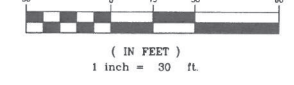


GRAPHIC SCALE



**MADDEN**  
WOODHEAD & STOKES, LLC  
CIVIL ENGINEERS  
431 E. Horatio Avenue  
Suite 280  
Maitland, Florida 32751  
(407) 629-8330

MASTER DEVELOPMENT PLAN  
FOR  
SR46/LAKE FOREST PD - C-4  
FLORIDA  
SEMINOLE COUNTY

HATTAWAY HOLDINGS

ENGINEER: WOODHEAD & STOKES, LLC  
PROJECT NO: 2024-000723  
DATE: 05/20/24  
STATE OF FLORIDA  
No. 61781  
Professional Seal

| NO. | DATE     | REVISIONS                      |
|-----|----------|--------------------------------|
| 1   | 05/20/24 | ISSUED FOR PERMITS             |
| 2   | 05/20/24 | REVISIONS PER COUNTY COMMENTS  |
| 3   | 05/20/24 | REVISIONS PER CLIENT COMMENTS  |
| 4   | 05/20/24 | REVISIONS PER NEW PARKING CODE |

JOB # \_\_\_\_\_ 22013  
DATE: 05/20/24  
SCALE: 1" = 30'  
DESIGNED BY: CHM  
DRAWN BY: JAS  
APPROVED BY: CHM

C100

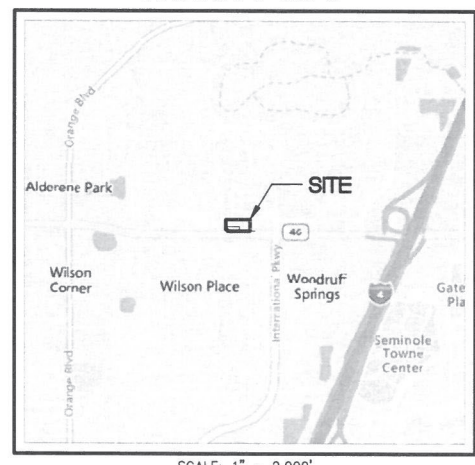
SITE DATA:

- TOTAL PROJECT AREA: 3.53 ACRES
- PARCEL IDS: 30-19-30-516-0000-0C40, 30-19-30-300-002P-0000
- ZONING: EXISTING-PD (PLANNED DEVELOPMENT)  
PROPOSED-PD (PLANNED DEVELOPMENT)
- FUTURE LAND USE: EXISTING PD AND HIP-TI; PROPOSED PD
- SITE ACREAGE: 3.53 AC.
- ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
- THE SITE IS LOCATED IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A", DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12117C0005F, MAP REVISED SEPTEMBER 28, 2007. DEVELOPMENT WITHIN ZONE "A" AREAS WILL REQUIRE A FEMA LOMR.
- WATER AND SEWER SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
- REUSE SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY. CONNECTION TO THE SEMINOLE COUNTY RECLAIMED WATER SYSTEM IS REQUIRED.
- 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.
- THE PROPOSED INTERNAL DRIVEWAYS WILL BE PRIVATE.
- THE EXISTING MASTER STORMWATER SYSTEM IS DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD REQUIREMENTS. SHARED RETENTION FOR ALL OF TERRACINA IS PROVIDED FOR IN THE MASTER STORMWATER SYSTEM.
- FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODES AND REGULATIONS.
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY. SEMINOLE COUNTY STANDARD DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
- IN ACCORDANCE WITH DEVELOPMENT ORDER NO. 05-20500006, ALL PROJECT SIGNAGE WILL COMPLY WITH THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY AND THE SIGN STANDARDS WITHIN THE SR 46 GATEWAY CORRIDOR OVERLAY STANDARDS.
- AT A MINIMUM, LANDSCAPING WILL COMPLY WITH CHAPTER 30, PART 67 SR 46 GATEWAY CORRIDOR OVERLAY OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE, UNLESS OTHERWISE NOTED.
- OUTDOOR LIGHTING WILL COMPLY WITH SEMINOLE COUNTY LDC SEC. 30.1234 - OUTDOOR LIGHTING REQUIREMENTS
- A MINIMUM OF 25% OPEN SPACE IS REQUIRED PER COMMERCIAL LOT.
- WETLANDS WERE PREVIOUSLY MITIGATED PER SJRWMD PERMIT NO. 4-117-119131-1.
- THE SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA, AND MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES.
- THE FOLLOWING IS REQUIRED FOR ACCESS SIGNAGE FOR NEW CONSTRUCTION SITES-  
A. SIGNAGE SIGN SHALL READ 'FIRE DEPARTMENT ACCESS' AND SHALL INCLUDE SITE ADDRESS, OR RANGE OF ADDRESSES, FOR ALL COMMERCIAL SITES AND RESIDENTIAL MODEL HOMES.  
B. SIZE: THE TWO-SIDED SIGN PLATE SHALL BE A MINIMUM OF 4X4 FEET  
C. COLOR: THE SIGN SHALL HAVE A RED BACKGROUND WITH A WHITE LEGEND.  
D. LETTERING FOR THE SIGN SHALL BE FOUR INCH.  
E. ADDRESS ON SIGN SHALL BE TWO AND ONE HALF INCH.  
F. LOCATION: SIGN SHALL BE INSTALLED AT EACH POINT OF ENTRY.  
G. BOTTOM OF SIGN SHALL BE SIX FEET ABOVE GRADE ON POSTS.
- ANY SIDEWALKS LESS THAN 5' WIDE (6' ALONG ARTERIAL AND COLLECTOR ROADS) WILL BE BROUGHT INTO COMPLIANCE WITH SEMINOLE COUNTY REGULATIONS. ANY BROKEN SIDEWALK WITHIN SEMINOLE COUNTY ROW ABUTTING PROPERTY FRONTAGE WILL BE REPLACED.
- FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4)
- THIS SITE WILL BE PART OF THE EXISTING PROPERTY OWNERS ASSOCIATION
- PARKING LOT LANDSCAPING WILL BE CONSISTENT WITH SEMINOLE COUNTY LDC SEC. 30.1206 THE SR 46 GATEWAY CORRIDOR OVERLAY. NO LANDSCAPING WILL BE PROVIDED IN THE OUTDOOR VEHICLE STORAGE AREA.
- PROJECT COULD BE DEVELOPED IN MULTIPLE PHASES.
- IF THESE PARCELS ARE SUBDIVIDED THEN CROSS ACCESS EASEMENTS WILL BE REQUIRED BETWEEN THE LOTS.
- HOURS OF OPERATION FOR A STORAGE FACILITY WILL BE FROM 7 AM TO 10 PM 7 DAYS A WEEK.

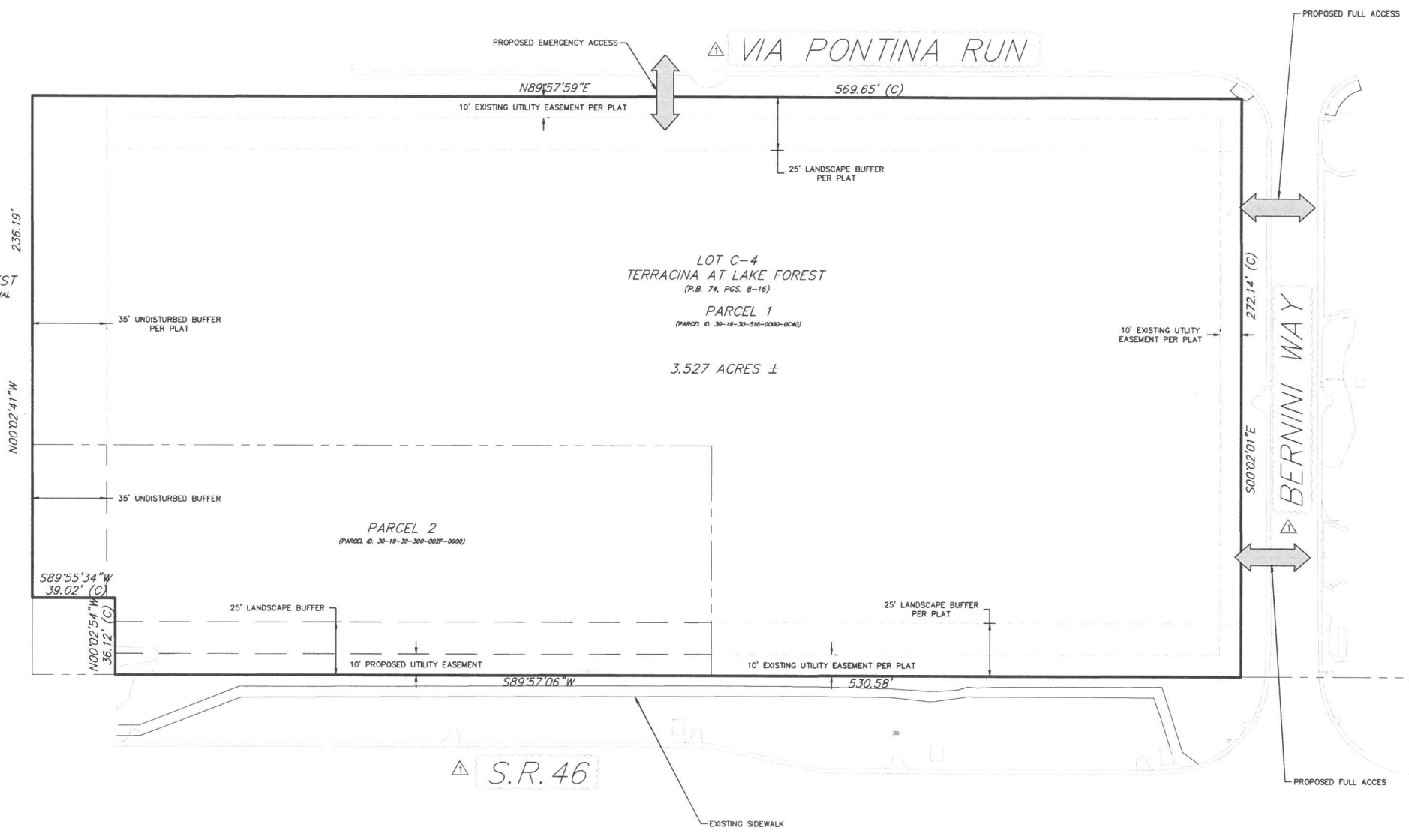
PROJECT DATA:

- PARKING REQUIREMENTS:  
PER SEMINOLE COUNTY LDC 30.1221, MANUFACTURING CONCERNS AND WAREHOUSE(S) STORAGE FACILITY WILL REQUIRE 1 SPACE / 2 EMPLOYEES PLUS SPACE PER COMPANY VEHICLE
- REQUIRED OPEN SPACE FOR COMMERCIAL LOTS IN ACCORDANCE WITH DO No. 05-20500006:  
REQUIRED OPEN SPACE: 3.53 AC. x 0.25 = 0.88 AC (25%)  
TOTAL REQUIRED OPEN SPACE: 3.53 AC. x 0.25 = 0.88 AC (25%)
- UTILITIES:  
POTABLE WATER CONSUMPTION, AVERAGE DAILY FLOW (ADF) TO BE DETERMINED AT FDP/ENGINEERED SITE PLAN  
WASTEWATER GENERATION, AVERAGE DAILY FLOW (ADF) TO BE DETERMINED AT FDP/ENGINEERED SITE PLAN
- TRAFFIC CALCULATIONS:  
TO BE DETERMINED AT FDP/ENGINEERED SITE PLAN
- NET BUILDABLE AREA: LOT AREA - WETLANDS/FLOOD PLAINS = 3.53 AC - 0.00 AC = 3.53 AC
- BUILDING DATA:  
MAXIMUM ALLOWABLE FLOOR AREA RATIO (F.A.R.): 0.66 FOR STORAGE USE  
0.35 FOR ALL OTHER USES  
STORAGE FAR 3.53 AC (153,767 SF) x 0.66 = 101,486 SF  
OTHER USES MAX. FAR 3.53 AC (153,767 SF) x 0.35 = 53,818 SF  
MAXIMUM ALLOWABLE BUILDING HEIGHT: 2-STORIES 35'
- BUILDING SETBACKS:  
INTERNAL LOT LINE 0 FT  
SOUTH PROPERTY LINE (ADJACENT SR 46) 50 FT  
EAST PROPERTY LINE 10 FT  
NORTH PROPERTY LINE 25 FT  
WEST PROPERTY LINE (ADJ. 35 UNDISTURBED BUFFER) 35 FT
- ALLOWABLE USES:  
SELF STORAGE FACILITIES INCLUDING OUTDOOR VEHICLE STORAGE AND ALL C-1 USES
- PROHIBITED USES:  
CONVENIENCE MARKETS AND SELF-SERVICE LAUNDRIES

VICINITY MAP



TERRACINA AT LAKE FOREST  
TOWNHOUSES  
FLU PD  
ZONING PD



TRAFFIC GENERATION

| ITU CODE | LAND USE       | UNITS | DAILY |       |      |       | AM PEAK HOUR |      |      | PM PEAK HOUR |       |      |
|----------|----------------|-------|-------|-------|------|-------|--------------|------|------|--------------|-------|------|
|          |                |       | RATE  | TRIPS | RATE | TOTAL | ENTER        | EXIT | RATE | TOTAL        | ENTER | EXIT |
| 151      | MINI WAREHOUSE | 101.5 | 1.45  | 147   | 0.09 | 9     | 5            | 4    | 0.15 | 15           | 7     | 8    |

PER ITE TRIP GENERATION, 11TH EDITION

LEGAL DESCRIPTION  
PARCEL 1 - SEMINOLE COUNTY, FLORIDA PARCEL ID NO.: 30-19-30-516-0000-0C40  
LOT C-4, TERRACINA AT LAKE FOREST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 74, PAGES 8-16, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.  
AND  
PARCEL 2 - SEMINOLE COUNTY, FLORIDA PARCEL ID NO.: 30-19-30-300-002P-0000  
WEST 330.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 30 EAST, LYING NORTH OF NEW STATE ROAD 46, SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:  
BEGIN AT THE SOUTHWEST CORNER OF THE FOREMENTIONED PARCEL, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 46, RUN S89°50'15"E A DISTANCE OF 39.05 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE RUN N00°09'45"E A DISTANCE OF 35.96 FEET; THENCE RUN N89°51'47"W A DISTANCE OF 39.07 FEET TO THE EAST LINE OF LAKE FOREST SUBDIVISION; THENCE RUN S00°08'13"W A DISTANCE OF 35.94 FEET TO THE POINT OF BEGINNING

UTILITY PROVIDERS:

WATER, REUSE, AND SEWER:  
SEMINOLE COUNTY ENVIRONMENTAL SERVICES  
500 W. LAKE MARY BLVD.  
MAITLAND, FL 32773  
PHONE: (407) 665-2143

CABLE:  
SPECTRUM  
2251 LUCIEN WAY  
MAITLAND, FL 32751  
PHONE: (407) 215-5944

PHONE  
AT&T  
5100 STEYR STREET  
ORLANDO, FL 32819  
PHONE: (407) 215-5944

GAS:  
FLORIDA PUBLIC UTILITIES  
450 S. CHARLES RICHARD BEALL  
BLVD. DEBARY, FL 32713  
PHONE: (386) 668-9842

POWER:  
FLORIDA POWER & LIGHT  
2626 W. STATE RD. 46  
SANFORD, FL 32771  
PHONE: (407) 328-1922

LAKE FOREST  
ENTRY/COMMERCIAL  
FLU PD  
ZONING PD

236.19'  
N00°02'41"W

589°55'34"W  
39.02' (C)  
N00°02'54"W  
36.12' (C)

EXISTING SIDEWALK

35' UNDISTURBED BUFFER PER PLAT  
25' LANDSCAPE BUFFER PER PLAT  
10' EXISTING UTILITY EASEMENT PER PLAT  
10' PROPOSED UTILITY EASEMENT

PROPOSED EMERGENCY ACCESS

PROPOSED FULL ACCESS

PROPOSED FULL ACCESS