'; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- WATER AND SEWER SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
- NO RECLAIMED WATER SERVICE IS AVAILABLE PER SEMINOLE COUNTY
- UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL PUBLIC WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- ALL UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
- STORM RUNOFF GENERATED ON SITE SHALL BE TREATED USING AN ON SITE STORMWATER MANAGEMENT SYSTEM.
- THE ON SITE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD REQUIREMENTS.
- FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODE AND REGULATIONS.
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED UTILITY IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY. SEMINOLE COUNTY UTILITY DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
- PROJECT SIGNAGE WILL COMPLY WITH THE LAKE MARY BOULEVARD GATEWAY CORRIDOR UNDER CHAPTER 30 PART 56 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- THE DEVELOPMENT WILL MEET THE REQUIREMENTS OF THE SEMINOLE COUNTY LDC, PROJECT TO BE CONSTRUCTED IN ONE PHASE.
- OUTDOOR STORAGE WILL BE PROHIBITED.
- THE EXISTING BUILDING AND IMPERVIOUS COVERAGE WILL REQUIRE A SEPARATE BUILDING PERMIT TO DEMOLISH PRIOR TO CONSTRUCTION.
- STORAGE FACILITY HOURS OF OPERATION:
 - RENTOR BUILDING ACCESS: 24 HOURS PER DAY / 7 DAYS A WEEK
 - RENTAL OFFICE HOURS: MONDAY - SATURDAY; 8AM TO 7PM
- ALL MECHANICAL UNITS WILL BE LOCATED AT GROUND LEVEL. LANDSCAPING TO BE PROVIDED TO ADEQUATELY SCREEN MECHANICAL UNITS FROM PUBLIC RIGHTS OF WAY.
- ON-SITE PROPERTY MANAGEMENT WILL BE PROVIDED TO OVERSEE DAILY OPERATIONS.
- OUTDOOR LIGHTING WILL COMPLY WITH SEMINOLE COUNTY LDC SEC. 30.1234 OUTDOOR LIGHTING REQUIREMENTS. OUTDOOR LIGHTING WILL REQUIRE A SEPARATE PERMIT.
- IF A DUMPSTER IS LOCATED ON SITE AN ENCLOSURE MUST BE BUILT AND IT MUST CONSTRUCTED IN ACCORDANCE WITH THE SEMINOLE COUNTY LDC CODE SEC. 30.1233 REQUIREMENTS. THE DUMPSTER ENCLOSURE WILL REQUIRE A SEPARATE PERMIT. A DUMPSTER IS NOT PROPOSED AT THIS TIME.

VICINITY MAP
SCALE: 1" = 1000'



MASTER DEVELOPMENT PLAN
FOR
LAKE EMMA SELF STORAGE
FLORIDA
SEMINOLE COUNTY

THE HUBER GROUP
625 MAIN ST., STE. 103
WINDERMERE, FL 34786
407-909-0600



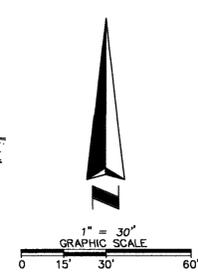
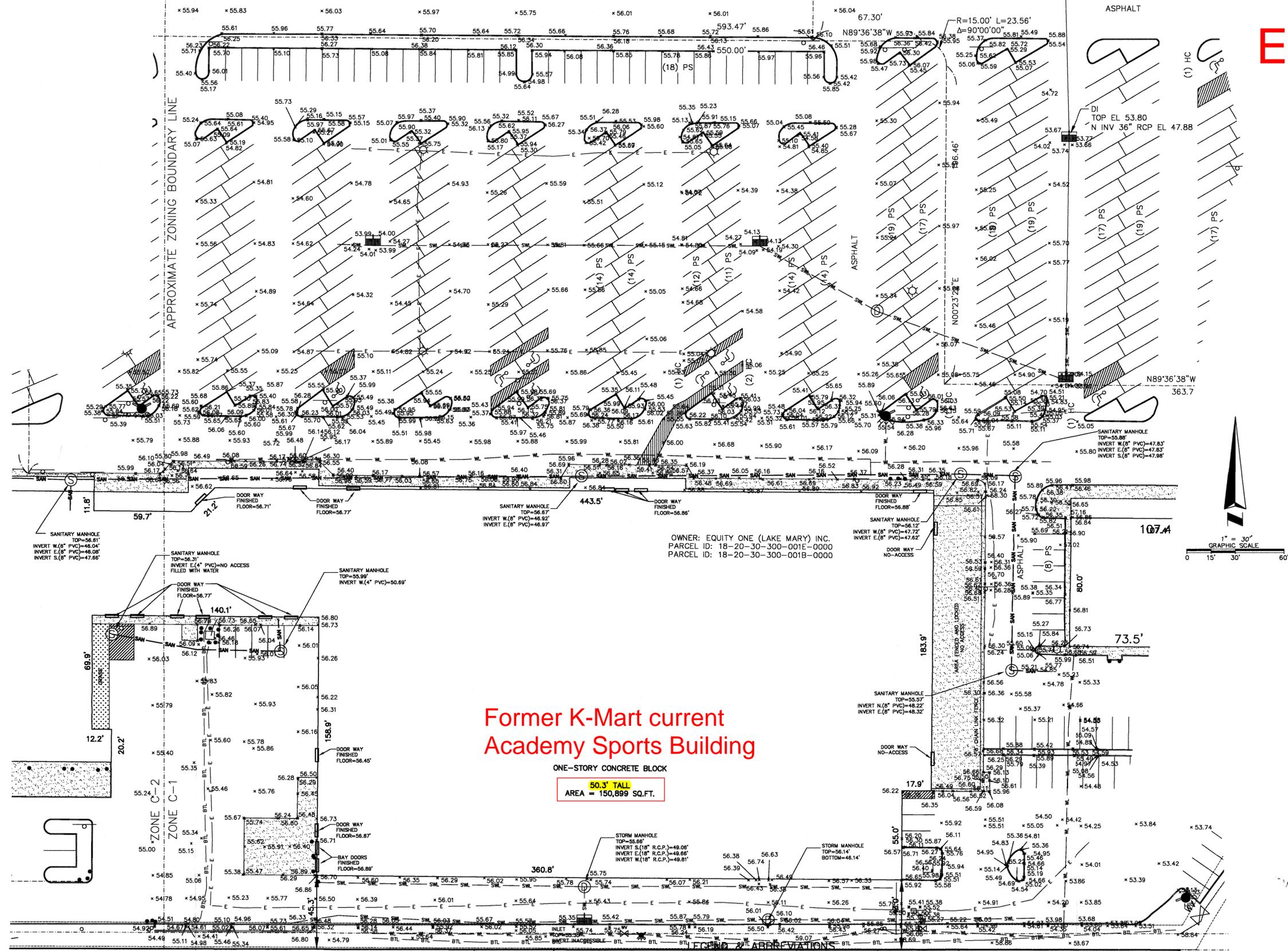
NO.	DATE	REVISIONS
1	1/17/2023	REVISED PER COUNTY COMMENTS
2	2/22/2023	REVISED PER COUNTY COMMENTS
3	3/15/2024	REVISED PER CLIENT REVISIONS
4	4/12/2024	ADDED 5' LANDSCAPE BUFFER
5		
6		
7		
8		
9		
10		
11		

JOB # 22059
DATE: 02/13/23
SCALE: 1"=40'
DESIGNED BY: DAS
DRAWN BY: DAS
APPROVED BY: DAS

MDP

Fl:\Data\22059 - Lake Emma Storage - Eng\MDP\001.0 MDP MASTER DEVELOPMENT PLAN.dwg April 15, 2024 8:40 AM





SURVEYORS NOTES

- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120289 0055 F (MAP NO. 1217C0085F), WHICH BEARS AN EFFECTIVE DATE OF 09/08/2007, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREA OUTSIDE FLOODPLAIN.
- ELEVATIONS SHOWN HEREON ARE BASED ON SEMINOLE COUNTY BENCHMARK 3907301, NAVD 1988 DATUM.
- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LAKE EMMA ROAD BEING N25°15'52"E, PER DESCRIPTION.
- THE PURPOSE OF THIS SURVEY IS TO DETAIL A PORTION OF LAKE MARY CENTRE PLAZA.

I HEREBY CERTIFY, THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES, CONTAINED HEREON MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

David M. DeFilippo
 DAVID M. DeFILIPPO PSM# 5038

THIS BOUNDARY & AS-BUILT SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	CONCRETE SURFACE	[Symbol]	PER DESCRIPTION	[Symbol]	TF TRANSFORMER
[Symbol]	NO PARKING AREA	[Symbol]	M MEASURED	[Symbol]	GMH GREASE MANHOLE
[Symbol]	LIGHT POLE	[Symbol]	CO CLEAN OUT	[Symbol]	DMH DRAINAGE MANHOLE
[Symbol]	HANDICAP SPACE	[Symbol]	GSM GAS MARKER	[Symbol]	SMH SANITARY MANHOLE
[Symbol]	SEWER MANHOLE	[Symbol]	UV UTILITY VAULT	[Symbol]	DI DRAINAGE INLET
[Symbol]	STORM MANHOLE	[Symbol]	FDC FIRE DEPARTMENT CONNECTION	[Symbol]	INV INVERT
[Symbol]	WATER VALVE	[Symbol]	EL ELEVATION	[Symbol]	TR TELEPHONE MARKER
[Symbol]	FIRE HYDRANT	[Symbol]	TSP TRAFFIC SIGNAL POLE	[Symbol]	CM CABLE RISER
[Symbol]	INLET	[Symbol]	TE TRASH ENCLOSURE	[Symbol]	DP DUMPSTER PAD
[Symbol]	BOLLARD	[Symbol]	AC AIRCONDITIONING UNIT	[Symbol]	IRC IRON ROD WITH CAP- FOUND OR SET AS NOTED
[Symbol]	MONUMENT AS DESCRIBED	[Symbol]	N&D NAIL & DISC	[Symbol]	R.C.P. REINFORCED CONCRETE PIPE
[Symbol]	OVERHEAD UTILITY LINE	[Symbol]	WF WOOD FENCE	[Symbol]	PVC PLASTIC PIPE
[Symbol]	FENCELINE	[Symbol]	SF SQUARE FOOT	[Symbol]	BTL TELEPHONE LINE
[Symbol]	MONITORING WELL	[Symbol]	PS PARKING SPACE	[Symbol]	WL WATER LINE
[Symbol]	CLF CHAIN-LINK FENCE	[Symbol]	TB TRAFFIC BOX	[Symbol]	SWL STORMWATER LINE
[Symbol]	FND FOUND	[Symbol]	BFP BACK FLOW PREVENTER	[Symbol]	FR FREEZER
[Symbol]	REC RECOVERED	[Symbol]	FR FREEZER	[Symbol]	FIBER OPTIC BOX
		[Symbol]	FIBER OPTIC BOX	[Symbol]	WM WATER METER
		[Symbol]	WM WATER METER		

21928-5
 RECEIVED
 JUL 31 2014
 ATTL AND SVC. CNTR.

DATE: JULY 23, 2013
 SCALE: 1" = 30'
 DRAWN BY: GHF
 APPROVED BY: DMD
 DRAWING FILE NAME: H:\2013\307\3071102\ SPECIFIC PURPOSE 3071102.DWG

SPECIFIC PURPOSE SURVEY OF LAKE MARY CENTRE LAKE MARY BOULEVARD LAKE MARY FLORIDA
ASM AMERICAN SURVEYING & MAPPING INC.
 3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FLORIDA 32803
 PHONE (407) 228-1279 WWW.ASMCORP.COM

DEVELOPMENT NOTES:

OVERALL DEVELOPMENT SIZE: 22.47 A.C.

PARCEL ID: 18-20-30-300-0120-0000, 18-20-30-300-012A-0000, & 18-20-30-300-012B-0000

EXISTING ZONING: M-1A & C-1
 FUTURE LAND USE: COMMERCIAL (COM)
 PROPOSED ZONING: PUD
 CURRENT USE: UNDEVELOPED/VACANT

SETBACKS:

MINIMUM BUILDING SETBACKS:		LOT 2
FRONT (S):	25'	FRONT (E): 25'
SIDE (E):	25'	SIDE (N): 25'
SIDE (W):	25'	SIDE (S): 25'
BACK (N):	25'	BACK (W): 25'
INTERNAL:	25'	INTERNAL: 25'

LANDSCAPE BUFFERS - PER SECTION 157.04

LOT 1:	LOT 2:
GREENWOOD BLVD	GREENWOOD BLVD
LAKE EMMA ROAD	LAKE EMMA ROAD
SOUTH PERIMETER (ISW PROPERTY LINE)	WEST (ADJACENT TO LOT 1)
NORTH & WEST PROPERTY LINES	*NORTH (ADJACENT TO LOT 1)
EAST (ADJACENT TO LOT 2)	(WIDTH CONSTRAINED DUE TO ACCESS DRIVE SPACING)
SOUTH (ADJACENT TO LOT 2)	PARKING AREA
PARKING AREA	

LOT 1:	LOT 2:
REQUIRED 1 PER EMPLOYEE + 1 PER 3.0 GUEST CAPACITY 125 + (12003.0) = 525 SPACES	PROVIDED 1 PER EMPLOYEE + 1 PER 3.5 GUEST CAPACITY 125 + (12003.5) = 488 SPACES
PER SECTION 155 - APPENDIX B	PER SECTION 155 - APPENDIX B
PROVIDED 0.30 x 18.75 = 5.63 AC 0.30 x 3.72 = 1.12 AC	PROVIDED 6.95 AC (37.1%) TO MEET MINIMUM REQUIREMENT
MAX 0.70 x 18.75 = 13.12 AC 0.70 x 3.72 = 2.60 AC	PROVIDED 11.80 AC (62.9%) NOT TO EXCEED MAXIMUM REQUIREMENT

PARKING DATA:

LOT 1: 1 PER EMPLOYEE + 1 PER 3.0 GUEST CAPACITY
 125 + (12003.0) = 525 SPACES

LOT 2: 1 PER EMPLOYEE + 1 PER 3.5 GUEST CAPACITY
 125 + (12003.5) = 488 SPACES

TOTAL SPACES: 480 PARKING SPACES

OPEN SPACE:

LOT 1: 0.30 x 18.75 = 5.63 AC
 LOT 2: 0.30 x 3.72 = 1.12 AC

IMPERVIOUS COVERAGE:

LOT 1: 0.70 x 18.75 = 13.12 AC
 LOT 2: 0.70 x 3.72 = 2.60 AC

PERMITTED USES:

LOT 1: TOP GOLF FACILITY

LOT 2: HOTEL / OFFICE USES 100' / 10 STORIES
 RETAIL USES 45' / 2 STORIES

LOT DEVELOPMENT INFORMATION:

LOT 1	LOT 2
AREAS IN ACRES: ±18.75	AREAS IN ACRES: ±3.72
AREA IN SQUARE FEET: ±816,714	AREA IN SQUARE FEET: ±162,075
PERMITTED USES: TOP GOLF FACILITY	C-2 PERMITTED USES EXCEPT AS EXPRESSLY PROHIBITED IN PUD DEVELOPMENT AGREEMENT; LOT 2 TRIP GENERATION NOT TO EXCEED 372 TOTAL PM PEAK HOUR TRIPS.

GROSS FLOOR AREA - SQ. FT.: 88,000 SF

MAXIMUM BUILDING HEIGHT: 52'-7" BUILDING / 5 STORIES
 170' NET POLES (ABOVE FINISH FLOOR)

PERMITTED USES: TOP GOLF FACILITY

GROSS FLOOR AREA - SQ. FT.: 88,000 SF

MAXIMUM BUILDING HEIGHT: 52'-7" BUILDING / 5 STORIES
 170' NET POLES (ABOVE FINISH FLOOR)

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MAXIMUM BUILDING HEIGHT: 52'-7" BUILDING / 5 STORIES
 170' NET POLES (ABOVE FINISH FLOOR)

PERMITTED USES: TOP GOLF FACILITY

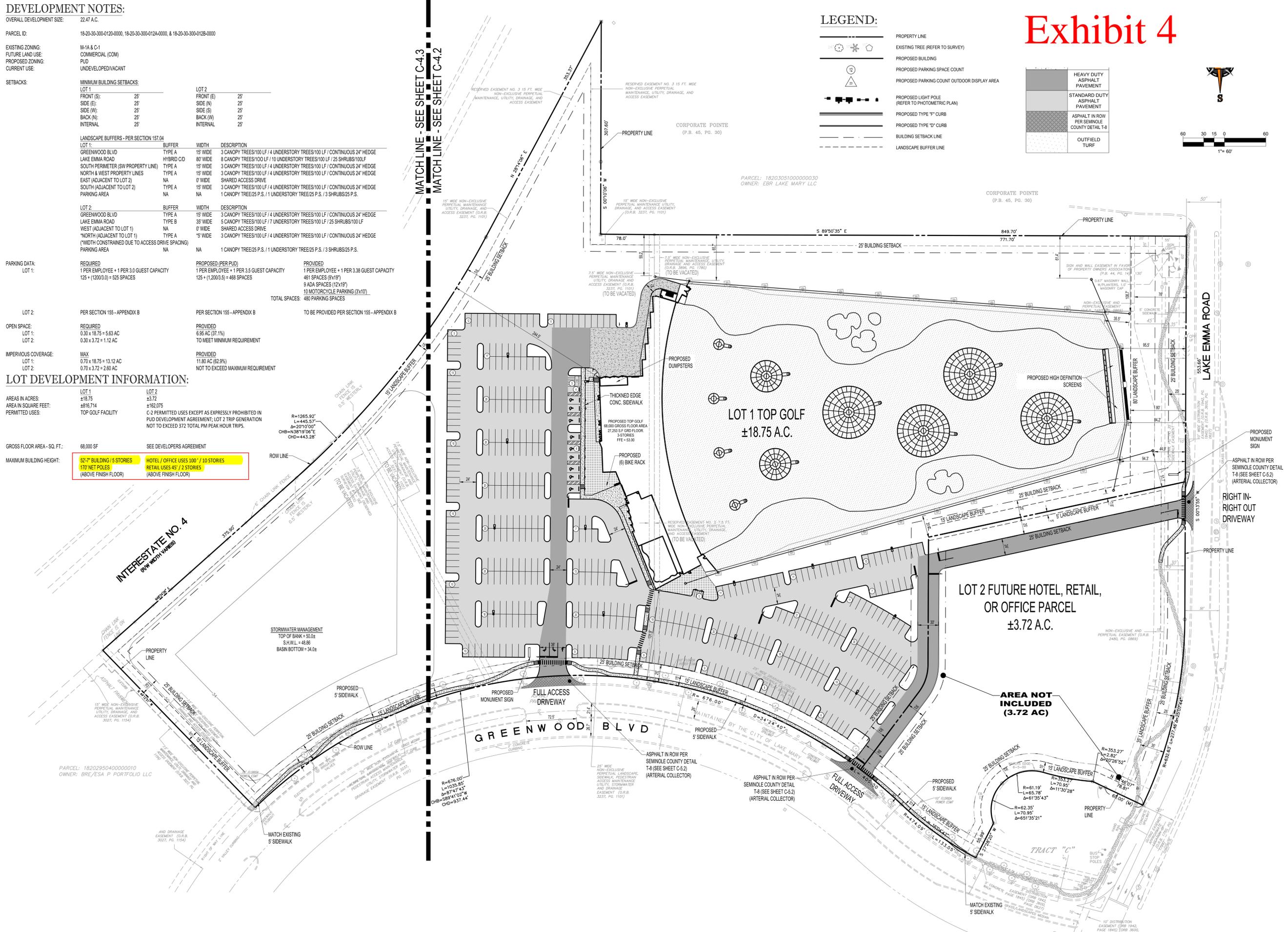
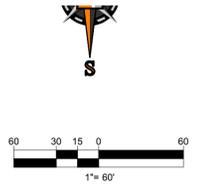
GROSS FLOOR AREA - SQ. FT.: 88,000 SF

LEGEND:

- PROPERTY LINE
- EXISTING TREE (REFER TO SURVEY)
- PROPOSED BUILDING
- PROPOSED PARKING SPACE COUNT
- PROPOSED PARKING COUNT OUTDOOR DISPLAY AREA
- PROPOSED LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- PROPOSED TYPE "1" CURB
- PROPOSED TYPE "1D" CURB
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE

Exhibit 4

	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	ASPHALT IN ROW PER SEMINOLE COUNTY DETAIL T-8
	OUTFIELD TURF



THOMAS ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

OFFICES:

- 4950 W. KENNEDY BLVD. TAMPA, FLORIDA 33609
- 1000 CORPORATE DR. FT. LAUDERDALE, FLORIDA 33304

REVISIONS

REV	DATE	COMMENT	BY

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PERMIT SET

PROJECT No.: FT180018
 DRAWN BY: EMM
 CHECKED BY: 10/09/2018
 DATE: 10/09/2018
 SCALE: AS NOTED
 CAD I.D.: FT180018-C-4.0-SP

PROJECT:

LAKE MARY TOPGOLF SITE ENGINEERING

FOR ARCO MURRAY

TOPGOLF

CITY OF LAKE MARY SEMINOLE COUNTY

THOMAS ENGINEERING GROUP

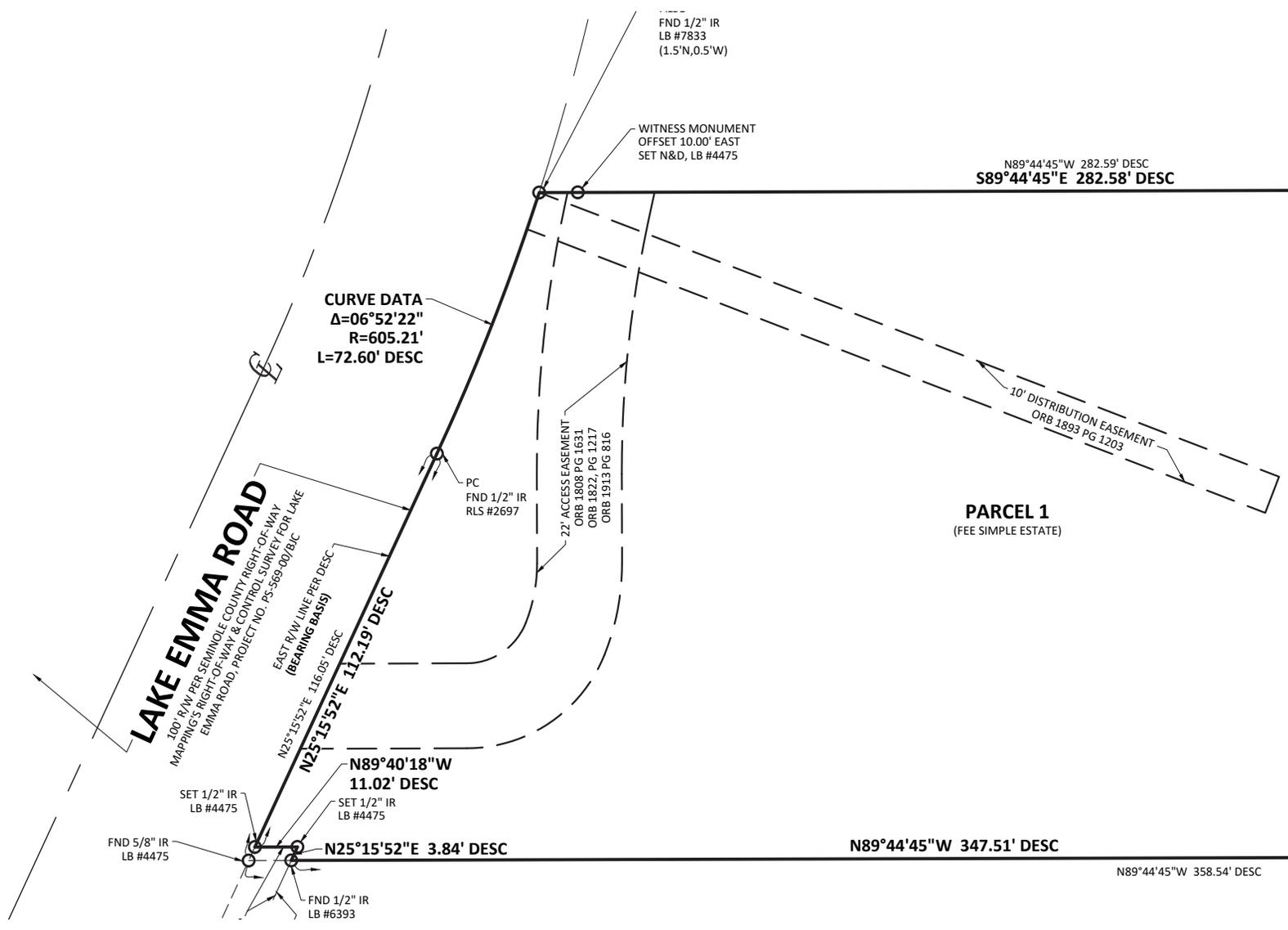
4950 W. KENNEDY BLVD, SUITE 600
 TAMPA, FLORIDA 33609
 Phone: (813) 379-4100
 Fax: (813) 379-4040
 www.ThomasEngineeringGroup.com

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD M. McDONALD, P.E., LIC NO. 71615 ON THE DATE/TIME STAMP SHOWN USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

EDWARD M. McDONALD, P.E.
 October 10, 2018
 FLORIDA LICENSE NO. 71615
 FLORIDA BUSINESS CERT. OF AUTH. NO. 27528

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-4.1
 OF ---



LAKE EMMA ROAD
 100' R/W PER SEMINOLE COUNTY RIGHT-OF-WAY
 MAPPING'S RIGHT-OF-WAY & CONTROL SURVEY FOR LAKE
 EMMA ROAD, PROJECT NO. PS-569-00/B/C

CURVE DATA
 $\Delta=06^{\circ}52'22''$
 $R=605.21'$
 $L=72.60'$ DESC

$N89^{\circ}44'45''W$ 282.59' DESC
 $S89^{\circ}44'45''E$ 282.58' DESC

PARCEL 1
 (FEE SIMPLE ESTATE)

SET 1/2" IR
 LB #4475
 FND 5/8" IR
 LB #4475

$N25^{\circ}15'52''E$ 116.05' DESC
 $N25^{\circ}15'52''E$ 112.19' DESC
 $N89^{\circ}40'18''W$
 11.02' DESC

SET 1/2" IR
 LB #4475
 $N25^{\circ}15'52''E$ 3.84' DESC

$N89^{\circ}44'45''W$ 347.51' DESC

$N89^{\circ}44'45''W$ 358.54' DESC

FND 1/2" IR
 LB #7833
 (1.5"N,0.5"W)

WITNESS MONUMENT
 OFFSET 10.00' EAST
 SET N&D, LB #4475

PC
 FND 1/2" IR
 RLS #2697

22' ACCESS EASEMENT
 ORB 1808 PG 1631
 ORB 1822, PG 1217
 ORB 1913 PG 816

10' DISTRIBUTION EASEMENT
 ORB 1893 PG 1203

