Plotted By: Grobdill, Michael Sheet Set: ########## Layout: C4.0 SITE PLAN June 02, 2026 04:17:46pm K:\ORL_Civil\149303006-Tatra St Overlo DEV\ADD\Development Plan\DP1.0-SITE.dwg
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LEGAL DESCRIPTION:

PER TITLE

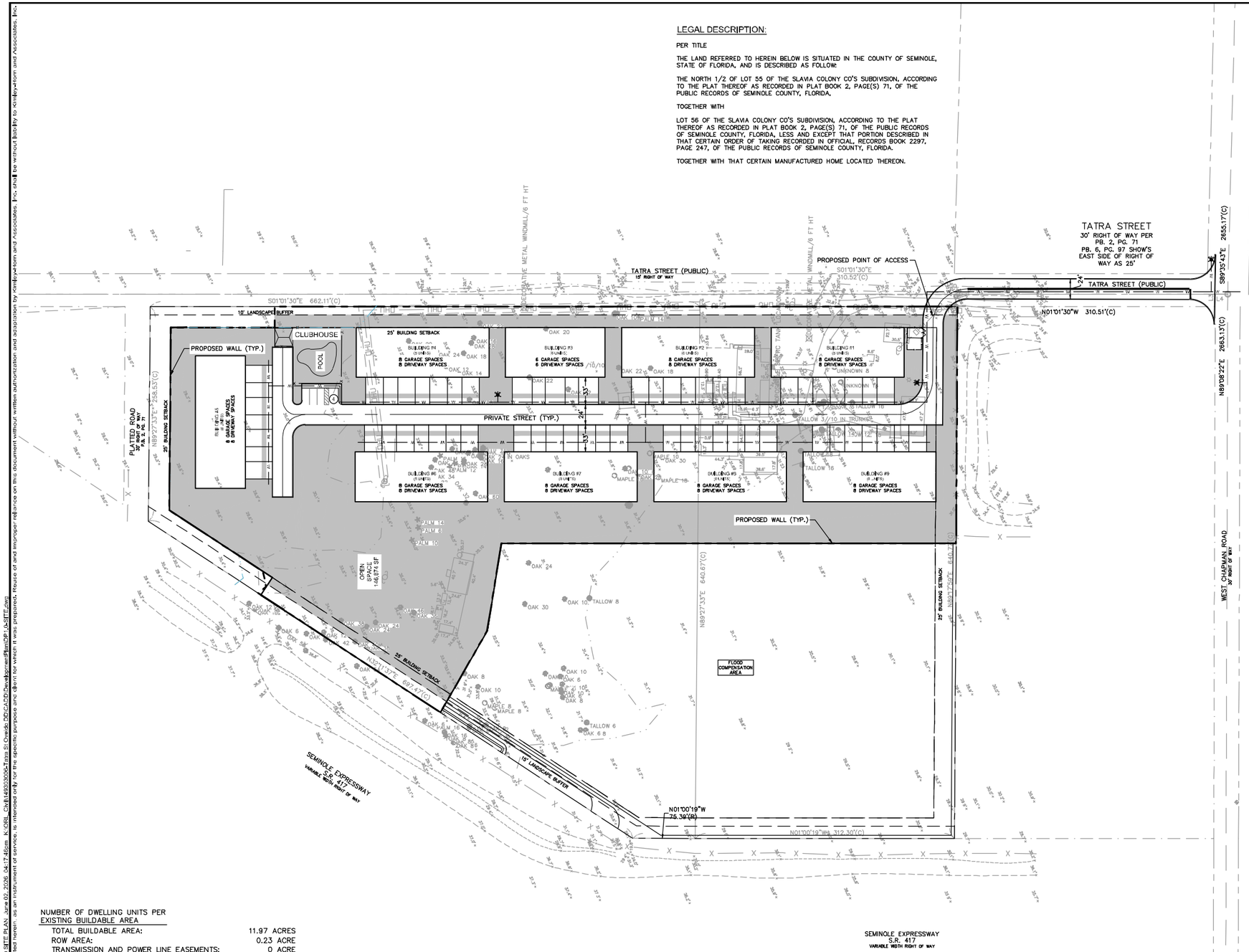
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SEMINOLE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOW:

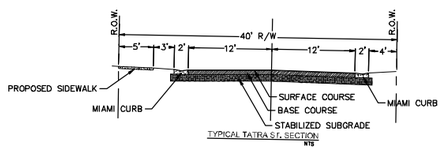
THE NORTH 1/2 OF LOT 55 OF THE SLAVIA COLONY CO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 71, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

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.





TYPICAL TATRA S.T. SECTION
NTS

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

SITE DATA :

PARCEL ID:	16-21-31-5CA-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 OPACITY
WEST:	15 FT/0.4 OPACITY

FIRE SYSTEM NOTES:

1. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.1).
2. 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.
3. 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).
4. 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).
5. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
6. 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.
7. HYDRANTS SHALL BE MARKED WITH A BLUE REFLECTOR IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.
8. 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: (25% OF THE SITE GROSS AREA):	2.99 ACRES
PROVIDED OPEN SPACE:	3.37 ACRES (28.17%)

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

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

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No.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
CHRISTOPHER CLEDERA
STATE OF FLORIDA
LICENSE NUMBER 92200
PROFESSIONAL ENGINEER
DATE: 05/20/2026

KHA PROJECT 149303006			
DATE	05/20/2026		
SCALE	AS SHOWN	—	—
DESIGNED BY		—	—
DRAWN BY		—	—
CHECKED BY		—	—

TATRA MULTI-FAMILY DEVELOPMENT PLAN

SEMINOLE COUNTY FLORIDA

SHEET NUMBER
DP 1.0