

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 6851, PAGE 1735;

THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND LOCATED IN SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL 1 (FEE SIMPLE ESTATE)

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE WEST HALF, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 18, 420.05 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST, 40.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE (40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 212.24 FEET TO THE EAST LINE OF THE WEST HALF, OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG THE EAST LINE THEREOF 227.36 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG SAID EAST LINE 172.64 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 358.54 FEET TO THE EAST RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG THE EAST RIGHT OF WAY LINE THEREOF THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 25 DEGREES 15 MINUTES 52 SECONDS EAST, 116.05 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 605.21 FEET; THENCE RUN NORTHEASTERLY 72.60 FEET ALONG THE ARC THEREOF, THRU A CENTRAL ANGLE OF 06 DEGREES 52 MINUTES 22 SECONDS TO A POINT ON SAID CURVE; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST (PARALLEL WITH THE NORTH LINE OF SAID SECTION 18), 282.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE)

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY WAYNE L. CARSE TO THOMAS E. MOORE, AS TRUSTEE IN EASEMENT DEED RECORDED JANUARY 13, 1987, IN OFFICIAL RECORDS BOOK 1808, PAGE 1626; AS AMENDED BY AMENDMENT THERETO RECORDED FEBRUARY 27, 1987, IN OFFICIAL RECORDS BOOK 1822, PAGE 1217, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, OVER THE VEHICULAR ACCESS AREAS ON THE FOLLOWING PARCEL, TO WIT:

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA AND A PART OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1408, PAGE 409, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

BEGIN AT THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF LAKE MARY BOULEVARD (AN 80 FOOT RIGHT OF WAY) WITH THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE THEREOF 227.36 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, 282.59 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 605.21 FEET; SAID POINT ON THE EASTERLY RIGHT OF WAY LINE OF LAKE EMMA ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: FROM A TANGENT BEARING OF NORTH 18 DEGREES 23 MINUTES 30 SECONDS EAST, RUN 190.61 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18 DEGREES 02 MINUTES 42 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 54 MINUTES 28 SECONDS; THENCE RUN 62.77 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; SAID POINT OF THE SOUTH RIGHT OF WAY LINE OF SAID LAKE MARY BOULEVARD; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE THEREOF, 212.24 FEET TO THE POINT OF BEGINNING.

LESS ADDITIONAL RIGHT OF WAY CONVEYED TO SEMINOLE COUNTY BY WARRANTY DEED RECORDED NOVEMBER 13, 1989, IN OFFICIAL RECORDS BOOK 2125, PAGE 156, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

AND LESS ADDITIONAL RIGHT-OF-WAY RECORDED IN OFFICIAL RECORD BOOK 1776, PAGE 1294, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

UTILITY PROVIDERS:

WATER & WASTEWATER:
SEMINOLE COUNTY ENVIRONMENTAL SERVICES
500 W. LAKE MARY BLVD.
SANFORD, FL 32773
PHONE: (407) 665-2143

PHONE
AT&T
1227 S. DIVISION AVE.
ORLANDO, FL 34805
PHONE: (407) 351-7100

CABLE:
SPECTRUM
100 GORDAN ST.
SANFORD, FL 32771
PHONE: (321) 805-3081

ELECTRIC:
DUKE ENERGY
3250 BONNET CREEK RD, 1
ORLANDO, FL 34805
PHONE: (800) 700-8744

LEGEND

SEMINOLE COUNTY COMMERCIAL FLU: COM ZONING: C-1

GOVERNING JURISDICTION
EXISTING LAND USE
FUTURE LAND USE
ZONING

TRAFFIC GENERATION

ITU CODE	LAND USE	UNITS KSF	DAILY		PM PEAK HOUR			
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT
151	MINI WAREHOUSE	108	1.45	157	0.15	16	8	8

PER ITE TRIP GENERATION, 11TH EDITION

IMPERVIOUS AREA:

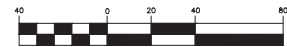
- GROSS PROJECT AREA: 1.26 ACRES (±54,999 SF)
- PROPOSED IMPERVIOUS AREA:
 - SELF-STORAGE BUILDING: ±0.62 ACRES (±27,000)
 - ROADWAY AND PARKING: ±0.33 ACRES (±14,375)
 - TOTAL IMPERVIOUS AREA: ±0.95 ACRES (75.0%)
- TOTAL EXISTING IMPERVIOUS AREA: 1.10 ACRES (87%)

SOILS LEGEND

- SOILS LINE
- 6 ASTATULA-APOPKA FINE SANDS, 0 TO 5 PERCENT SLOPES
 - 17 BASINGER AND SMYRNA FINE SANDS, DEPRESSIONAL
 - 20 MYAKKA AND EAUGALLIE FINE SANDS



GRAPHIC SCALE

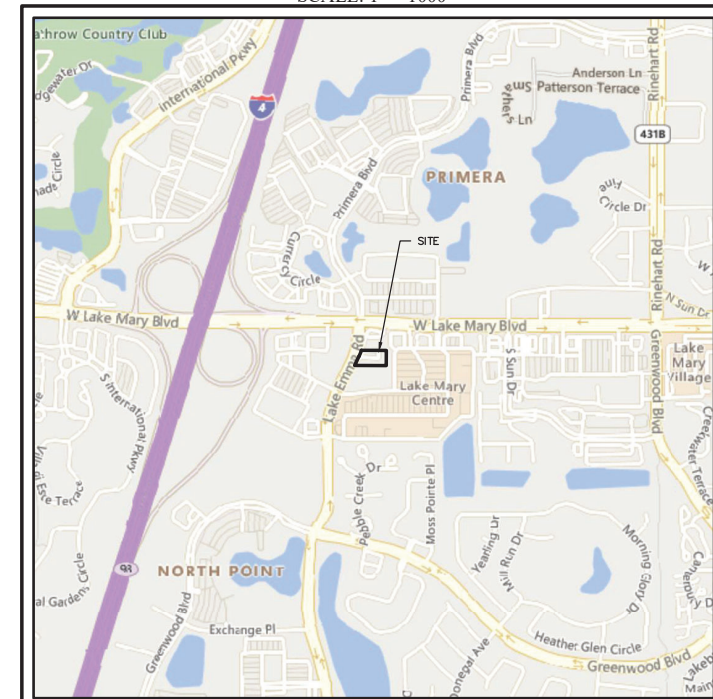


(IN FEET)
1 inch = 40 ft.

SITE DATA:

- GROSS PROJECT AREA: 1.26 ACRES (±54,999 SF)
- PARCEL ID: 18-20-30-300-002-0000
- PROPERTY ADDRESS: 3895 LAKE EMMA RD., LAKE MARY, FL 32746
- EXISTING FUTURE LAND USE: COM
- PROPOSED FUTURE LAND USE: PD
- EXISTING ZONING: C-2
- PROPOSED ZONING: PD
- PROPOSED USES: SELF STORAGE
- MAXIMUM BUILDING HEIGHT: 50 FT (4 STORIES)
- MAXIMUM BUILDING S.F. AND FAR: 108,000 S.F./54,999 S.F. = 1.96 FAR
- BUILDING SETBACKS:
 - FRONT YARD: 25 FT
 - SIDE YARD: 10 FT
 - REAR YARD: 10 FT
- BUFFER REQUIREMENTS: NORTH 0.2 OPACITY, 10' WIDTH
- OPEN SPACE REQUIRED: 25% - 0.315 ACRES OPEN SPACE SHALL MEET THE SEMINOLE COUNTY LDC SEC. 30.1344 OPEN SPACE
- PARKING PROVIDED:
 - 10' X 20' REGULAR PARKING: 10 SPACES
 - 12' X 20' DISABLED PARKING: 1 SPACE
- PER FEMA FIRM PANEL NO. 12117C0065F, DATED SEPT. 28, 2007, THE SUBJECT PROPERTY IS DESIGNATED ZONE 'X'; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- WATER AND SEWER SERVICE WILL BE PROVIDED BY SEMINOLE COUNTY.
- NO RECLAIMED WATER SERVICE IS AVAILABLE PER SEMINOLE COUNTY
- 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.
- STORM RUNOFF GENERATED ON SITE SHALL BE TREATED USING AN ON SITE STORMWATER MANAGEMENT SYSTEM.
- THE ON SITE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET SEMINOLE COUNTY AND SURWMD REQUIREMENTS.
- FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODE AND REGULATIONS.
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED UTILITY IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY. SEMINOLE COUNTY UTILITY DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
- PROJECT SIGNAGE WILL COMPLY WITH THE LAKE MARY BOULEVARD GATEWAY CORRIDOR UNDER CHAPTER 30 PART 56 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- THE DEVELOPMENT WILL MEET THE REQUIREMENTS OF THE SEMINOLE COUNTY LDC.
- PROJECT TO BE CONSTRUCTED IN ONE PHASE.
- OUTDOOR STORAGE WILL BE PROHIBITED.
- THE EXISTING BUILDING AND IMPERVIOUS COVERAGE WILL REQUIRE A SEPARATE BUILDING PERMIT TO DEMOLISH PRIOR TO CONSTRUCTION.
- STORAGE FACILITY HOURS OF OPERATION:
 - RENTOR BUILDING ACCESS: 24 HOURS PER DAY / 7 DAYS A WEEK
 - RENTAL OFFICE HOURS: MONDAY - SATURDAY; 8AM TO 7PM
- ALL MECHANICAL UNITS WILL BE LOCATED AT GROUND LEVEL. LANDSCAPING TO BE PROVIDED TO ADEQUATELY SCREEN MECHANICAL UNITS FROM PUBLIC RIGHTS OF WAY.
- ON-SITE PROPERTY MANAGEMENT WILL BE PROVIDED TO OVERSEE DAILY OPERATIONS.
- OUTDOOR LIGHTING WILL COMPLY WITH SEMINOLE COUNTY LDC SEC. 30.1234 OUTDOOR LIGHTING REQUIREMENTS. OUTDOOR LIGHTING WILL REQUIRE A SEPARATE PERMIT.
- IF A DUMPSTER IS LOCATED ON SITE AN ENCLOSURE MUST BE BUILT AND IT MUST CONSTRUCTED IN ACCORDANCE WITH THE SEMINOLE COUNTY LDC CODE SEC. 30.1233 REQUIREMENTS. THE DUMPSTER ENCLOSURE WILL REQUIRE A SEPARATE PERMIT. A DUMPSTER IS NOT PROPOSED AT THIS TIME.

VICINITY MAP
SCALE: 1" = 1000'



Digitally signed by David Stokes
Date: 2024.03.05 14:48:39 -05'00'

MADDEN CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

MASTER DEVELOPMENT PLAN FOR LAKE EMMA SELF STORAGE
SEMINOLE COUNTY, FLORIDA

THE HUBER GROUP
625 MAIN ST., STE. 103
MINNEAPOLIS, MN 55406
407-909-0800

NO.	DATE	REVISIONS
1	8/14/2023	REVISED PER COUNTY COMMENTS
2	9/29/2023	REVISED PER COUNTY COMMENTS
3	2/12/2024	REVISED PER COUNTY COMMENTS/CLIENT REVISIONS
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 22059
DATE: 02/13/23
SCALE: 1"=40'
DESIGNED BY: DAS
DRAWN BY: DAS
APPROVED BY: DAS

MDP