

**VICINITY MAP**

SCALE: 1" = 600'

**STORMWATER NOTE:**

THE SITE WILL MEET SEMINOLE COUNTY AND SJRWMD STORMWATER REQUIREMENTS.

**DUMPSTER ENCLOSURE NOTE:**

DUMPSTER ENCLOSURE WILL MEET SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.14.15, MISCELLANEOUS DESIGN STANDARDS. DUMPSTER ENCLOSURE WILL REQUIRE A SEPARATE PERMIT.

**OUTDOOR LIGHTING NOTE:**

OUTDOOR LIGHTING WILL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE SECTION 30.15, OUTDOOR LIGHTING REQUIREMENTS.

**SIGNAGE NOTE:**

ALL PROJECT SIGNAGE SHALL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT.

**OUTDOOR STORAGE NOTE:**

ANY OUTDOOR STORAGE OF PARTS, SUPPLIES, OR MATERIALS SHALL BE PROHIBITED.

**PARKING LOT LANDSCAPING:**

PARKING LOT LANDSCAPING WILL MEET THE REQUIREMENTS OF SCLDC SECTION 30.14.13.

**BUFFER COMPOSITION:**

BUFFER COMPOSITION WILL BE DETERMINED AT THE TIME OF SITE PLAN APPLICATION.

**LANDSCAPE BUFFERS:**

LANDSCAPE BUFFERS WILL MEET THE REQUIREMENTS OF SCLDC SECTION 30.14.5 AND 30.14.3.1.

**LEGAL DESCRIPTION**

PARCEL NO.: 20-21-31-501-0000-0050

LOTS 5 AND 6, WILLIAMS SURVEY OF LOT 25, SLAVIA COLONY CO., AS RECORDED IN DEED BOOK 157, PAGE 161 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

**SITE DATA**

UTILITIES: Power: Duke Energy  
 Water: Seminole County  
 Sewer: Seminole County  
 Telephone: AT&T  
 Solid Waste: Private Contractor

LAND AREA: Total Site 1.45 Acres

NET BUILDABLE ACREAGE: 1.45 Acres

PARKING REQUIREMENTS:  
 Office: 3,711 s.f. @ 4 spaces/1,000 s.f. = 15 spaces  
 Restrooms: 485 s.f. @ 1 space/1,000 s.f. = 1 space  
 Pavilion/Assembly: 16 seats @ 1 space/4 seats = 4 spaces  
 Food/Beverage: 1,370 s.f. @ 5 spaces/1,000 s.f. = 7 spaces  
 Total parking required = 27 spaces  
 Total parking provided = 27 spaces

PARKING SPACE SIZE: 20' x 10' - Standard - 25 spaces  
 20' x 12' - Handicap - 2 spaces  
 55' x 12' - Loading - 1 space

BICYCLE PARKING SPACE REQUIREMENTS:  
 Office: 1 space/15,000 s.f. = 2 spaces  
 General Business: 1 space/25,000 s.f. = 2 spaces  
 Total bicycle parking spaces required = 4 spaces  
 Total bicycle parking spaces provided = 5 spaces

REQUIRED BUILDING SETBACKS: Front: 50 ft.  
 Side: 15 ft.  
 Rear: 15 ft.

**BUILDING SETBACKS:**

	PROPOSED:	ACTUAL:
BUILDING NO. 1:	Front: 20 ft. Side: 20 ft. Rear: 20 ft.	Front: 21' ft. Side: 64 ft. ; 125' -11' Rear: 232' -8' ft.
BUILDING NO. 2:	Front: 50 ft. Side: 20 ft. Rear: 20 ft.	Front: 66' -4' ft. Side: 30' -2' ft. ; 176' -7' Rear: 241' -3' ft.
BUILDING NO. 3:	Front: 100 ft. Side: 60 ft. Rear: 125 ft.	Front: 102' -8' ft. Side: 65' -6' ft. ; 126' -9' Rear: 160' -6' ft.
BUILDING NO. 4:	Front: 100 ft. Side: 20 ft. Rear: 125 ft.	Front: 113' -3' ft. ; 160' -4' Side: 23' -2' ft. ; 160' -4' Rear: 159' -1' ft.

FLOOR AREA RATIO (FAR): 0.10 (6,500 s.f. / 63,162 s.f.) < 0.24 Max.  
 PROPOSED FAR = 0.10 < 0.24 = ALLOWED FAR MAX.

FLOOR AREA:  
 PROPOSED = 6,500 S.F. < 15,000 S.F. ALLOWED MAX.

PROPOSED BUILDING HEIGHTS:  
 BUILDING NO. 1: 9' -8" ft. < 35' MAX HEIGHT  
 BUILDING NO. 2: 12' -0" ft. < 35' MAX HEIGHT  
 BUILDING NO. 3: 12' -0" ft. < 35' MAX HEIGHT  
 BUILDING NO. 4: 24' -0" ft. < 35' MAX HEIGHT

PROPOSED BUILDING AREAS:  
 BUILDING NO. 1: 1,370 s.f.  
 BUILDING NO. 2: 934 s.f.  
 BUILDING NO. 3: 485 s.f.  
 TOTAL: 2,789 s.f. - Neighbor Commercial  
 FAR: 0.04 - Neighbor Commercial

BUILDING NO. 4: 3,711 s.f. - Office  
 FAR: 0.06 - Office

TOTAL BUILDING AREA: 6,500 s.f. - FAR: 0.10

ZONING: PD - PLANNED DEVELOPMENT  
 Existing Zoning: PD (Planned Development)  
 Existing Future Land Use: Planned Development  
 Proposed Zoning: PD (Planned Development)  
 Future Land Use: Planned Development  
 Intended Use: 2,789 s.f. Neighborhood Commercial  
 3,711 s.f. Office

**TGF Architecture**  
 PROJECT TITLE: SLAVIA STATION  
 1973 WEST STATE ROAD 426  
 OVIEDO, FL 32765

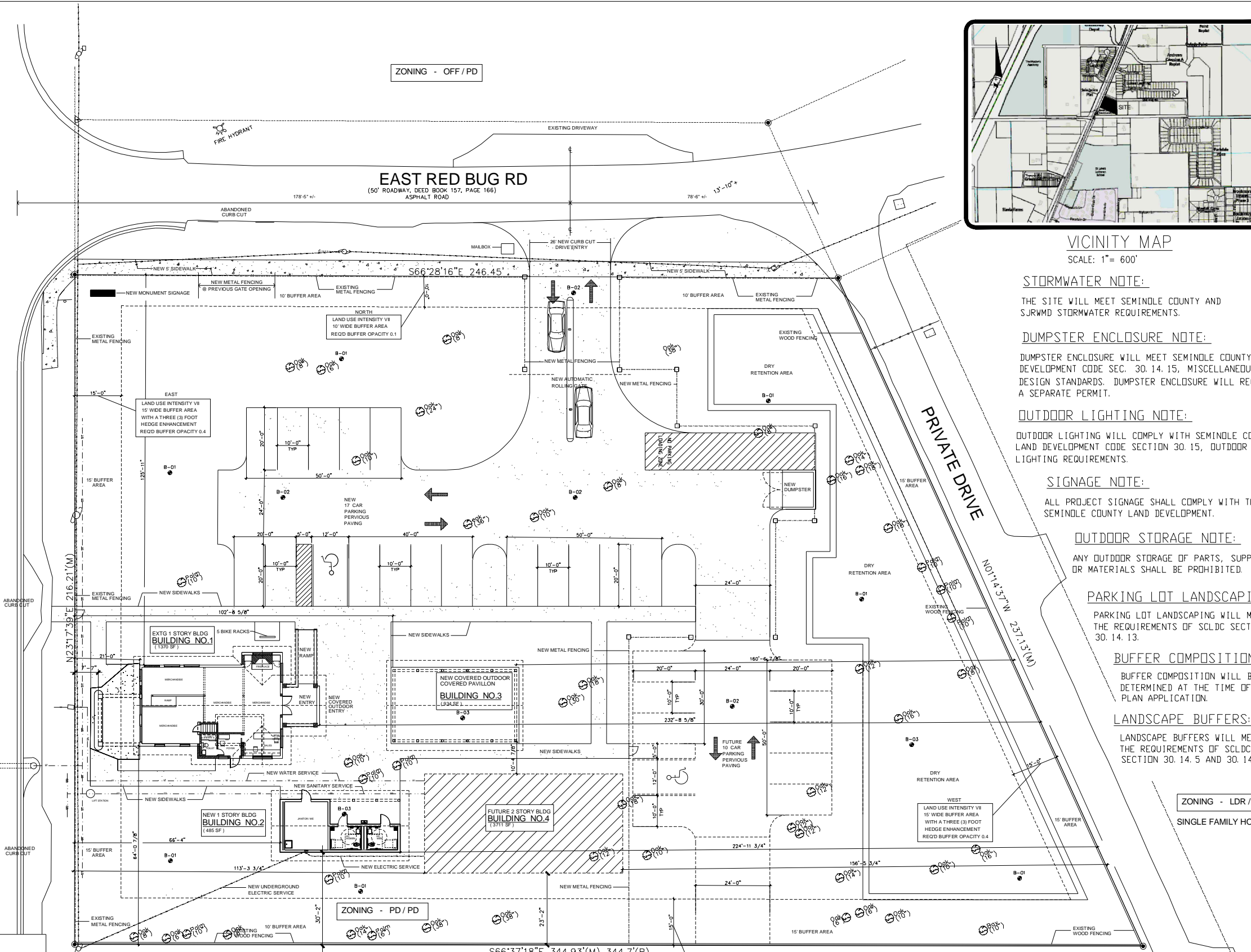
PROJECT NO.	NO.	ITEM	REVISIONS	BY	DATE
110-2013					
5.22.2025					

DESIGN PHASE: PREDESIGN  
 DRAWN BY: TGF  
 CHECKED BY: TGF  
 OWNER: TGF  
 APPROVED BY: TGF  
 DATE: TGF

DRAWING TITLE: MASTER DEVELOPMENT PLAN  
 DRAWING SCALE: SHIT OF SHIT

STATE ROAD 426 (ALOMA AVENUE)  
 SECTION NO. 77660-2518 (VARIABLE WIDTH)  
 ± 71' WIDE ASPHALT ROAD

WEST SR 426 (ALOMA AVE.)



ZONING - OFF / PD

EAST RED BUG RD  
 (50' ROADWAY, DEED BOOK 157, PAGE 166)  
 ASPHALT ROAD

PRIVATE DRIVE  
 NOT 14.37W 237.13(M)

ZONING - LDR / A-1  
 SINGLE FAMILY HOUSE

ZONING - LDR / A-1  
 VACANT LAND

ALLOWABLE USES:  
 USES PERMITTED IN THE CN (NEIGHBORHOOD COMMERCIAL) DISTRICT, AND OFFICE.

**BORING LEGEND**

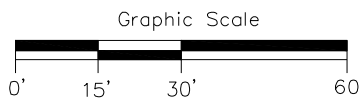
- B-01 10' AUGER BORING W/ PERMEABILITY AND WATER TABLE (7 BORINGS)
- B-02 10' AUGER BORING (4 BORINGS)
- B-03 20' SPT BORING (3 BORINGS)

**TREE LEGEND**

- OAK (12)
- PALM
- TREE TYPE AS SHOWN

**MASTER DEVELOPMENT PLAN**

SCALE: 1/16" = 1'-0"



**SITE DATA**

REQUIRED OPEN SPACE: 25.0% (< 0.3625 Ac.)  
 PROPOSED IMPERVIOUS AREA: 45.1% (< 0.654 Ac.) < 75% Allowed  
 BUILDING: 0.149 Ac.  
 PAVEMENT: 0.505 Ac.  
 PROPOSED OPEN SPACE: 54.9% (< 0.796 Ac.) > Req'd 25% Open Space  
 PERVIOUS AREA ON SITE: 0.796 Ac. (< 54.9%)

Digitally signed by John E Frith  
 Date: 2026.02.01  
 18:56:12 -05'00'

**Frith & Associates, Inc.**  
 CIVIL ENGINEERING & LAND PLANNING  
 8811 Great Cove Drive Orlando, FL 32819  
 Office: (407) 363-0739  
 Fax: (407) 363-0739  
 ENGINEERING LICENSE NO. 5273