

Plotted By: Robert, Michael, Shariel, and Christopher C. Lepore, Inc. Date: 02/20/2026 04:17:45pm K:\ORL_CRM\149303005-Tatra St Overlay DDC\CD\Drawings\Plan\TOP_LAYOUT.dwg
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LEGAL DESCRIPTION:

PER TITLE

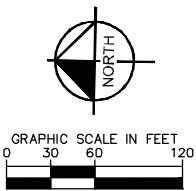
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SEMINOLE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOW:

THE NORTH 1/2 OF LOT 55 OF THE SLAVIA COLONY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA,

TOGETHER WITH

LOT 56 OF THE SLAVIA COLONY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2297, PAGE 247, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA,

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME LOCATED THEREON.



SITE DATA :

PARCEL ID: 16-21-31-SCA-0000-0550
PARCEL AREA: 11.74 ACRES
EXISTING ZONING: A-1
PROPOSED ZONING: R-3A
FUTURE LAND USE: MDR
EXISTING USE: MDR
PROPOSED LAND USE: MULTIFAMILY
PROPOSED BUILDING AREA: 83,989 SF
PROPOSED UNITS: 70 UNITS

DENSITY CALCULATION:

SITE GROSS AREA: 11.97 ACRES
ROW AREA: 0.23 ACRE
TRANSMISSION AND POWER LINE EASEMENTS: 0 ACRE
LAKES AND WETLANDS: 0.30 ACRE
FLOODPLAIN AREA: 4.44 ACRE
NET BUILDABLE AREA: 7.00 ACRES
PROPOSED DENSITY: 70 UNITS / 7.00 ACRES: 10 UNITS/ACRE
MAX. DENSITY: 10 UNITS/ACRE

MAX. BUILDING HEIGHT: 35 FT
OPEN SPACE REQUIRED (25%): 1.75 ACRES

EXISTING WETLAND AREA: 6.75 ACRES
WETLAND AREA PROPOSED TO BE MITIGATED: 6.45 ACRES

TOTAL EXISTING TREES: 105
EXISTING TREES TO BE REMOVED: 105
EXISTING TREES TO REMAIN: 0

PARKING REQUIREMENTS:

1,000 SF OR GREATER UNIT (2 SPACES/UNIT)
70 UNITS x 2: 140 SPACES

PARKING PROVIDED:

GARAGE SPACES: 70 SPACES
DRIVEWAY SPACES: 70 SPACES
STANDARD SPACES: 3 SPACES
ADA SPACES: 1 SPACES
TOTAL PARKING SPACES PROVIDED: 144 SPACES

BICYCLE PARKING REQUIREMENTS:

LONG TERM (1 SPACE/5 UNITS)
70 UNITS/5: 14 SPACES
SHORT TERM (1 SPACE/10 UNITS)
70 UNITS/10: 7 SPACES
TOTAL BICYCLE SPACES REQUIRED: 21 SPACES

BUILDING SETBACKS:

FRONT: 25 FT
SIDE: 25 FT
REAR: 25 FT

LANDSCAPE BUFFER:

NORTH: NO BUFFER REQUIRED
SOUTH: NO BUFFER REQUIRED
EAST: 10 FT/0.2 OPAQITY
WEST: 15 FT/0.4 OPAQITY

FIRE SYSTEM NOTES:

- FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.1).
- A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCIES IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS.
- A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1).
- WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK (NFPA 1, 16.1.3.1.3).
- FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
- A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2 IN. NFPA 1, 18.5.7.
- HYDRANTS SHALL BE MARKED WITH A BLUE REFLECTOR IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.
- ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS SHALL PROVIDE FIRE DEPARTMENT ACCESS THROUGH AN APPROVED SOS AND SEMINOLE COUNTY KNOX KEY SWITCH. NFPA 1, 18.2.2.2.

OPEN SPACE

REQUIRED OPEN SPACE: 2.99 ACRES
(25% OF THE SITE GROSS AREA):
PROVIDED OPEN SPACE: 3.37 ACRES (28.17%)

Always call 811 two full business days before you dig to have underground utilities located and marked.

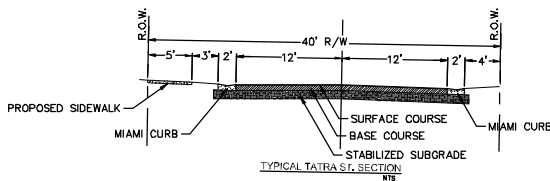


NUMBER OF DWELLING UNITS PER EXISTING BUILDABLE AREA

TOTAL BUILDABLE AREA: 11.97 ACRES
ROW AREA: 0.23 ACRE
TRANSMISSION AND POWER LINE EASEMENTS: 0 ACRE
EXISTING WETLANDS (PROPOSED TO BE MITIGATED): 6.75 ACRE
FLOODPLAIN AREA: 10.44 ACRE
EXISTING NET BUILDABLE AREA: 4.99 ACRES
MAX. DENSITY: 10 UNITS/ACRE
NUMBER OF DWELLING UNITS
10 UNITS/ACRE * 4.99 ACRES: = 49 UNITS

NUMBER OF DWELLING UNITS PER PROPOSED BUILDABLE AREA

TOTAL BUILDABLE AREA: 7.23 ACRES
ROW AREA: 0.23 ACRE
TRANSMISSION AND POWER LINE EASEMENTS: 0 ACRE
PROPOSED WETLANDS: 0.30 ACRE
FLOODPLAIN AREA: 4.44 ACRE
EXISTING NET BUILDABLE AREA: 7.00 ACRES
MAX. DENSITY: 10 UNITS/ACRE
NUMBER OF DWELLING UNITS
10 UNITS/ACRE * 7.00 ACRES: = 70 UNITS



THE DEVELOPMENT WILL FOLLOW ALL SEMINOLE COUNTY AND SJRWMD STORMWATER REQUIREMENTS. FINAL LAYOUT AND DENSITY MAY BE REDUCED TO MEET DRAINAGE AND FLOOD REQUIREMENTS

NO.	REVISIONS	DATE	BY

Kimley»Horn

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KHA PROJECT: 149303005
DATE: 05/20/2026
SCALE: AS SHOWN
DESIGNED BY: CHRISTOPHER C. LEPORE
DRAWN BY: MICHAEL SHARIEL
CHECKED BY: ROBERT LEPOR
DATE: 05/20/2026

DEVELOPMENT PLAN

TATRA MULTI-FAMILY

SHEET NUMBER
DP 1.0