

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 DISTANCE: 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

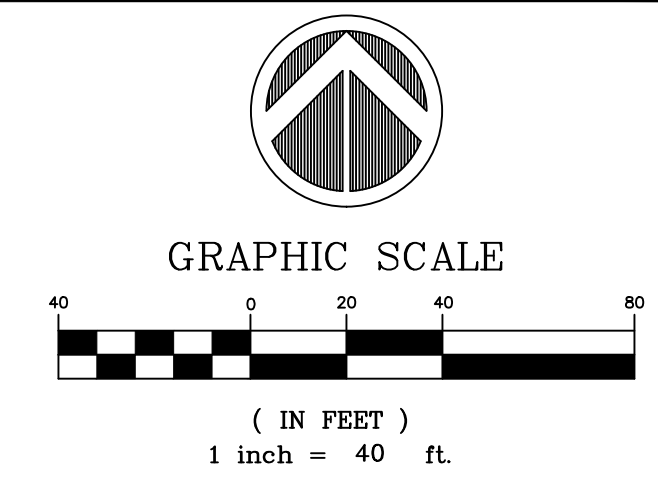
PER ITE TRIP GENERATION, 11TH EDITION

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

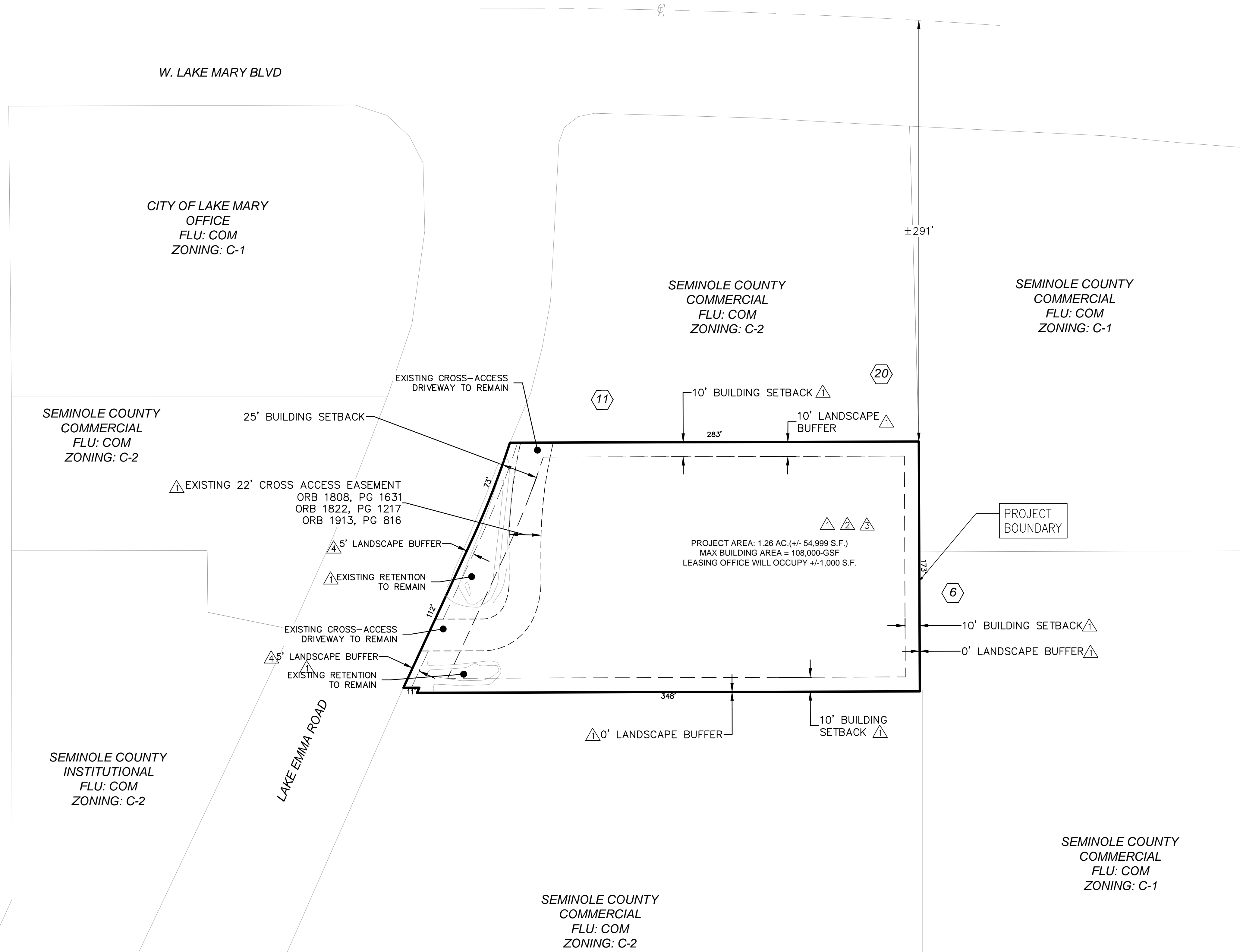
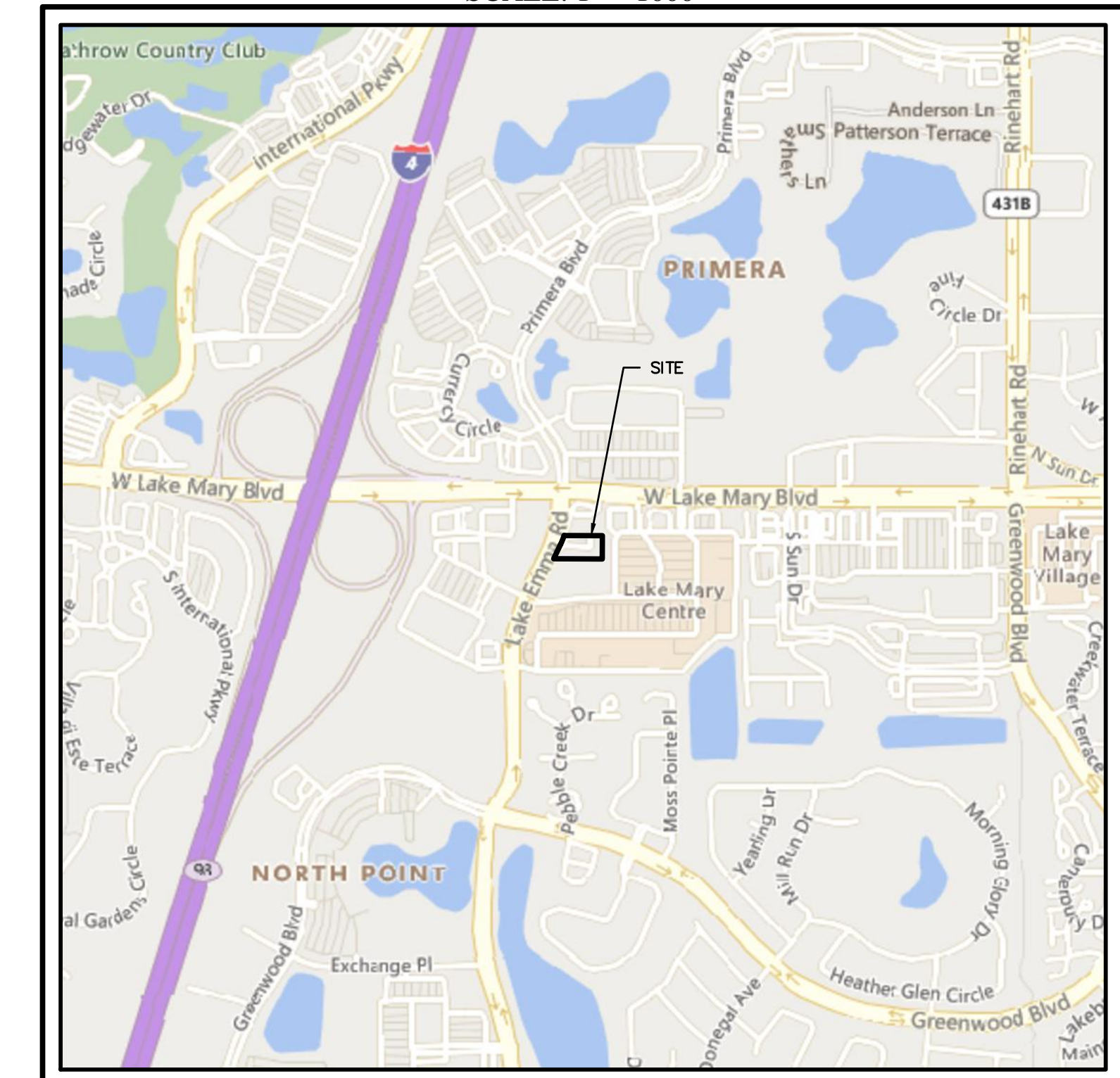
SOILS LINE	
6	ASTATULA-APOPKA FINE SANDS, 0 TO 5 PERCENT SLOPES
11	BASINGER AND SMYRNA FINE SANDS, DEPRESSIONAL
20	MYAKKA AND EAUGALLIE FINE SANDS



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'



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

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

ENGINEER: MADDEN MOORHEAD & STOKES, LLC
STATE OF FLORIDA
No. 68627
Professional Seal

NO.	DATE	REVISIONS
1	1/17/23	REVISED PER COUNTY COMMENTS
2	2/2/23	REVISED PER COUNTY COMMENTS
3	2/2/23	REVISED PER COUNTY COMMENTS
4	4/12/24	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



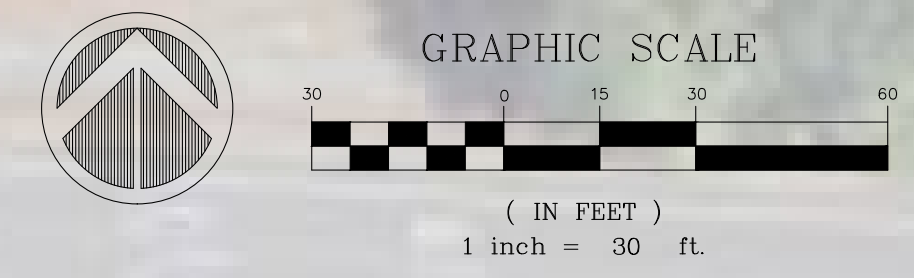
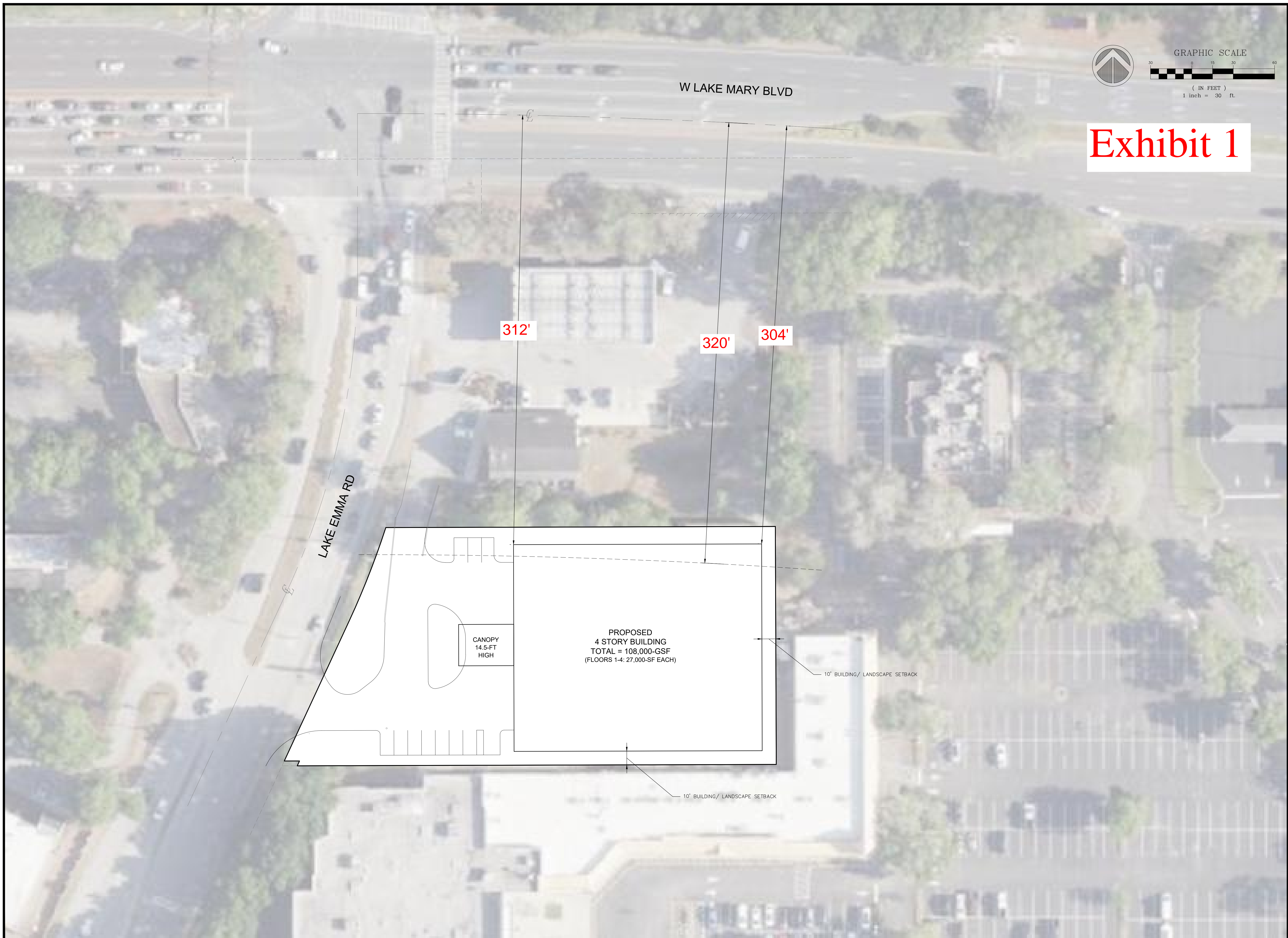


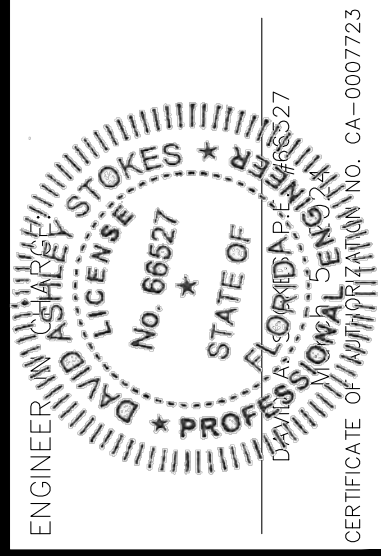
Exhibit 1



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

CONCEPT PLAN
FOR
LAKE EMMA SELF STORAGE
SEMINOLE COUNTY FLORIDA

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



NO.	DATE	REVISIONS

JOB # 22059
DATE: 05/12/23
SCALE: 1"=20'
DESIGNED BY: DAS
DRAWN BY: DAS
APPROVED BY: DAS

C101

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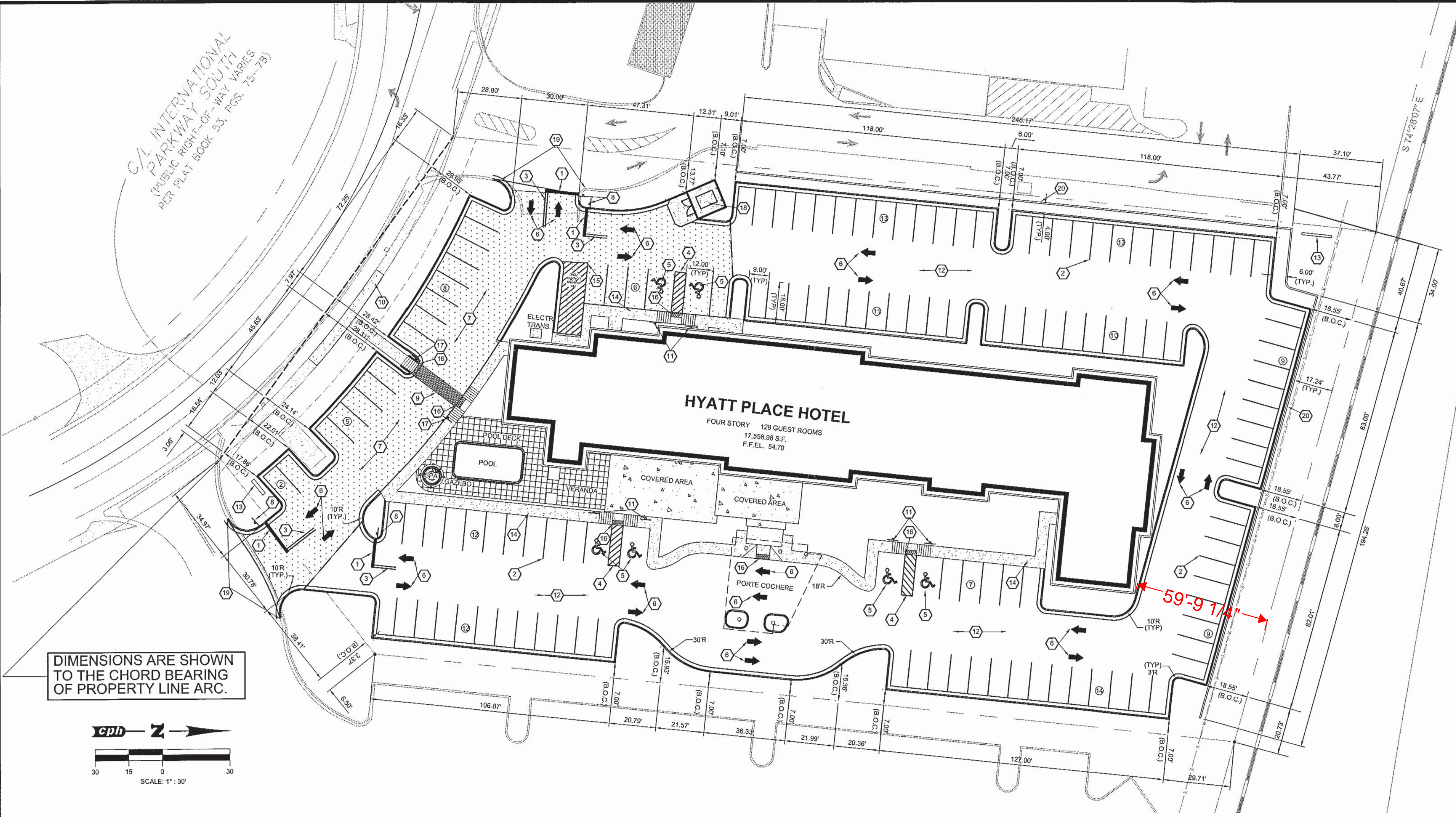
500 West Fulton Street
Sanford, Florida 32771
P. O. Box 2808
Sanford, Florida 32772-2808
Phone 407.332-6841
Fax 407.330-0639

Certificate of Authorization
No. A32609526 © 2004

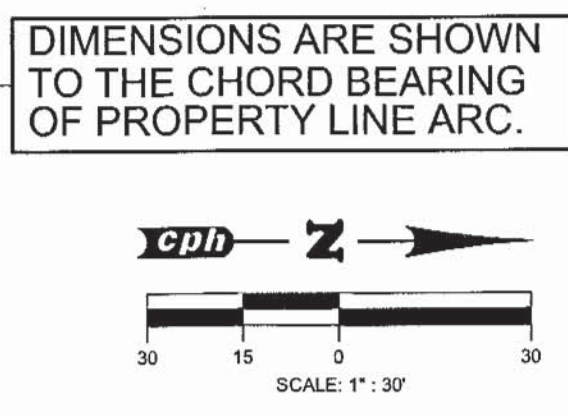
Engineers
Surveyors
Architects
Planners
Landscape Architects
Environmental Scientists
Construction Management
Design / Build



Exhibit 2



LAKE MARY BOULEVARD
(PUBLIC RIGHT-OF-WAY VARIES PER
F.D.O.T. MAP SECTION NO. 27160-2427,
AS RECORDED IN P.B. 1, PGS. 193-200
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA)



GENERAL SITE NOTES

- FOR LEGAL DESCRIPTION, BOUNDARY INFO, AND BENCHMARK INFO, SEE SITE SURVEY SHEET.
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE ALL CENTERLINE GEOMETRY TO ENSURE PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS OR REPLACE AFTER CONSTRUCTION.
- CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH SEMINOLE COUNTY REQUIREMENTS.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, PORCH, RAMP & DOWNSPOUT LOCATIONS.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES AND CUT WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF ALL MATERIALS REMOVED FROM THIS SITE.
- ALL PAINT USED FOR PARKING STRIPING SHALL BE ALKYL PETROLEUM BASED PAINT, TWO COATS OF PAINT IS TO BE USED.
- CROSS WALK, STRIPING, STOP BAR, HANDICAP SYMBOL, AND SURROUNDING DIAGONAL STRIPING SHALL BE THERMOPLASTIC.
- ON-SITE DIMENSIONS AND RADII SHOWN ARE TO FACE OF CURBS UNLESS NOTED (B.O.C.) WHICH INDICATES BACK OF CURB. OFF-SITE DIMENSIONS AND RADII SHOWN ARE TO EDGE OF PAVEMENT, (GUTTER LINE).
- SIGNAGE AND TRAFFIC MARKINGS SHALL BE IN ACCORDANCE WITH F.D.O.T. AND SEMINOLE COUNTY REQUIREMENTS.
- PROPOSED ACCESSIBLE PARKING SIGNS TO BE INSTALLED AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING SIGNS NEEDED. ALL ACCESSIBLE SIGNS SHALL BE BUILT INSIDE PIPE BOLARND PER DETAIL LOCATED ON DETAIL SHEET.
- CONTRACTOR IS TO INSTALL SMOOTH TRANSITIONS BETWEEN CHANGES IN CURB TYPES.
- ALL PERIMETER CURBING SHALL BE SPILL TYPE CURB & GUTTER UNLESS OTHERWISE NOTED.
- ALL SIGNS SHALL HAVE 7'-0" MIN. CLEARANCE FROM FINISH GRADE TO BOTTOM OF LOWEST SIGN MOUNTED ON POST.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES, AND O.S.H.A. STANDARDS.
- ALL DISTURBED AREAS SHALL BE SOODED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS GROWN.
- ALL CURBED RADII ARE TO BE 10' AND 3' UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
- TOTAL LAND AREA IS ± 2.30 AC.
- NO WETLANDS APPEAR TO BE PRESENT BASED ON USGS MAP, AND VISUAL INSPECTION.
- ADDRESSING NUMBERS ON BUILDING SHALL BE 5' OR LARGER AND ALL NUMBERS ARE TO BE CLEARLY VISIBLE FROM THE R.O.W. AND SHALL BE MADE OF A DURABLE MATERIAL AND CONTRAST WITH THE SURROUNDING BACKGROUND, PER SEMINOLE COUNTY ORDINANCE 2000-22. IF THE MAIN ENTRANCE TO THE BUILDING IS NOT READILY STREET, NUMBERS SHALL BE POSTED AT THE ENTRANCE STREET OR DRIVEWAY TO THE BUILDING, PER SEMINOLE COUNTY ORDINANCE 2000-22.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO FIBER LOOP SENSORS, PULL BOXES, CONDUIT, TRAFFIC SIGNALS, AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITIONS UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.
- LIGHTING SHALL CONFORM TO SEMINOLE ORDINANCE 2004-2
- PROPOSED DUMPSTERS SHALL BE SCREENED WITH A SIX (6) FOOT BRICK OR MASONRY WALL.
- SIGNAGE SHALL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE CHAPTER 30, PART 05.

SITE DATA

PARCEL ID: 13-20-29-5N-0203-0020

SITE AREA: 101,484.80 S.F. (2.33 AC ±)

DIRECTION	ZONING	EXISTING USE
NORTH:	PCD	VACANT
SOUTH:	PCD	S. INTERNATIONAL PKWY/RESIDENTIAL
EAST:	PCD	OFFICE CONDOMINIUMS
WEST:	PCD	DRUG STORE

PROPOSED USE: HOTEL
PROPOSED BUILDING AREA: 17,558.98 S.F. (B.LD.G.):

PROPOSED BUILDING HEIGHT: 45'

BUILDING SETBACKS:	REQUIRED	PROVIDED
NORTH:	50'	60'
SOUTH:	50'	63'
WEST:	0'	79'
EAST:	0'	68'

YARD SETBACKS:	REQUIRED	PROVIDED
NORTH:	15'	18.59'
SOUTH:	20'	28.41'
WEST:	12.5'	7'
EAST:	12.5'	7'

LAND COVERAGE SUMMARY:
PROVIDED:
IMPERVIOUS AREA: 77,742.25 S.F. (76.6%)
OPEN SPACE: 23,751.55 S.F. (23.4%)
REQUIRED:
OPEN SPACE: 25.00%

PARKING REQUIREMENTS: HOTEL
1 SPACE FOR EACH DWELLING UNIT PLUS TWO ADDITIONAL SPACES: 128 + 2 = 130 SPACES
5 HC SPACES PER ADA REQUIREMENTS

PARKING PROVIDED:
TOTAL SPACES PROVIDED = 125 STANDARD SPACES (9X 18'PER OAKMONTA PUD PERFORMANCE STANDARDS)
+ 6 HC SPACES (12'x 18') 131 SPACES

LOADING:
(1) 12X33'

KEYNOTES

- 2" SOLID WHITE PAINTED STOP BAR PER FDOT INDEX NO. 17346.
- 4" PAINTED SINGLE WHITE SOLID LINE (TYP.)
- 6" PAINTED DOUBLE YELLOW CENTERLINE STRIPING (TYP.)
- HANDICAP STRIPING - SEE DETAIL, SHEET C-7.
- ACCESSIBLE PARKING SYMBOL (TYP.) - SEE DETAIL, SHEET C-7.
- DIRECTIONAL ARROWS (TYP.) - SEE DETAIL, SHEET C-7.
- ASPHALT PAVING HEAVY DUTY - SEE DETAIL, SHEET C-7.
- "STOP" SIGN (R1-1) - SEE DETAIL, SHEET C-7.
- BRICK RED STAMPED CONCRETE OR APPROVED PEDESTRIAN CROSSWALK PER FDOT INDEX NO. 17346.
- PROPOSED 5' WIDE CONCRETE SIDEWALK, PER FDOT INDEX NO. 310.
- "HANDICAP" SIGN - SEE DETAIL, SHEET C-7.
- ASPHALT PAVING LIGHT DUTY - SEE DETAIL, SHEET C-7.
- PROPOSED MONUMENT SIGN, SEE NOTE 32 & ARCH. PLANS
- PROPOSED 5' WIDE CONCRETE SIDEWALK PER FDOT INDEX NO. 310.
- PROPOSED LOADING ZONE STRIPING SINGLE YELLOW SOLID LINE 2' O.C. @45°
- PROPOSED HANDICAP RAMP WITH TRUNCATED DUMES PER FDOT INDEX: 304
- "PEDESTRIAN CROSSING" SIGN - SEE DETAIL, SHEET C-7.
- DUMPSTER ENCLOSURE AND PAD. SEE DETAIL SHEET C-7
- NEATLY SAW CUT / REMOVE AND CONSTRUCT SMOOTH TRANSITION TO EXISTING CURB.
- PROPOSED RETAINING WALL, SEE SHEET C-7

PROPOSED LEGEND

- 7 PROPOSED PARKING SPACES PER ROW
- PROPOSED LIGHT DUTY ASPHALT (SEE SHT. C-7)
- PROPOSED LIGHT DUTY CONCRETE (SEE SHT. C-7)
- PROPOSED HEAVY DUTY ASPHALT (SEE SHT. C-7) - ALTAMONTE SVC. CTR.

29347-10

RECEIVED

JAN 11 2007

PDS

ALTAMONTE SVC. CTR.

Property Appraiser ID Number 13-20-29-5N-0203-0020

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 or the facility as constructed which results 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

BEFORE YOU DIG!
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE
DIGGING OR DISTURBING EARTH

1-800-432-4770

Design by:	Drawn by:	Checked by:	Approved by:	Date:	Job No.:	File:
M.W.K.	J.D.H.	N.D.E.	L.M.P.	DEC. 2006	1" = 30'	S14101

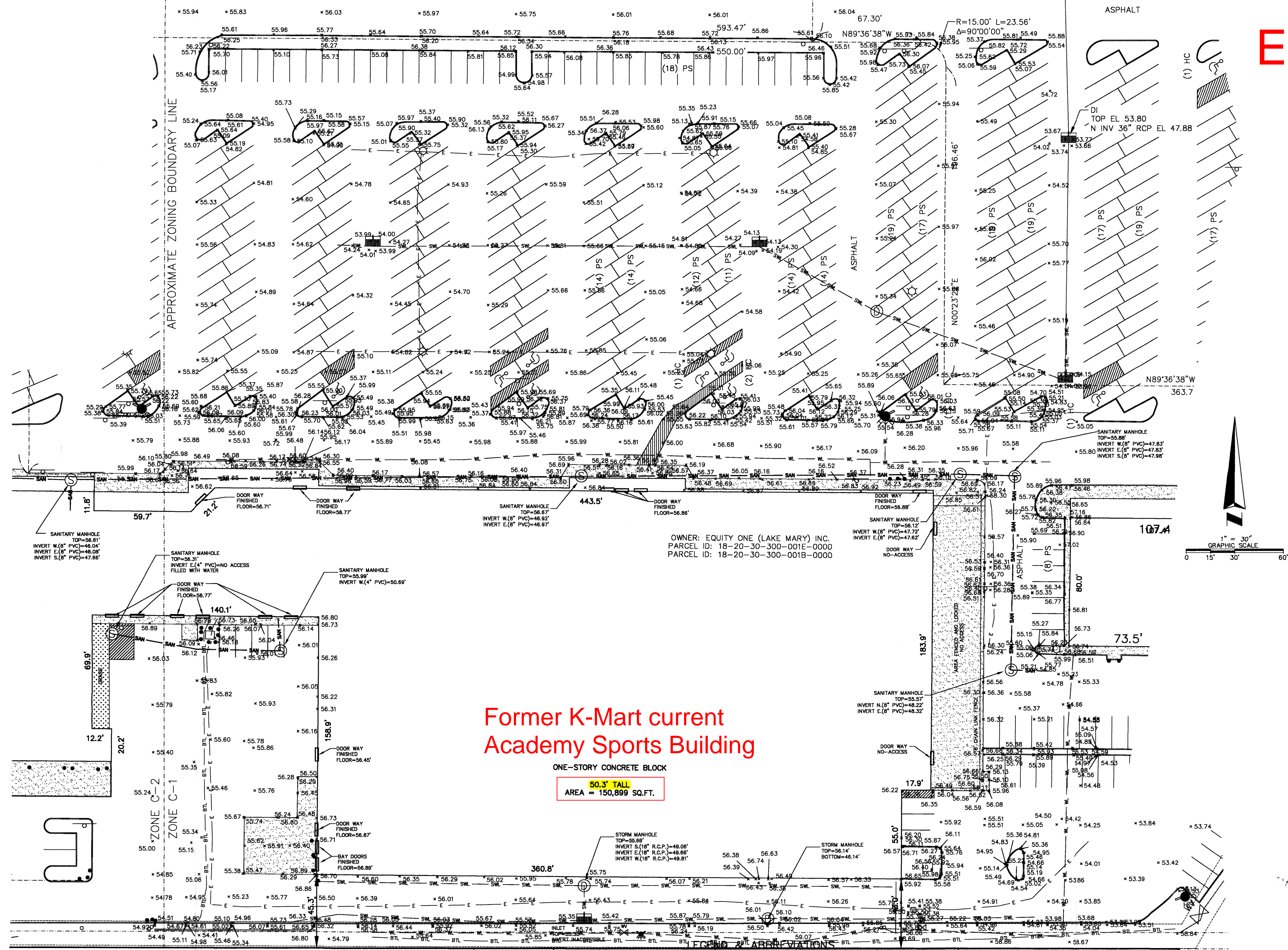
No.	Date	Revision	By

SITE DIMENSION PLAN

HYATT PLACE HOTEL
INTERNATIONAL PARKWAY SOUTH
SEMINOLE COUNTY, FLORIDA

Sheet No.
C-4

J:\S\1101\DWG\Designs\1101-C-4-SDP.dwg, 1/9/2007, 12:55:46 PM, Jhubbert, ARCH expanded D (36.00 x 24.00 inches), 1:1



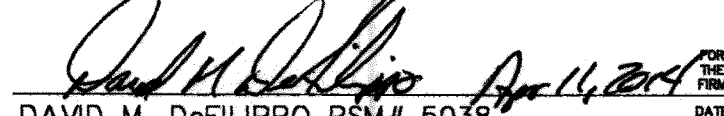
Former K-Mart current
Academy Sports Building

ONE-STORY CONCRETE BLOCK
50.3' TALL
AREA = 150,899 SQ.FT.

SURVEYORS NOTES

1. 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.
2. ELEVATIONS SHOWN HEREON ARE BASED ON SEMINOLE COUNTY BENCHMARK 3907301, NAVD 1988 DATUM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF LAKE EMMA ROAD BEING N25°15'52"E, PER DESCRIPTION.
4. 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 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.

<ul style="list-style-type: none"> CONCRETE SURFACE NO PARKING AREA LIGHT POLE HANDICAP SPACE SEWER MANHOLE STORM MANHOLE WATER VALVE FIRE HYDRANT INLET BOLLARD MONUMENT AS DESCRIBED OVERHEAD UTILITY LINE FENCELINE MONITORING WELL CLF CHAIN-LINK FENCE FND FOUND REC RECOVERED 	<ul style="list-style-type: none"> D PER DESCRIPTION M MEASURED CO CLEAN OUT GSM GAS MARKER UV UTILITY VAULT EV ELECTRIC VAULT FDC FIRE DEPARTMENT CONNECTION TSP TRAFFIC SIGNAL POLE TE TRASH ENCLOSURE AC AIRCONDITIONING UNIT N&D NAIL & DISC WF WOOD FENCE SF SQUARE FEET HC HANDICAP SPACE PS PARKING SPACE TB TRAFFIC BOX BFP BACK FLOW PREVENTER FR FREEZER FOB FIBER OPTIC BOX WM WATER METER 	<ul style="list-style-type: none"> TF TRANSFORMER GMH GREASE MANHOLE DMH DRAINAGE MANHOLE SMH SANITARY MANHOLE DI DRAINAGE INLET INV INVERT EL ELEVATION TM TELEPHONE MARKER CR CABLE RISER DP DUMPSTER PAD IRC IRON ROD WITH CAP- FOUND OR SET AS NOTED R.C.P. REINFORCED CONCRETE PIPE PVC PLASTIC PIPE BTL TELEPHONE LINE WL WATER LINE SWL STORMWATER LINE E ELECTRIC LINE SAN SANITARY LINE
--	---	--

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, 18-20-30-300-0124-0000, & 18-20-30-300-0128-0000

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
REQUIRED LOT 1: 0.30 x 18.75 = 5.63 AC LOT 2: 0.30 x 3.72 = 1.12 AC	PROVIDED 6.95 AC (37.1%) TO MEET MINIMUM REQUIREMENT
MAX LOT 1: 0.70 x 18.75 = 13.12 AC LOT 2: 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

LOT DEVELOPMENT INFORMATION:

AREAS IN ACRES:	LOT 1	LOT 2
AREA IN SQUARE FEET:	±18,750	±3,720
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.: 68,000 SF SEE DEVELOPERS AGREEMENT

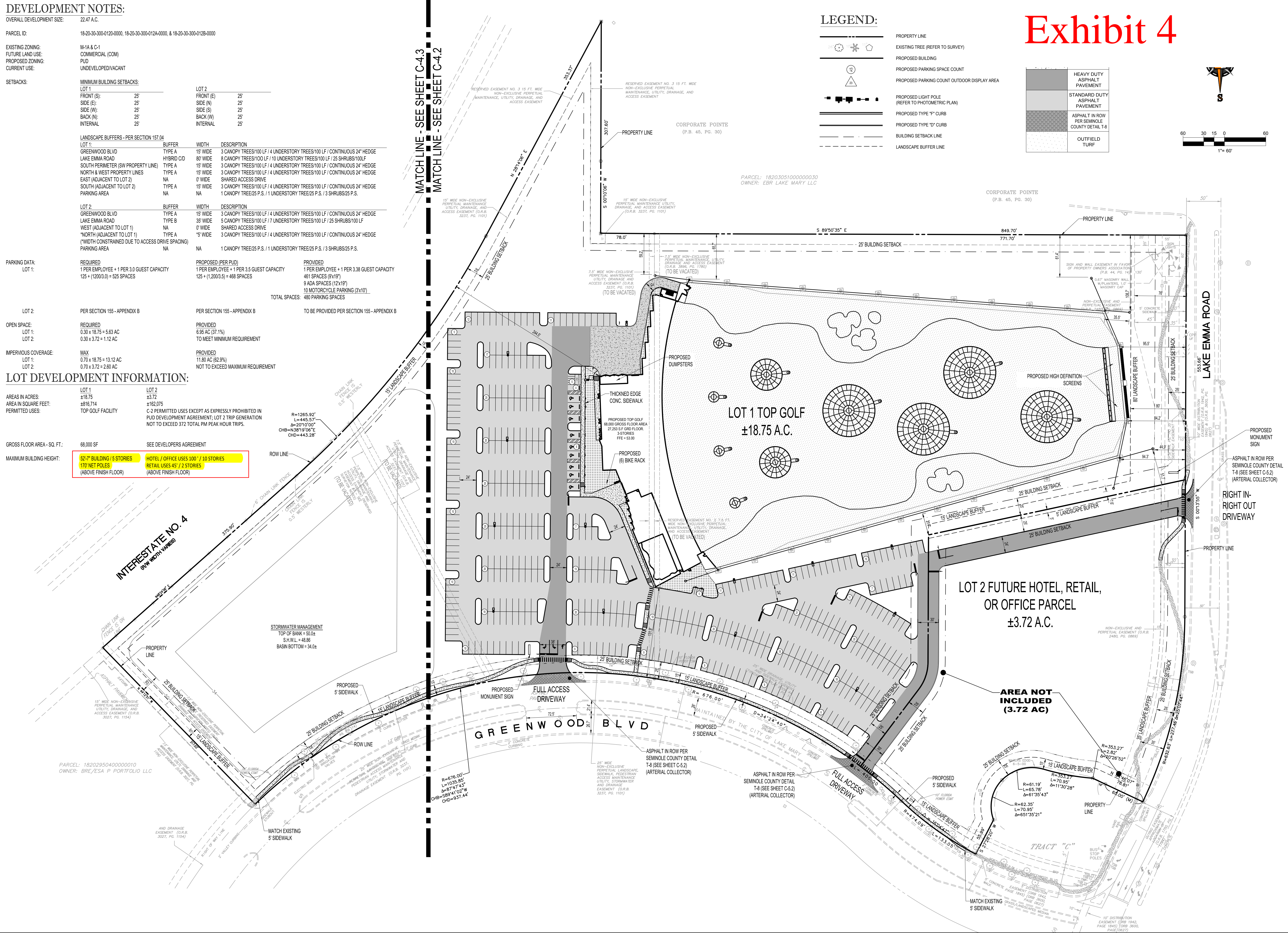
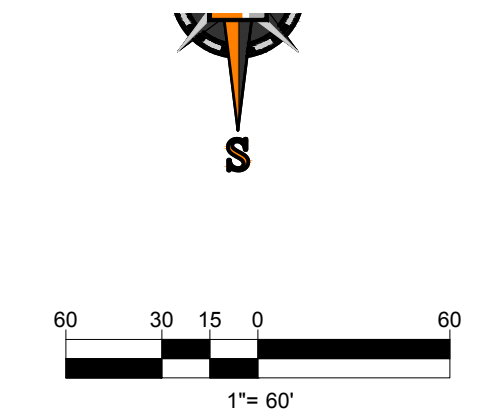
MAXIMUM BUILDING HEIGHT: 52'-7" BUILDING / 5 STORIES
 170 NET POLES (ABOVE FINISH FLOOR)
 HOTEL / OFFICE USES 100' / 10 STORIES
 RETAIL USES 45' / 2 STORIES (ABOVE FINISH FLOOR)

Exhibit 4

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

	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: HR
 CHECKED BY: EMM
 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

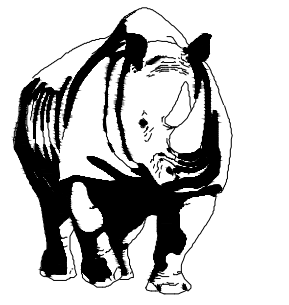
4950 W. KENNEDY BLVD, SUITE 600
 TAMPA, FLORIDA 33609
 Phone: (813) 379-4100
 Fax: (813) 379-4040
 www.ThomasEngineeringGroup.com

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.

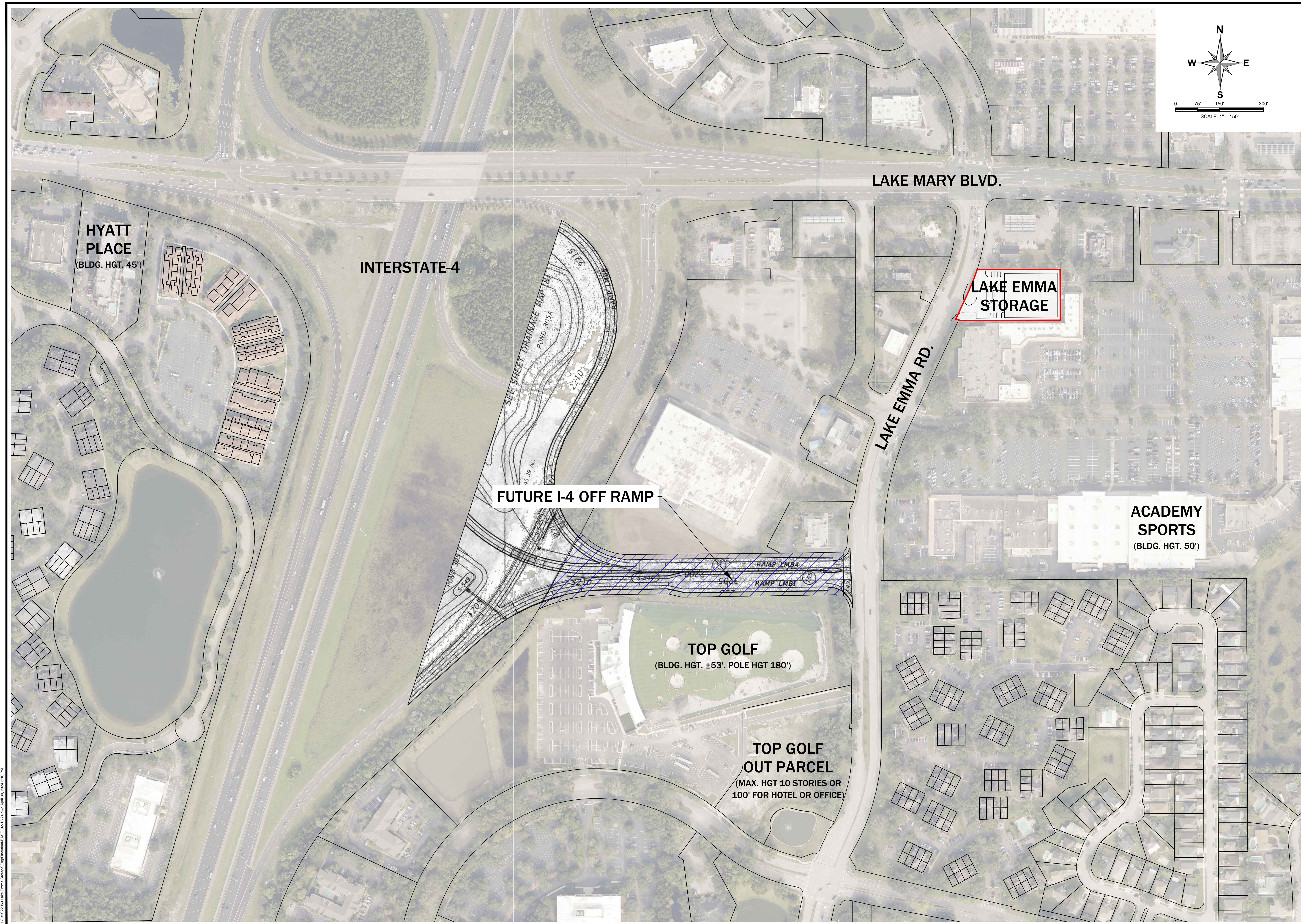
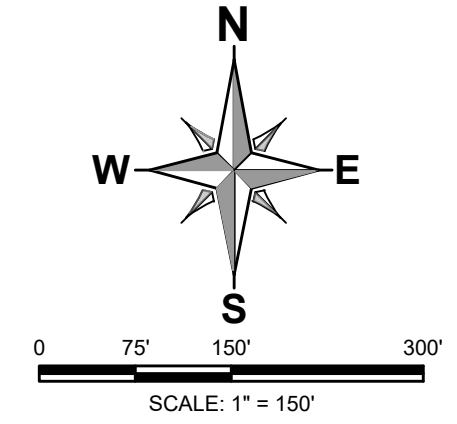
EDWARD M. McDONALD, P.E.
 October 10, 2018
 FLORIDA LICENSE NO. 71615
 FLORIDA BUSINESS CERT. OF AUTH. NO. 27528

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-4.1
 OF ---



MADDEN
 WOODHEAD & STOKES, LLC
CIVIL ENGINEERS
 431 E. Horatio Avenue
 Suite 260
 Maitland, Florida 32751
 (407) 629-8330
 CA# 0007723



AERIAL SITE PLAN
 FOR
FUTURE I-4 OFF-RAMP
 FLORIDA
 DEMING COUNTY

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

ENGINEER OF RECORD

JOB # 22059
 DATE 04/30/2024
 DATUM NAVD 88
 DESIGNED BY CHM
 DRAWN BY JFV
 APPROVED BY CHM

H:\Data\22059 Lake Emma Storage\offmap.mxd, 05_13_24.dwg, April 30, 2024 3:10 PM

MAP OF SURVEY (TOPOGRAPHIC DETAIL)

Exhibit 5



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 20' JOB #56458 SHEET 2 OF 2
DRAWN BY: SNH

PREPARED FOR:
THE HUBER GROUP

SECTION: 18-20-30
LOCATION:
3895 LAKE EMMA ROAD
LAKE MARY, FL 32746

LEGEND

BB - BOTTOM OF BANK	MEAS - MEASURED
BP - BACK FLOW PREVENTER	MF - METAL FENCE
BM - BENCHMARK	MS - METAL SHED
BOLL - BOLLARD	MS - MITERED END SECTION
BE - BURIED ELECTRIC	MON - MONITORING WELL
BWF - BARBED WIRE FENCE	N&D - NAIL & DISC
CBW - CONCRETE BLOCK WALL	NAVD - NORTH AMERICAN
CC - COVERED CONCRETE	N&D - NATIONAL GEODETIC
CRR - CERTIFIED CORNER RECORD	NGVD - VERTICAL DATUM
CF - CONCRETE FLUME	NTS - NOT TO SCALE
CHW - CONCRETE HEAD WALL	OR - OFFICIAL RECORDS BOOK
CLF - CHAIN LINK FENCE	OW - OVERHEAD WIRE
CL - CENTERLINE	PC - POINT OF CURVATURE
CM - CONCRETE MONUMENT	PF - PLASTIC FENCE
CMP - CORRUGATED METAL PIPE	P&M - PLAT & MEASURED
CO - CLEAN OUT	PI - POINT OF INTERSECTION
CONC - CONCRETE	PMB - POINT OF BEGINNING
CONV - COVERED	POC - POINT OF COMMENCEMENT
CP - CONCRETE PAD	POB - POINT OF BEGINNING
CW - CONCRETE WALKWAY	POC - POINT OF COMMENCEMENT
D&M - DEDICATED & MEASURED	PNC - POINT OF REVERSE CURVATURE
DESC - DRAINAGE EASEMENT	PRS - PARKING SPACES
DESC - DESCRIPTION	PT - POINT
DOT - DOT MILE	PSM - PROFESSIONAL SURVEYOR AND MAPPER
DOC # - DOCUMENT #	PT - POINT OF TANGENCY
DP - DUMPSTER PAD	PVC - PLASTIC PIPE
DW - DRIVEWAY	R - CURVE RADIUS
E - EASEMENT NUMBER	RCP - REINFORCED CONCRETE PIPE
EL - ELEVATION	RHW - RIGHT OF WAY
EMT - EASEMENT	S - SANITARY MANHOLE
EP - EDGE OF PAVEMENT	S - SANITARY LINE
FDC - FIRE DEPARTMENT CONNECTION	SDO - SHOWN FOR DIRECTION ONLY
FIRM - FLOOD INSURANCE RATE MAP	SF - SQUARE FEET
FFE - FINISHED FLOOR ELEVATION	SPOT - SPOT ELEVATION
FM - FIRE HYDRANT	ST - STORM/DRAIN LINE
FND - FOUND	ST - STORM INLET
FO - FIBER OPTIC BOX	T - TOP OF BANK
FO - FIBER OPTIC LINE	TP - TRAFFIC POLE
FP - FIBER POLE	TP - TRAFFIC SIGN
FM - GAS METER	TJ - TRANSFORMER/JUNCTION BOX
GV - GAS VALVE	TR - TELEPHONE RISER
GT - GREASE TRAP	TR - TRAFFIC SIGNAL BOX
GVA - GUY WIRE ANCHOR	TR - TYPICAL
HDP - HANDICAP PARKING	UB - UTILITY BOX
HDPE - HIGH DENSITY POLYETHYLENE	UE - UTILITY EASEMENT
INV - INVERT ELEVATION	UM - UTILITY MARKER
IP - IRON PIPE	UP - UTILITY POLE
IR - IRON ROD	W - WATER LINE
IV - IRRIGATION VALVE	WF - WOOD FENCE
L - ARC LENGTH	WS - WOOD SHED
LB - LICENSED BUSINESS	WV - WATER VALVE
LSA - LIGHT POLE	WV - WATER VALVE (FRESH)
LS - LANDSCAPE AREA	WM - WATER METER (RECLAIMED)
LS - LICENSE SURVEYOR	YD - YARD DRAIN

SURVEY DATE: 1/19/23

DATE:	JOB #	REVISION	BY:
4/17/23	56458	ADDED LAND AREA	TWR

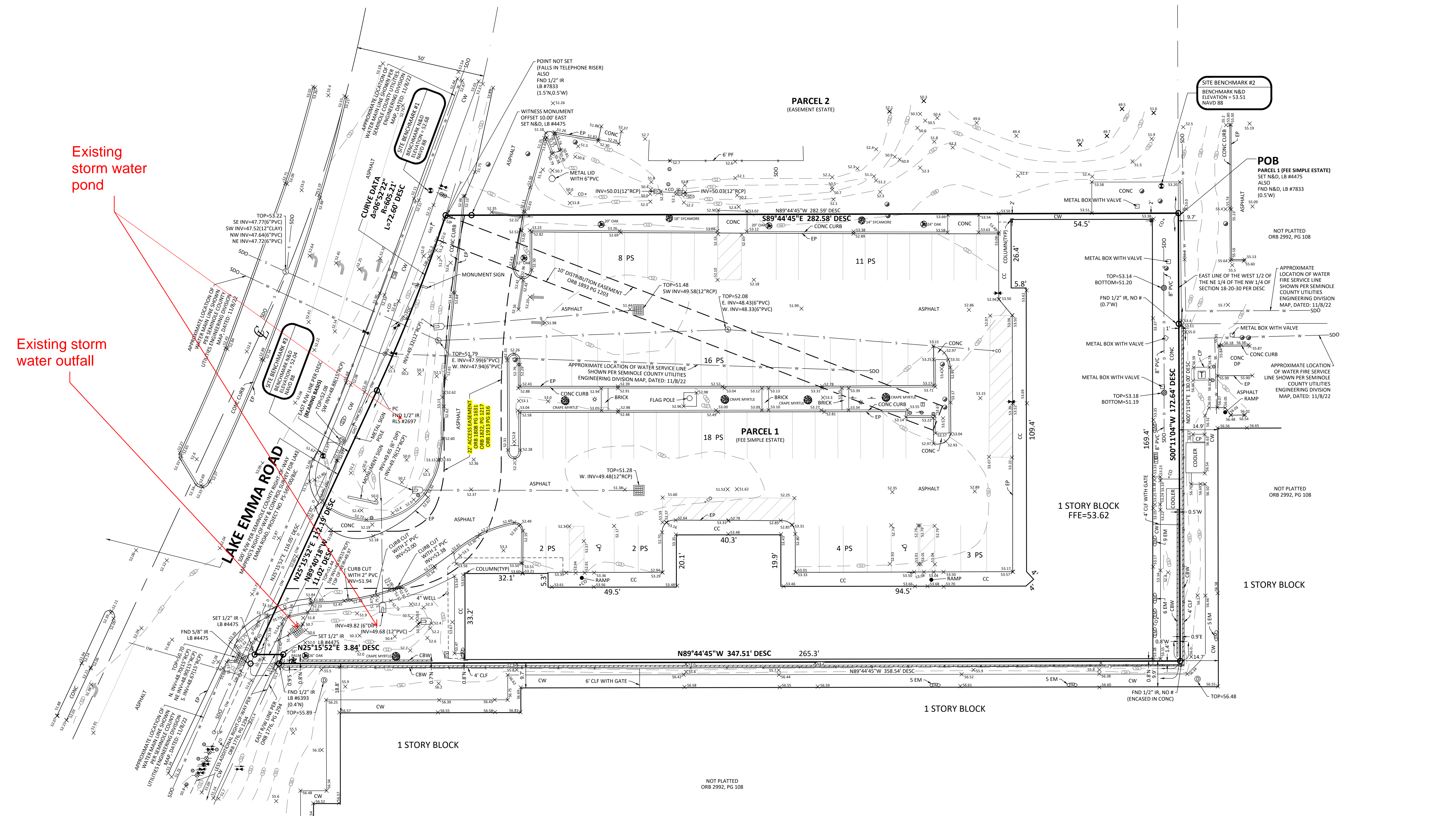
BOUNDARY AND TOPOGRAPHIC SURVEY

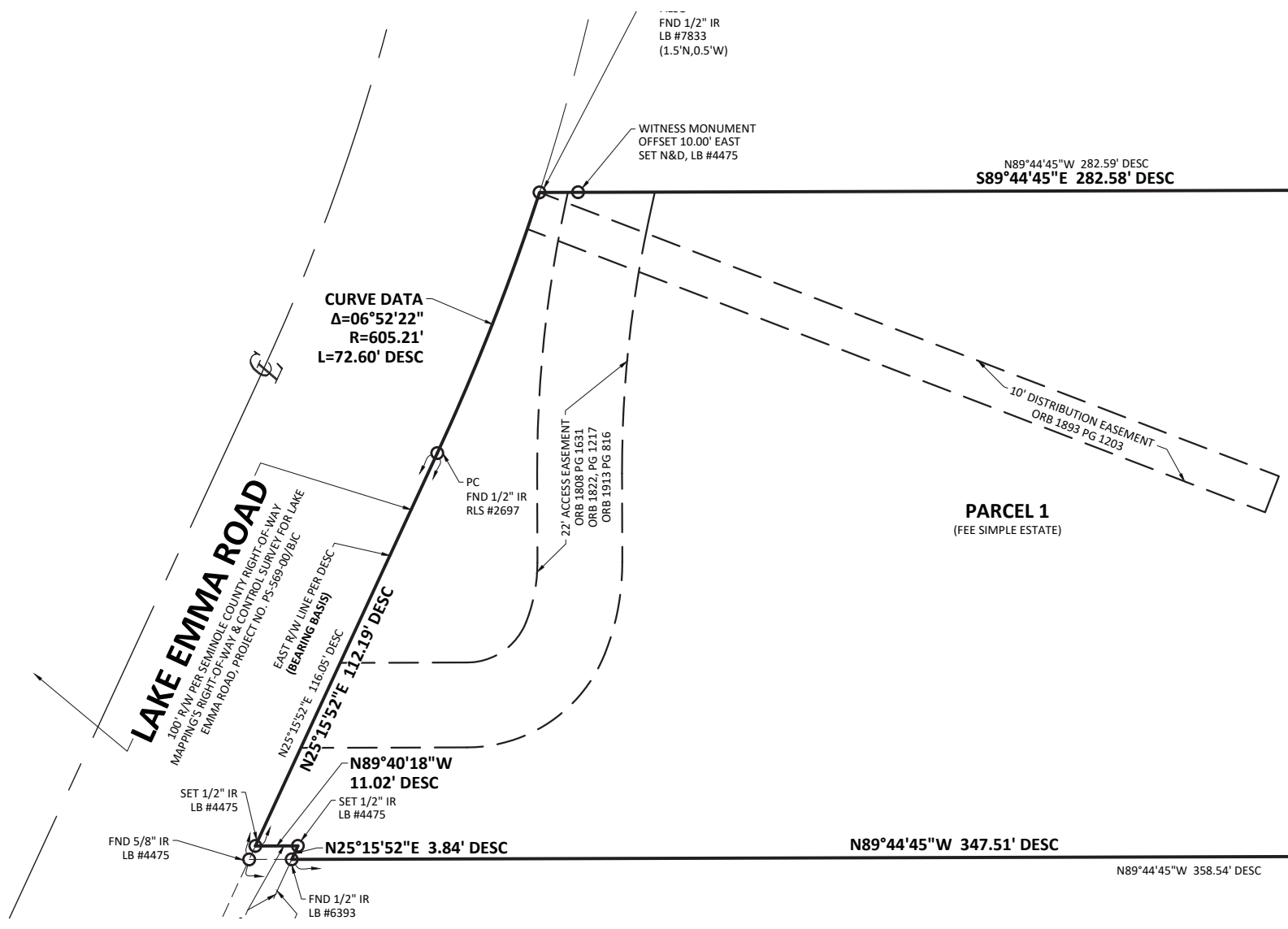
Digitally signed by Terrence W Rutter
Date: 2023.04.17 16:23:15 -0400'

TERRENCE W. RUTTER, JR., PSM 7371
"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE BOUNDARY SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." -OR- THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRENCE W. RUTTER, JR., PSM 7371.





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

PARCEL 1
(FEE SIMPLE ESTATE)

FND 5/8" IR
LB #4475

SET 1/2" IR
LB #4475

FND 1/2" IR
LB #6393

$N25^{\circ}15'52''E$ 3.84' DESC

$N89^{\circ}40'18''W$
11.02' DESC

PC
FND 1/2" IR
RLS #2697

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

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

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

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

10' DISTRIBUTION EASEMENT
ORB 1893 PG 1203

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

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

