

APPLICANTS JUSTIFICATION STATEMENT

Lake Emma Self Storage

Justification for height and setback waivers of the Seminole County Land Development Code and the Lake Mary Gateway Corridor requirements

This document is to provide justification for the height increase from 35' to 50' and a buffer reduction from 15' down 5' along the Lake Emma frontage of this proposed site. The existing site was built in the mid 1980's and is being redeveloped to a self-storage facility. The site access has been changed over the years making the center not viable for commercial businesses. Per the Lake Mary Boulevard Corridor Overlay the site is to have a height no greater than 35' and is required to have a 15' landscaping buffer along the roadway frontage.

Please see Exhibit 1 for the sites proximity to Lake Mary Boulevard. Per the Lake Mary Boulevard Gateway corridor requirements any building within 320' of the centerline of Lake Mary Boulevard is required to have a height no higher than 35'. Our proposed building will be a minimum of 300' from the centerline of Lake Mary Boulevard, doesn't have access on Lake Mary Boulevard, and is behind an existing gas station. We are proposing to increase the height of our building to 50'. See the site plan included with this statement for the Hyatt Place Hotel(exhibit 2) west of I-4 that has direct frontage on Lake Mary Boulevard. A waiver to the standards was allowed for this site as a 45' height was allowed. The other taller buildings in the area are the Academy Sports building at 50'(exhibit 3) and the Top Golf facility(exhibit 4) that is just south of the site on Lake Emma Road. Top golf has a building height of 52'-7" and the net poles are 170' tall on Lot 1 of the development and also has the ability to build a hotel up to 10 stories and 100' tall on lot 2. Based on the surroundings and other taller buildings in the area we feel that a 50' height is justified in this location.

The reduction in buffer width from 15' down to 5' is requested due the existing site conditions that include an access easement to the adjacent gas station and the existing retention for the site that we intend to use for the redeveloped site. See exhibit 5, the existing survey of the property. The survey shows the location of the access easement and the existing retention pond. The access cannot be modified since it is connected to the drive isle of the existing gas station. We intend to landscape the slopes of the pond to try and meet the intent of the 15' buffer.



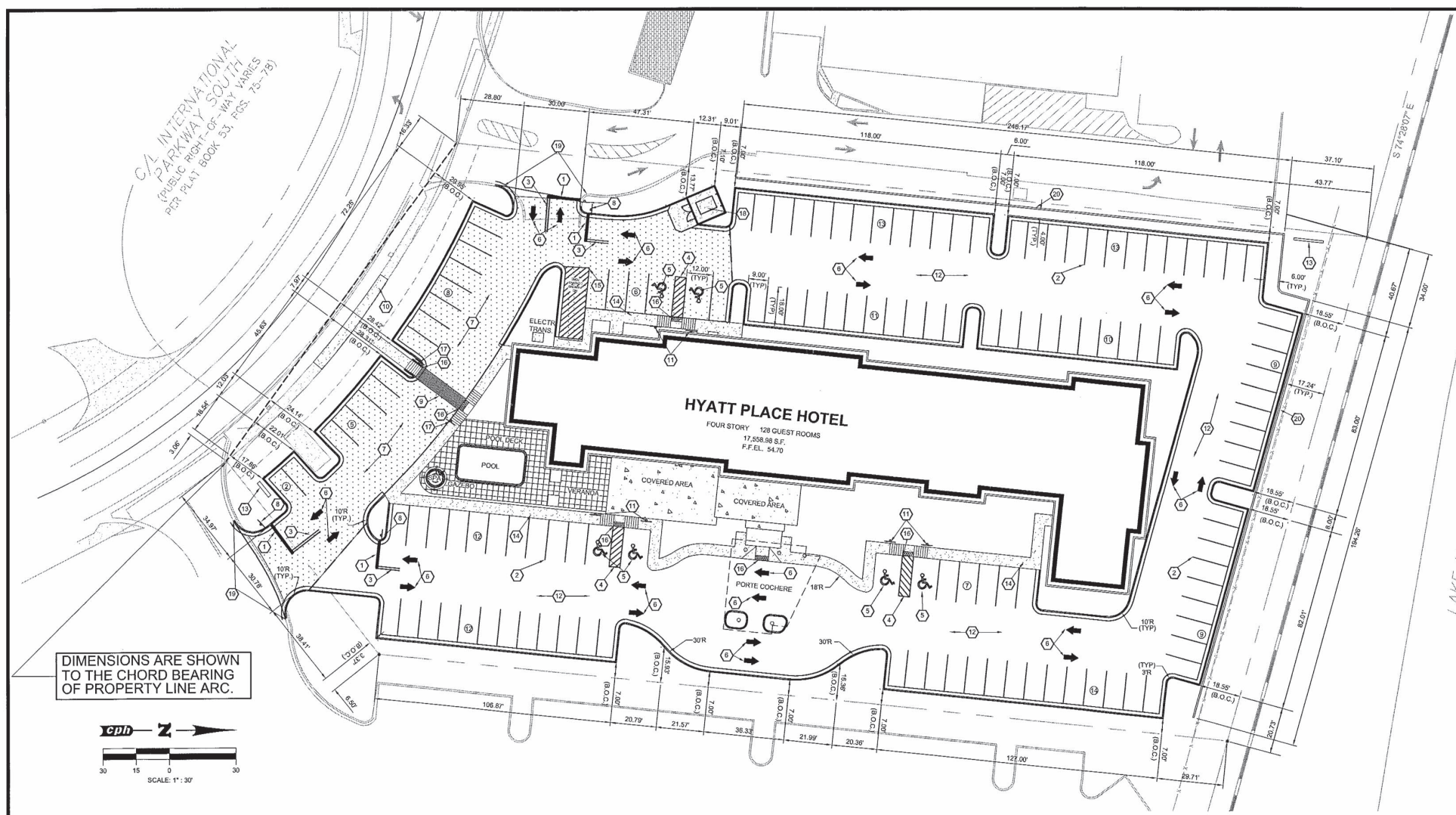
500 West Fulton Street
Sanford, Florida 32771
P. O. Box 2808
Sanford, Florida 32772-2808
Phone 407 332-6841
Fax 407 330-0639

Certificate of Authorization
No. AA26000926
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- Engineers
- Surveyors
- Architects
- Planners
- Landscape Architects
- Environmental Scientists
- Construction Management
- Design/Build



Designed by:	Drawn by:	Checked by:	Approved by:	Scale:	Date:	Job No.:	File:	No.	Date
M.W.K.	J.D.H.	N.D.E.	L.M.P.	1" = 30'	DEC. 2008	S14101	SDP		



DIMENSIONS ARE SHOWN TO THE CHORD BEARING OF PROPERTY LINE ARC.



LAKE MARY BOULEVARD
(PUBLIC RIGHT-OF-WAY VARIES PER
F.D.O.T. MAP SECTION No. 771160-2427,
AS RECORDED IN P.B. 1, PGS. 93-200
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA)

GENERAL SITE NOTES

1. FOR LEGAL DESCRIPTION, BOUNDARY INFO., AND BENCHMARK INFO., SEE SURVEY SHEET.
2. 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.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS OR REPLACE AFTER CONSTRUCTION.
4. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
5. CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH SEMINOLE COUNTY REQUIREMENTS.
6. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, PORCH, RAMP & DOWNSPOUT LOCATIONS.
8. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. 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.
10. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES AND GUY 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.
11. ALL PAINT USED FOR PARKING STRIPING SHALL BE ALKYD PETAOLEUM BASED PAINT, TWO COATS OF PAINT IS TO BE USED.
12. CROSS WALK STRIPING, STOP BAR, HANDICAP SYMBOL, AND SURROUNDING DIAGONAL STRIPING SHALL BE THERMOPLASTIC.
13. ON-SITE DIMENSIONS AND RADII SHOWN ARE TO FACE OF CURB UNLESS NOTED (BOC) WHICH INDICATES BACK OF CURB. OFF-SITE DIMENSIONS AND RADII SHOWN ARE TO EDGE OF PAVEMENT, (GUTTER LINE).
14. SIGNAGE AND TRAFFIC MARKINGS SHALL BE IN ACCORDANCE WITH F.D.O.T. AND SEMINOLE COUNTY REQUIREMENTS.
15. 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 BOLLARD PER DETAIL LOCATED ON DETAIL SHEET.
16. CONTRACTOR IS TO INSTALL SMOOTH TRANSITIONS BETWEEN CHANGES IN CURB TYPES.
17. ALL PERIMETER CURBING SHALL BE SPILL TYPE CURB & GUTTER UNLESS OTHERWISE NOTED.
18. ALL SIGNS SHALL HAVE 7'-0" MIN. CLEARANCE FROM FINISH GRADE TO BOTTOM OF LOWEST SIGN MOUNTED ON POST.
19. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES, AND D.S.H.A. STANDARDS.
20. ALL DISTURBED AREAS SHALL BE SOODED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS GROWN.
21. ALL CURBED RADII ARE TO BE 10' AND 2' UNLESS OTHERWISE NOTED.
22. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
23. 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.
24. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
25. TOTAL LAND AREA IS 2.30 AC.
26. NO WETLANDS APPEAR TO BE PRESENT BASED ON USGS MAP, AND VISUAL INSPECTION.
27. 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 REARLY STREET, NUMBERS SHALL BE POSTED AT THE ENTRANCE STREET OR DRIVEWAY TO THE BUILDING, PER SEMINOLE COUNTY ORDINANCE 2000-22.
28. 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.
29. LIGHTING SHALL CONFORM TO SEMINOLE ORDINANCE 2004-2.
30. PROPOSED DUMPSTERS SHALL BE SCREENED WITH A SIX (6) FOOT BRICK OR MASONRY WALL.
31. SIGNAGE SHALL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE CHAPTER 30, PART 05.

SITE DATA

PARCEL ID: 13-20-29-5N-Q-0B00-0020

SITE AREA: 101,494.80 S.F. (2.33 AC.)

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

PROPOSED USE: HOTEL
PROPOSED BUILDING AREA: 17,568.98 S.F. (B.L.G.)

PROPOSED BUILDING HEIGHT: 45'

BUILDING SETBACKS:	REQUIRED	PROVIDED
NORTH:	50'	60'
SOUTH:	50'	60'
WEST:	0'	70'
EAST:	0'	80'

YARD SETBACKS:	REQUIRED	PROVIDED
NORTH:	15'	18.50'
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: 23,752.55 S.F. (23.4%)
REQUIRED:
OPEN SPACE: 25.00%

PARKING REQUIREMENTS: HOTEL
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 OAKMOUNT PUO PERFORMANCE STANDARDS)
+ 6 HC SPACES (12X 18' = 131 SPACES)

LOADING:
(1) 12X33'

KEYNOTES

- 1 2' SOLID WHITE PAINTED STOP BAR PER FDOT INDEX NO. 17346.
- 2 4' PAINTED SINGLE WHITE SOLID LINE (TYP.)
- 3 6" PAINTED DOUBLE YELLOW CENTERLINE STRIPING (TYP.)
- 4 HANDICAP STRIPING - SEE DETAIL, SHEET C-7.
- 5 ACCESSIBLE PARKING SYMBOL (TYP.) - SEE DETAIL, SHEET C-7.
- 6 DIRECTIONAL ARROWS (TYP.) - SEE DETAIL, SHEET C-7.
- 7 ASPHALT PAVING HEAVY DUTY - SEE DETAIL, SHEET C-7.
- 8 *STOP* SIGN (R1-1) - SEE DETAIL, SHEET C-7.
- 9 BRICK RED STAMPED CONCRETE OR APPROVED PEDESTRIAN CROSSWALK PER FDOT INDEX NO. 17346.
- 10 PROPOSED 5' WIDE CONCRETE SIDEWALK, PER FDOT INDEX NO. 310
- 11 *HANDICAP* SIGN - SEE DETAIL, SHEET C-7.
- 12 ASPHALT PAVING LIGHT DUTY - SEE DETAIL, SHEET C-7.
- 13 PROPOSED MONUMENT SIGN, SEE NOTE 32 & ARCH. PLANS
- 14 PROPOSED 5' WIDE CONCRETE SIDEWALK PER FDOT INDEX NO. 310.
- 15 PROPOSED LOADING ZONE STRIPING SINGLE YELLOW SOLID LINE 2" O.C. @45°
- 16 PROPOSED HANDICAP RAMP WITH TRUNCATED DOMES PER FDOT INDEX 304
- 17 *PEDESTRIAN CROSSING* SIGN - SEE DETAIL, SHEET C-7.
- 18 DUMPSTER ENCLOSURE AND PAD. SEE DETAIL SHEET C-7
- 19 NEATLY SAW CUT / REMOVE AND CONSTRUCT SMOOTH TRANSITION TO EXISTING CURB.
- 20 PROPOSED RETAINING WALL, SEE SHEET C-7

PROPOSED LEGEND

- (TYP) PROPOSED PARKING SPACES PER ROW
- PROPOSED LIGHT DUTY ASPHALT (SEE SHEET C-7)
- PROPOSED LIGHT DUTY CONCRETE (SEE SHEET C-7)
- PROPOSED HEAVY DUTY ASPHALT (SEE SHEET C-7)

29347-10
RECEIVED
JAN 11 2007
PDS
J.L. TAMONTE SVC. CTR.

Property Appraiser ID Number 13-20-29-5N-Q-0B00-0020

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 _____

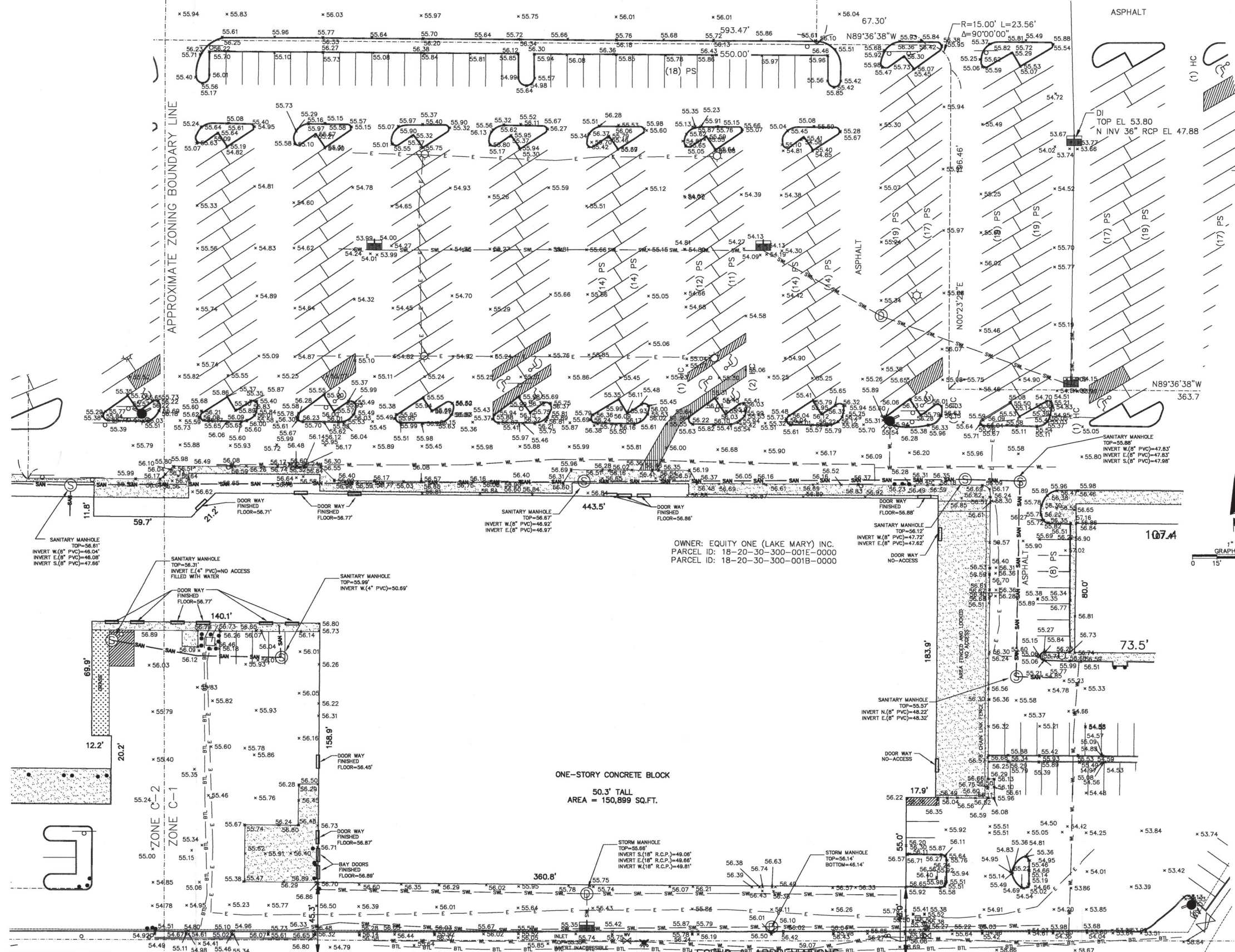


SITE DIMENSION PLAN

**HYATT PLACE HOTEL
INTERNATIONAL PARKWAY SOUTH
SEMINOLE COUNTY, FLORIDA**

Sheet No.

C-4



OWNER: EQUITY ONE (LAKE MARY) INC.
 PARCEL ID: 18-20-30-300-001E-0000
 PARCEL ID: 18-20-30-300-001B-0000

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 0065 F (MAP NO. 121700085F), 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
 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.

FIELD ABBREVIATIONS

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

21928-5
 RECEIVED
 JUL 31 2013
 TITLE AND SVC. CNTR.

DATE: JULY 23, 2013
 SCALE: 1" = 30'
 DRAWN BY: GHF
 APPROVED BY: DMD
 DRAWING FILE NAME: H:\2013\3073071102\ 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) 426-7373
 WWW.ASM-SURVEYING.COM

DEVELOPMENT NOTES:

OVERALL DEVELOPMENT SIZE: 22.47 A.C.

PARCEL ID: 18-20-30-300-0120-0000, 18-20-30-300-0121-0000, & 18-20-30-300-0122-0000

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:	BUFFER	WIDTH	DESCRIPTION
GREENWOOD BLVD	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
LAKE EMMA ROAD	HYBRID CD	80' WIDE	8 CANOPY TREES/100 LF / 10 UNDERSTORY TREES/100 LF / 25 SHRUBS/100LF
SOUTH PERIMETER (SW PROPERTY LINE)	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
NORTH & WEST PROPERTY LINES	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
EAST (ADJACENT TO LOT 2)	NA	0' WIDE	SHARED ACCESS DRIVE
SOUTH (ADJACENT TO LOT 2)	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
PARKING AREA	NA	NA	1 CANOPY TREE/25 P.S. / 1 UNDERSTORY TREE/25 P.S. / 3 SHRUBS/25 P.S.

LOT 2:	BUFFER	WIDTH	DESCRIPTION
GREENWOOD BLVD	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
LAKE EMMA ROAD	TYPE B	35' WIDE	5 CANOPY TREES/100 LF / 7 UNDERSTORY TREES/100 LF / 25 SHRUBS/100 LF
WEST (ADJACENT TO LOT 1)	NA	0' WIDE	SHARED ACCESS DRIVE
NORTH (ADJACENT TO LOT 1)	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
(*WIDTH CONSTRAINED DUE TO ACCESS DRIVE SPACING)	TYPE A	15' WIDE	3 CANOPY TREES/100 LF / 4 UNDERSTORY TREES/100 LF / CONTINUOUS 24" HEDGE
PARKING AREA	NA	NA	1 CANOPY TREE/25 P.S. / 1 UNDERSTORY TREE/25 P.S. / 3 SHRUBS/25 P.S.

PARKING DATA:

LOT 1:	REQUIRED	PROVIDED (PER PUD)	PROVIDED
LOT 1:	1 PER EMPLOYEE + 1 PER 3.0 GUEST CAPACITY	1 PER EMPLOYEE + 1 PER 3.5 GUEST CAPACITY	1 PER EMPLOYEE + 1 PER 3.38 GUEST CAPACITY
LOT 2:	125 + (1200/3.0) = 525 SPACES	125 + (1200/3.5) = 468 SPACES	461 SPACES (91x19')
			9 ADA SPACES (12x19')
			10 MOTORCYCLE PARKING (8'x10')
			TOTAL SPACES: 480 PARKING SPACES

PER SECTION 155 - APPENDIX B TO BE PROVIDED PER SECTION 155 - APPENDIX B

OPEN SPACE:

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

IMPERVIOUS COVERAGE:

LOT 1:	MAX	PROVIDED
LOT 1:	0.70 x 18.75 = 13.12 AC	11.80 AC (62.9%)
LOT 2:	0.70 x 3.72 = 2.60 AC	NOT TO EXCEED MAXIMUM REQUIREMENT

LOT DEVELOPMENT INFORMATION:

AREAS IN ACRES:	LOT 1	LOT 2
AREA IN SQUARE FEET:	±18.75	±3.72
PERMITTED USES:	±816,714	±162,075
	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 HOTEL / OFFICE USES 100' / 10 STORIES
 170' NET POLES RETAIL USES 45' / 2 STORIES
 (ABOVE FINISH FLOOR) (ABOVE FINISH FLOOR)

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 'F' CURB
- PROPOSED TYPE 'D' CURB
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE

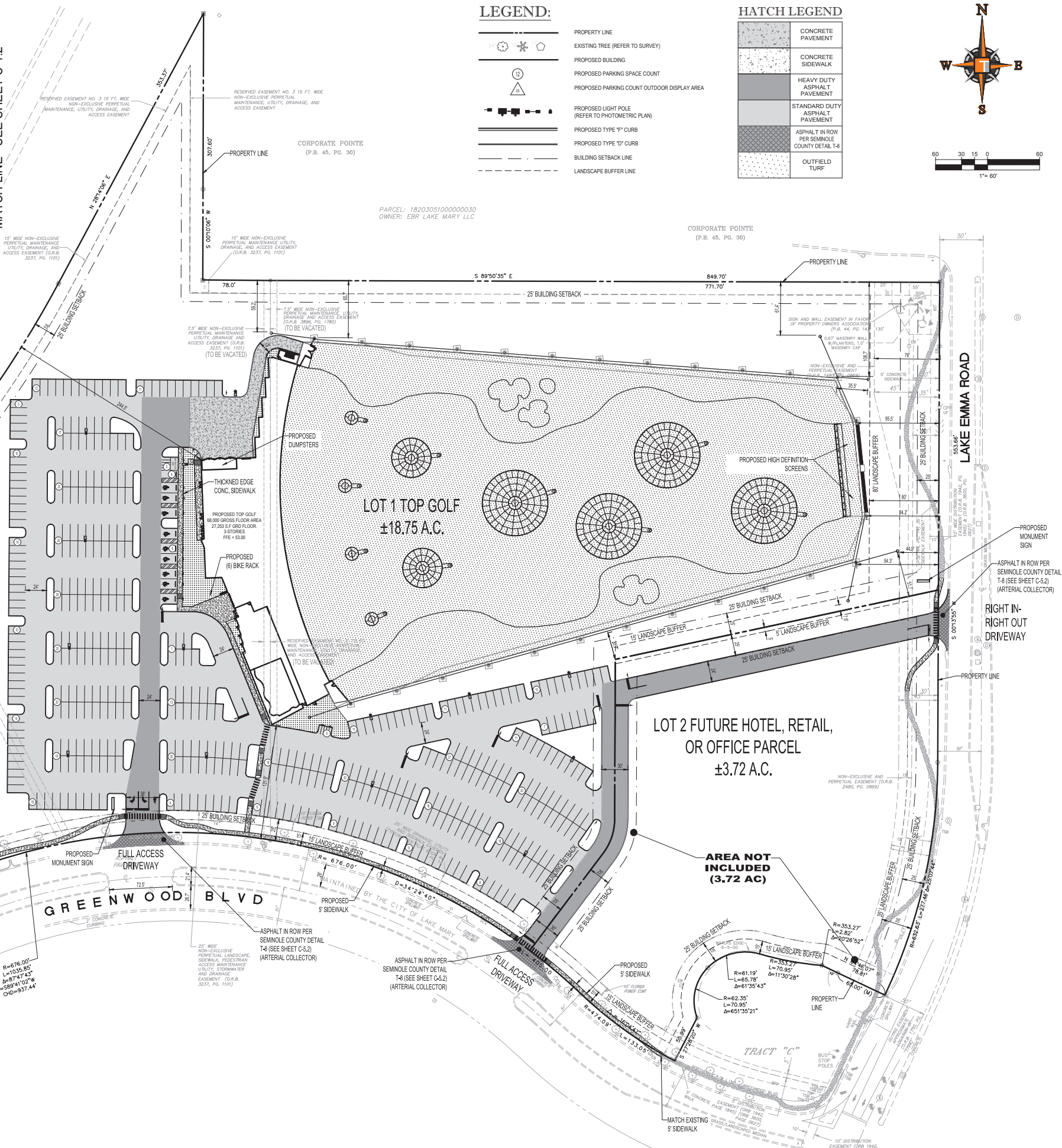
HATCH LEGEND

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



MATCH LINE - SEE SHEET C-4.3

MATCH LINE - SEE SHEET C-4.2



THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 OFFICES:
 4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FLORIDA 33609
 1000 CORPORATE DR. SUITE 200 FT. LAUDERDALE, FLORIDA 33334

REVISIONS

REV	DATE	COMMENT	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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 www.call811.com

PERMIT SET
 PROJECT No.: FT180018
 DRAWN BY: HR
 CHECKED BY: EMM
 DATE: 10/09/2018
 SCALE: AS NOTED
 CADD ID: FT180018-C-4.0 SP

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 ---

MAP OF SURVEY

(TOPOGRAPHIC DETAIL)



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

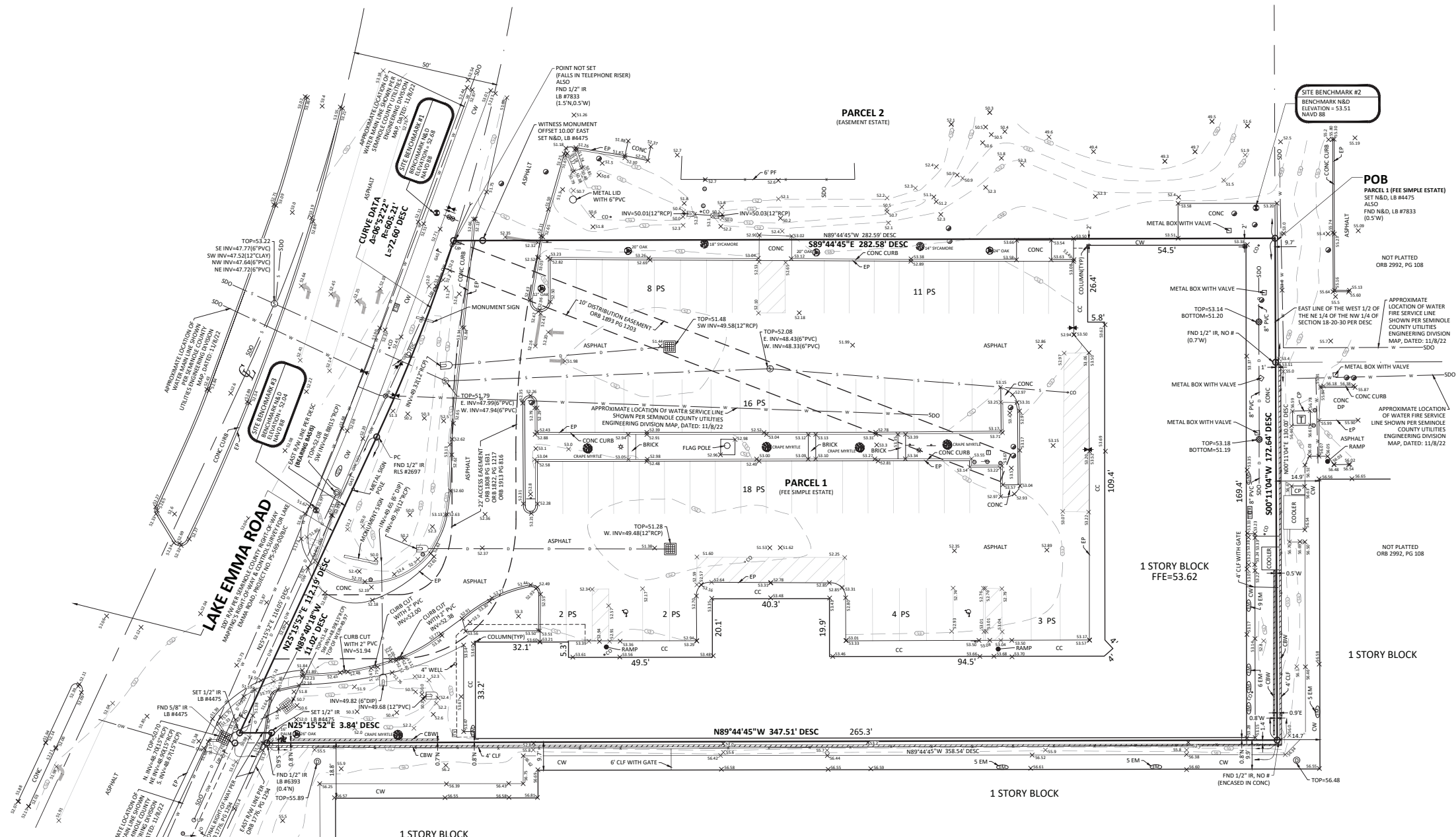
SCALE: 1" = 20' JOB #56458 SHEET 2 OF 2
 DRAWN BY: SNH

PREPARED FOR:
THE HUBER GROUP

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

LEGEND

- BB - BOTTOM OF BANK
- BF - BACK FLOW PREVENTER
- BM - BENCHMARK
- B - BOLLARD
- BE - BURIED ELECTRIC
- BWF - BARBED WIRE FENCE
- CB - CABLE TV RISER
- CC - CONCRETE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CCR - CERTIFIED CORNER RECORD
- CF - CONCRETE FUME
- CHW - CONCRETE HEAD WALL
- CLF - CHAIN LINK FENCE
- CM - CENTERLINE
- CMP - CONCRETE MONUMENT
- CO - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- COVD - COVERED
- CP - CONCRETE PAD
- CW - CONCRETE WALKWAY
- DBM - DEED/DESC & MEASURED
- DE - DRAINAGE EASEMENT
- DESC - DESCRIPTION
- DI - DOT INLET
- DOC - DOCUMENT #
- DP - DUMPSTER PAD
- DR - DRIVEWAY
- EN - EASEMENT NUMBER
- EM - ELECTRIC METER
- EL - ELECTRICAL BOX
- EMT - ELEVATION
- EP - EASEMENT
- EP - EDGE OF PAVEMENT
- FD - FIRE DEPARTMENT CONNECTION
- FIRM - FLOOD INSURANCE RATE MAP
- FE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- FND - FORCE MAIN
- FO - FOUND
- FO - FIBER OPTIC BOX
- FO - FIBER OPTIC LINE
- FO - GAS LINE
- FO - GAS METER
- FO - GAS VALVE
- FO - GREASE TRAP
- FO - GUY WIRE ANCHOR
- FO - HANDICAP PARKING
- FO - HIGH DENSITY POLYETHYLENE
- INV - IRON PIPE
- IR - IRON ROD
- IR - IRRIGATION VALVE
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LSA - LANDSCAPE AREA
- LS - LICENSE SURVEYOR
- MEAS - MEASURED
- MF - METAL FENCE
- MS - METAL SHED
- MS - MITERED END SECTION
- MS - MONITORING WELL
- NAD - NORTH AMERICAN DATUM
- NAD - NAIL & DISC
- NAD - VERTICAL DATUM
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NT - NON-TANGENT
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- OR - OVERHEAD WIRE
- OR - PLAT BOOK
- PC - POINT OF CURVATURE
- PER - PER ENGINEERING PLANS
- PF - PLASTIC FENCE
- PG - PAGE
- PI - POINT OF INTERSECTION
- PBM - PLAT & MEASURED
- PGB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PS - PARKING SPACES
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- PT - POINT OF TANGENCY
- PVC - PLASTIC PIPE
- R - CURVE RADII
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- SM - SANITARY MANHOLE
- S - SANITARY LINE
- S - SHOWN FOR DIRECTION ONLY
- SF - SQUARE FEET
- SP - SPOT ELEVATION
- STB - STORM/BRAIN LINE
- SV - SEWER VALVE
- ST - STORM INLET
- ST - TOP OF BANK
- ST - TRAFFIC ISLAND
- ST - TRAFFIC SIGN
- ST - TRANSFORMER/JUNCTION BOX
- ST - TELEPHONE RISER
- ST - TRAFFIC POLE
- ST - TRAFFIC SIGNAL BOX
- ST - TYPICAL
- ST - UTILITY BOX
- UE - UTILITY EASEMENT
- UM - UTILITY MARKER
- UP - UTILITY POLE
- UP - IRON PIPE
- UP - IRON ROD
- UP - WATERS LINE
- UP - WOOD FENCE
- UP - WOOD SHED
- UP - WATER VALVE
- UP - WATER METER (FRESH)
- UP - WATER METER (RECLAIMED)
- UP - 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 -04'00'

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 51-17 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.

