ITEM #_____

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

SUBJECT: Lake Mary Westin Revised Preliminary Subdivision Plan

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Lee Shaffer **CONTACT:** Cynthia Sweet **EXT.** 7443

Agenda Date 10/7/09 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the revised Preliminary Subdivision Plan for Lake Mary Westin, located on the northwest corner of International Parkway and CR 46A, in Section 31, Township 19 S, Range 30 E, as requested by YRG Hotel Group II, LLC, applicant.

District 5 - Carey (Cynthia Sweet, Senior Planner)

BACKGROUND:
The applicant, YRG Hotel Group II, LLC, is requesting approval of the revised Preliminary Subdivision Plan for Lake Mary Westin. The revised plan consists of 3 commercial lots on 8.15 acres zoned PUD (Planned Unit Development). A Preliminary Subdivision Plan for 2 commercial lots on an 8.15 acre parcel was approved by the Planning & Zoning Commission on December 5, 2007.

The development will be served by Seminole County for water and sewer. The site is located on the northwest corner of International Parkway and CR 46A, in Section 31, Township 19 S, Range 30 E.

The revised PSP meets all the applicable conditions of the Seminole County Land Development Code, Chapter 35 and the Lake Mary Westin PUD Final Master Plan and Developer's Commitment Agreement.

Reviewed by:
Co Atty: KFT
DFS:
OTHER:
DCM:
CM:

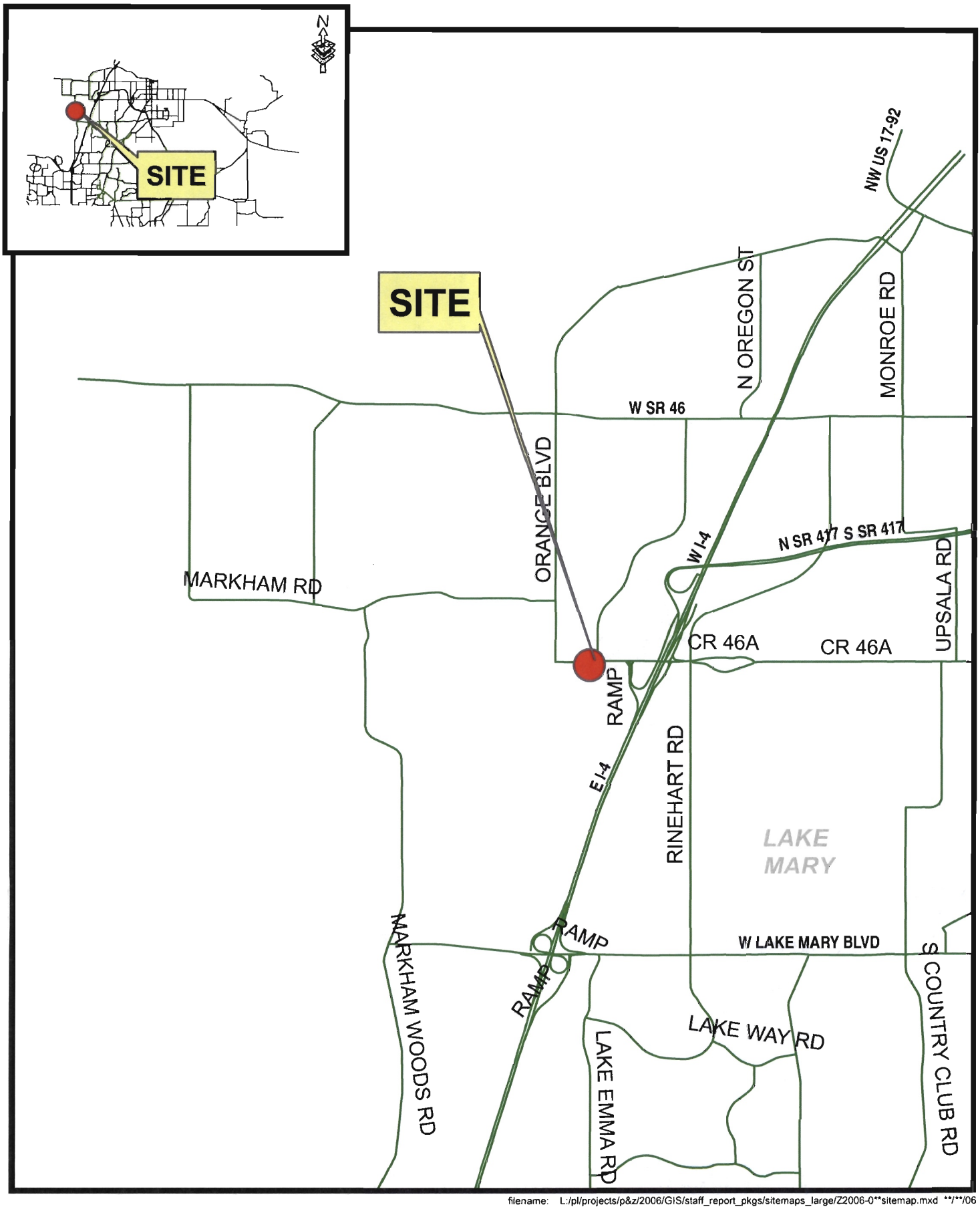
File No. 09-05500005

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission approve the revised Preliminary Subdivision Plan for Lake Mary Westin, located on the northwest corner of International Parkway and CR 46A, in Section 31, Township 19 S, Range 30 E , as requested by YRG Hotel Group II, LLC, applicant.

District 5 – Carey

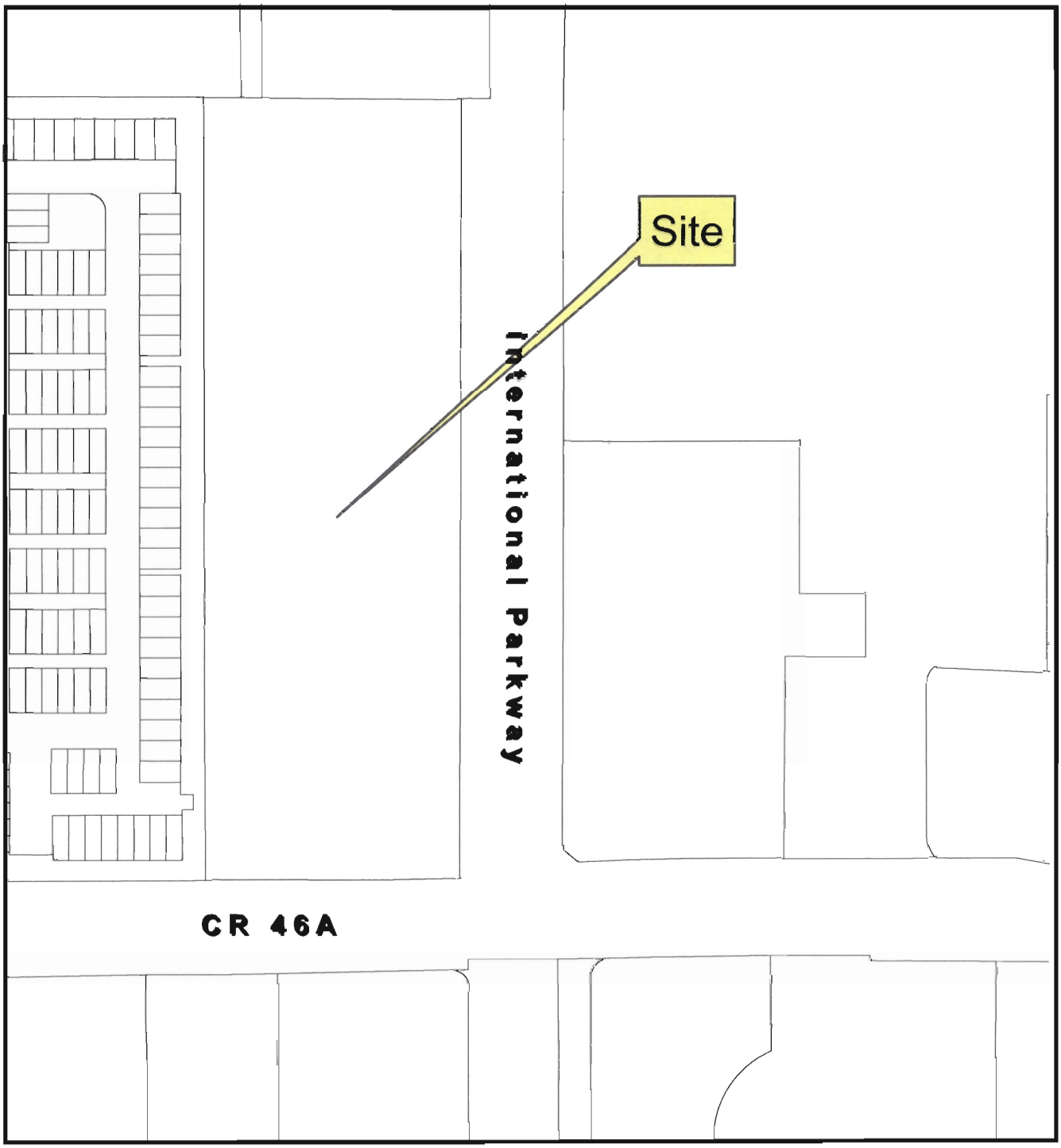
Attachments: Area Map – Exhibit A
Location Map – Exhibit B
Aerial Map – Exhibit C
Revised PSP – Exhibit D
Original Approved PSP – Exhibit E



filename: L:/pl/projects/p&z/2006/GIS/staff_report_pkgs/sitemaps_large/Z2006-0**sitemap.mxd **/**/06

LAKE MARY WESTIN REVISED PSP AREA MAP

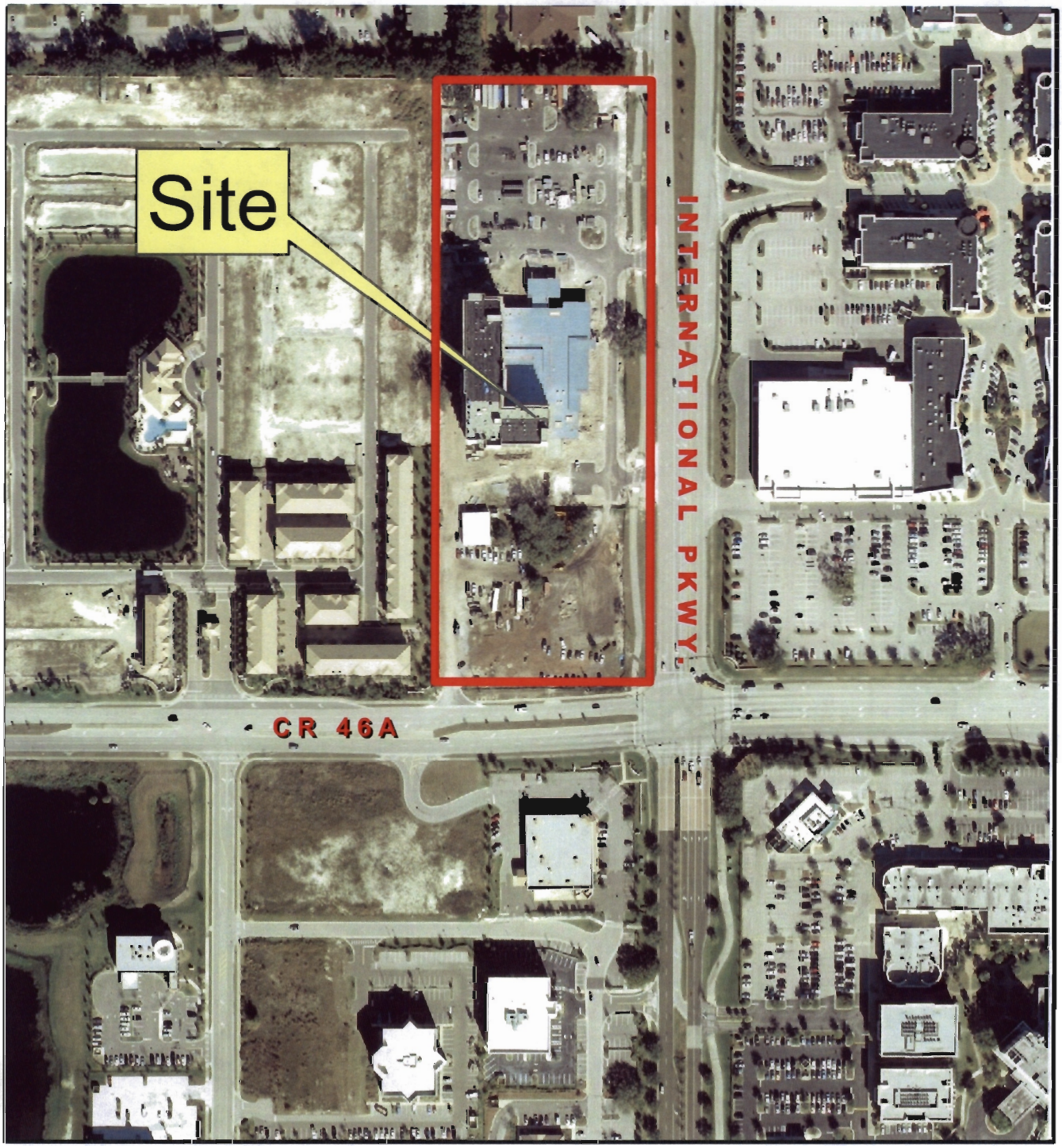
EXHIBIT A



LAKE MARY WESTIN REVISED PSP
Location Map

N

EXHIBIT B



LAKE MARY WESTIN REVISED PSP
AERIAL MAP

EXHIBIT C

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

LESS AND EXCEPT THAT PART DEEDED TO SEMINOLE COUNTY IN OFFICIAL RECORDS BOOK 3706, PAGE 379 (QUANTUM ROAD FROM C.R. 46-A TO S.R. 46), OWNED: TOWN CENTER COMMERCIAL DEVELOPMENT ASSOC., PARCEL (#41), CONSTITUTING A PORTION OF THOSE CERTAIN PARCELS OF LAND BEING DESCRIBED IN OFFICIAL RECORDS BOOK 2014, PAGES 1231, 1233 AND 1235 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN THE SW 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

APPROXIMATELY 8.14 ACRES.

REVISED PRELIMINARY SUBDIVISION PLAN

LAKE MARY WESTIN

SECTION 31 , TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

FOR

YRG HOTEL GROUP

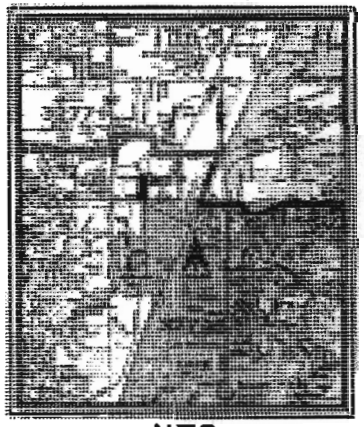
4709 CALUMET DRIVE
KNOXVILLE, TN 37919
PH (865)-521-3931

INDEX OF SHEETS

COV	COVER SHEET
	TOPO AND BOUNDARY SURVEY
PSP-1	PRELIMINARY SUBDIVISION PLAN

MADDEN
MOORHEAD & GLUNT, INC.
CIVIL ENGINEERS
431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

VICINITY MAP



N.T.S.

PROPERTY APPRAISER ID NUMBER _____

SEMINOLE COUNTY
APPROVED FOR CONSTRUCTION

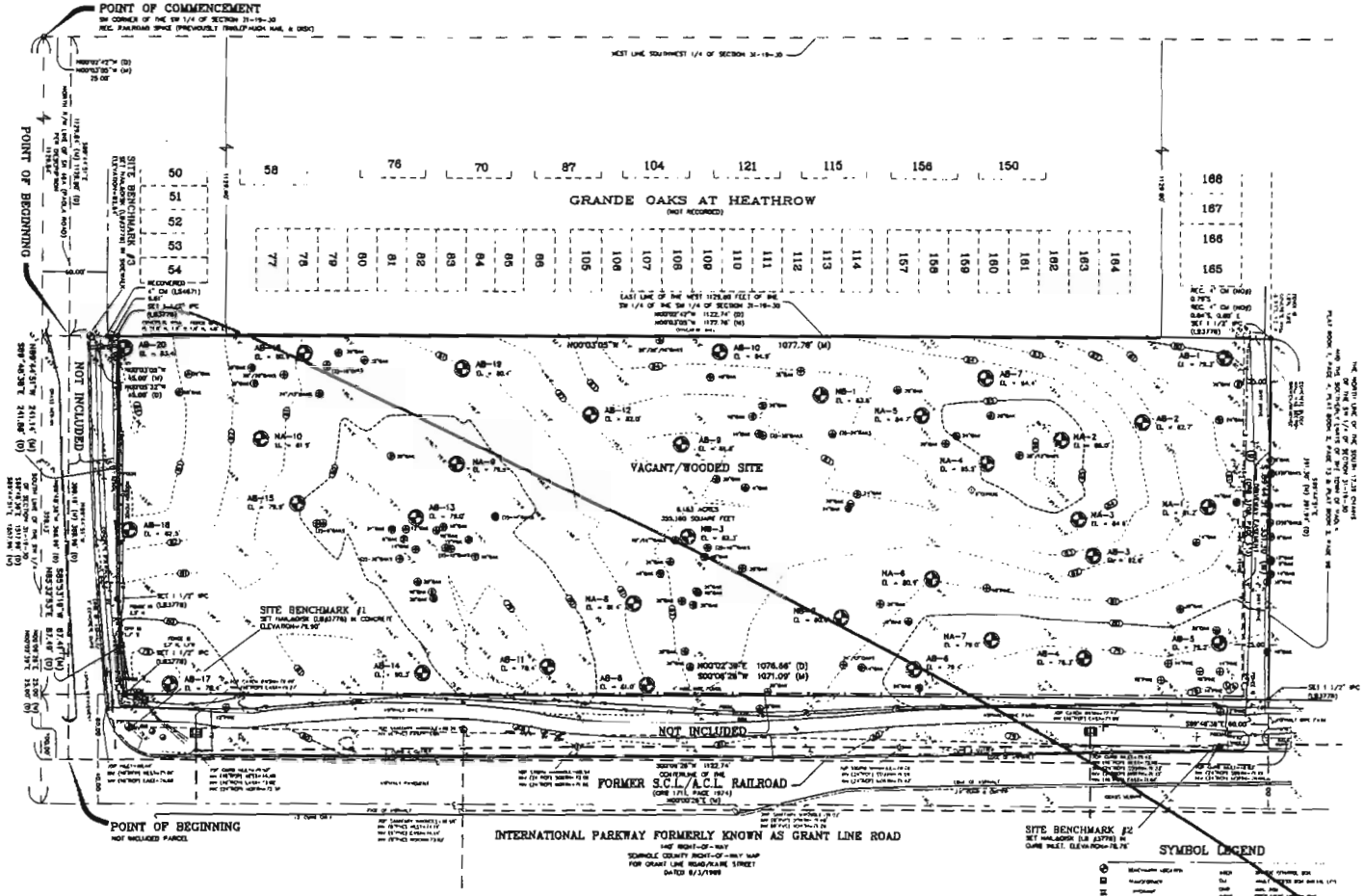
THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SITEPLAN APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.
APPROVAL.

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT

DATE

LAKE MARY WESTIN - 28101

EXHIBIT D



LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31; THENCE NORTH 00°02'42" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 31 FOR 25.00 FEET; THENCE SOUTH 89°44'51" EAST ALONG THE NORTH RIGHT-OF-WAY OF STATE ROAD 46A (PAOLA ROAD) AND ALONG A LINE 25.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31 FOR 1129.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°02'42" WEST, 1122.74 FEET; THENCE SOUTH 89°44'51" EAST, ALONG THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST AND ALONG THE SOUTHERLY LIMITS OF THE TOWN OF PAOLA, PER PLATS THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PLAT BOOK 2, PAGE 73 AND PLAT BOOK 2, PAGE 88, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR A DISTANCE OF 381.94 FEET; THENCE SOUTH 00°06'28" WEST, ALONG THE CENTERLINE OF THE ABANDONED RIGHT-OF-WAY OF THE SCL/ACL RAILROAD FOR 1122.74 FEET; THENCE NORTH 89°44'51" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD FOR 388.96 FEET TO THE POINT OF BEGINNING

LESS AND EXCLUDE THAT PART DEEDED TO SEMINOLE COUNTY IN OFFICIAL RECORDS BOOK 3708, PAGE 579 (GRANTLINE ROAD FROM C.R. 46-A TO S.R. 46; OWNER: TOWN CENTER COMMERCIAL DEVELOPMENT ASSOC.; PARCEL #141), CONSTITUTING A PORTION OF THOSE CERTAIN PARCELS OF LAND BEING DESCRIBED IN OFFICIAL RECORDS BOOK 2014, PAGES 1291, 1293 AND 1295 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN THE SW 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31 (A) TRIMLEPAUGH NAIL & DISK); THENCE RUN S 89°48'38" E ALONG THE SOUTH LINE OF SAID SECTION 31 FOR A DISTANCE OF 1517.96 FEET; THENCE RUN N 00°02'38" E ALONG THE CENTERLINE OF THE ABANDONED S.C.L. RAILROAD FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89°48'38" W ALONG THE NORTH RIGHT-OF-WAY LINE OF C.R. 46-A FOR A DISTANCE OF 388.98 FEET; THENCE RUN N 00°03'32" W ALONG THE EAST LINE OF WEST 1129.80 FEET OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 31 FOR A DISTANCE OF 45.00 FEET; THENCE RUN S 89°48'38" E FOR A DISTANCE OF 241.66 FEET; THENCE RUN N 85°52'51" E FOR A DISTANCE OF 67.49 FEET; THENCE RUN N 00°02'38" E ALONG A LINE 60.0 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF THE FORMER S.C.L. RAILROAD (OFFICIAL RECORDS BOOK 1711, PAGE 1874) FOR A DISTANCE OF 1076.66 FEET; THENCE RUN S 89°48'38" E ALONG THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE SW 1/4 OF SAID SECTION 31 FOR A DISTANCE OF 60.00 FEET; THENCE RUN 00°02'38" N ALONG SAID S.C.L. RAILROAD CENTERLINE FOR A DISTANCE OF 1122.74 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1) Bearings are based on the South line of the Southwest 1/4 of Section 31-19-30, being S89°48'38"E.

2) Elevations are based upon Seminole County Benchmark No.3176001. Recovered nail and Seminole County disc in concrete sidewalk 3.50' West of the centerline of Banana Lake Road, and +60' South of the centerline of Heathrow Boulevard. Elevation=67.14' (NGVD-29).

3) The surveyed property is the same property described in Exhibit "A" of First American Title Insurance Company Title Commitment No. 2037-1301293, Effective August 15, 2006 at 8:00 A.M. as provided to this firm together with Endorsement No. 1.

4) Utility companies have been contacted for underground line location as per the "Underground Facility Damage Prevention and Safety Act" (Florida Statute 553.851 through 553.854). Since the implementation of the "Underground Facility Damage Prevention and Safety Act", and although field location by our field crews is scheduled after the required 48 hour notice period, it has been our experience that all utilities may not have been flagged for location.

Underground utility locations shown or noted are based on information supplied to this office or survey crew; paint marks and/or flags located in the field and should be confirmed with the governing utility companies for this area prior to site design by the engineer or construction by the contractor.

5) Trees shown on this survey are the healthy trees remaining after the hurricanes. Trees blown down by the storms on the property were not located as part of this survey.

THIS SITE IS SUBJECT TO THOSE SCHEDULE B-II (EXCEPTIONS) AS LISTED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE (COMMITMENT NO 2037-1301293 WITH AN EFFECTIVE DATE OF AUGUST 15, 2006 AT 8:00 A.M.) TOGETHER WITH ENDORSEMENT NO. 1.

THE TITLE COMPANY AND/OR TITLE ATTORNEY HAS REVIEWED THE PUBLIC RECORDS OF THIS COUNTY AND HAS DETERMINED THAT THE EXCEPTIONS LISTED BELOW "AFFECT" THE DESCRIBED PROPERTY. THE UNDERSIGNED SURVEYING FIRM HAS REVIEWED THE DOCUMENTS PROVIDED AND HAS INCLUDED A BRIEF SURVEYOR COMMENT AT THE END OF EACH EXCEPTION.

CERTIFIED TO:

YRG Hotel Group 4, L.L.C.
First American Title Insurance Company
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

SCHEDULE B II-EXCEPTIONS

1, 3, 4, 5, and 6) DELETED

2 & 7) STANDARD EXCEPTIONS

8) Seminole County Development Order dated July 11, 1989 and recorded October 17, 1989 in Official Records Book 2116, Page 1885, Public Records Seminole County, Florida. (NOT PLOTTABLE)

9) The following specific matters shown on the Boundary and Topographic Survey of the Subject Property prepared for the Proposed Insured by Tinklepaugh Surveying Services, Inc.:

a. Buried Fiber Optic Cable running east and west immediately north of the southerly boundary line (SR 46A/H.R. Thomas Jr. Parkway) of the property and possible de minimus encroachment of telecom utility vaults at the southwest corner of the property.

ABBREVIATIONS

(r)	CHORD	(M)	MEASURED
CB	CHORD BEARING	ORB	OFFICIAL RECORDS BOOK
CM	CONCRETE MONUMENT	PRC	POINT OF REVERSE CURVATURE
CPP	CONCRETE UTILITY POLE	R	RADIUS
(D)	PER DESCRIPTION	RWV	RECLAIMED WATER VALVE
FBOH	FIBER OPTICS CABLE MANHOLE	R/W	RIGHT-OF-WAY
IPC	IRON PIPE AND CAP	SCP	SECTION CORNER POST
L	ARC LENGTH	TB	TELECOMMUNICATIONS PEDESTAL
LB	LICENSED BUSINESS	T	TANGENT BEARING
LS	LICENSED SURVEYOR	UGF	UNDERGROUND FIELD
		WV	WATER VALVE

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

TREE LEGEND

(SHOWN IN INCHES) SIZE IN INCHES
OAK
PINE
CITRUS

SYMBOL LEGEND

NO.	DATE	REVISIONS	BY
6.	7-17-07	ADDED SOIL BORINGS (107007)	ABA

NO.	DATE	REVISIONS	BY
5.	6-20-07	ADDED SOIL BORINGS (107069)	ADA
4.	1-25-07	ENDORSEMENT NO. 1 (107048)	ADA
3.	1-22-07	REVISED CERTIFIED PARTIES	ADA
2.	12-14-06	ADDED CERTIFICATIONS	ADA
1.	11-07-06	ADDED TREES AND TOPO (106715)	NCC

I hereby affirm that this survey represented hereon is true and correct to the best of my knowledge and belief. It has been prepared in accordance with the Standards set forth in Chapter 61G17, F.A.C. pursuant to Chapter 177 and 472, Florida Statutes. I hereby certify that the signature and the original raised seal of a Florida Registered Surveyor and mapper this sketch, map, or map is for informational purposes only and is not valid.

GERALD F. LINDHORST P.L.S.# 3517

FIELD BY:	DATE OF SURVEY: 10/10/2006
DRAWN BY: ATM	ORDER #: 106695
SCALE: 1"=50'	SHEET 1 OF 1

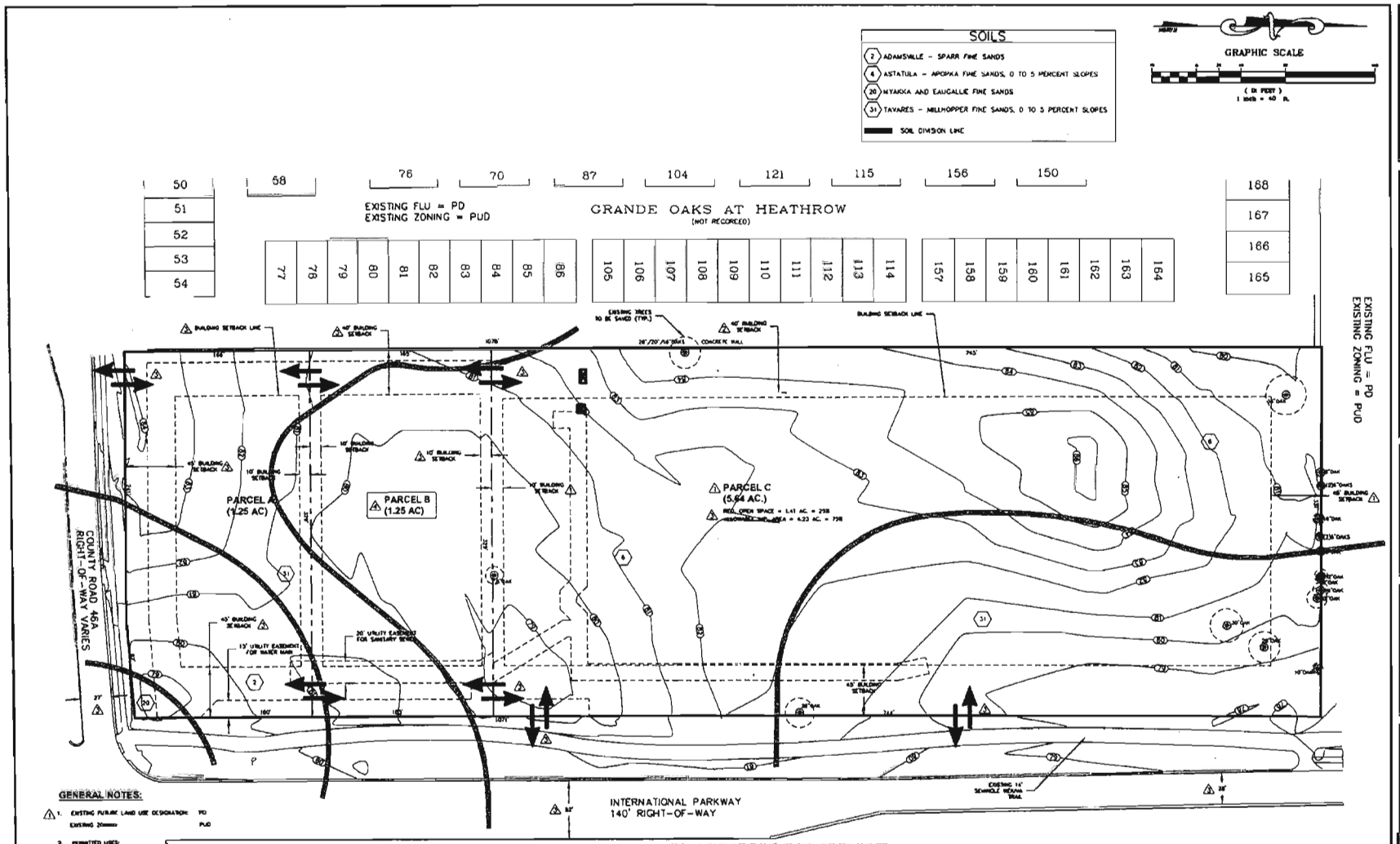
BOUNDARY & TOPOGRAPHIC SURVEY
FOR
YRG HOTEL GROUP

SECTION 31-19-30
SEMINOLE COUNTY, FLORIDA

Tinklepaugh
SURVEYING SERVICES, INC.
329 E Washington Street, Suite 200 • Orlando, Florida 32801
Tele. No. (407) 422-0667 Fax No. (407) 422-0690
LICENSED BUSINESS No. 3776

FILE #SX-7820

EXHIBIT D



GENERAL NOTES:

1. EXISTING PUBLIC LAND USE DESIGNATION: PD
   EXISTING ZONING: PUD

2. PERMITTED USES:
   PARCEL C HOTEL WITH CONFERENCE FACILITIES AND OTHER CUSTOMARY IN-BUILDING FACILITIES SUCH AS A RESTAURANT, BAR, AND RETAIL GIFT SHOP, LIMITED INDUSTRY USES AS INDICATED IN COMPREHENSIVE PLAN FLU CONSIST-33.
   PARCELS A AND B: THE FOLLOWING SUPPORT USES ARE PERMITTED ONLY AS SECONDARY USES IN CONJUNCTION WITH THE HOTEL/LIMITED INDUSTRY USES: A SIT DOWN RESTAURANT AND LIMITED COMMERCIAL/OFFICE USES (INCLUDING BANKS), TO BE DESIGNATED AT FINAL MASTER PLAN.
   NOTE: BUILDING SETBACKS TO BE 45' ALONG ALL THE NORTH SOUTH AND EAST EXTERNAL PROPERTY LINES.
   INTERNAL PROPERTY LINES (SIDE SETBACKS) MIN. 10' BUILDING SETBACK AND LANDSCAPE BUFFER.
   EXCEPT ALONG THE WEST PROPERTY LINE WHERE THE BUILDING SETBACKS SHALL BE AS FOLLOWS

BUILDING HEIGHT	BUILDING SETBACK
35	15
45	15
55	20
65	25
75	30
85	35
95	40
105	45
110	50
110 (MAX. HEIGHT)	60

   NOTE: ANTICIPATED MAXIMUM BUILDOUT - 230 ROOM HOTEL AND 22,000 S.F. OF COMMERCIAL SUPPORT USES.

3. PROPOSED DEVELOPMENT WILL HAVE NO EFFECT UPON SCHOOLS.

4. PUBLIC UTILITIES ARE AVAILABLE FOR THIS DEVELOPMENT. PROPOSED WATER REQUIRED FLOW, AND SEWER TIE-IN LOCATIONS ARE LABELED. APPROXIMATE WATER USEAGE = 46,000 GPD. APPROXIMATE SEWER USEAGE - 41,000 GPD. FOR TRAFFIC DATA, SEE ATTACHED TPO STUDY.

5. THERE ARE NO JURISDICTIONAL WETLANDS OR FLOOD-PRONE AREAS ON THIS SITE.

6. EXISTING GROUND CONTOUR LINES ARE FROM A SURVEY PREPARED BY SHULEPAUGH SURVEYING SERVICES, INC.

7. LANDSCAPE BUFFERS
   NORTH AND WEST- A MINIMUM AVERAGE OF 10-FOOT WIDE, THAT MAY GO DOWN TO 5 FEET WIDE WHEN ADJACENT TO INTERNAL DRIVE AISLES OR PARKING STALLS.
   PLANTINGS SHALL INCLUDE:
   WEST BUFFER- SHALL INCLUDE TALL PLANTINGS SUCH AS "GREEN PALMS", WITH 2 CANOPY TREES, 2 UNDERSTORY TREES, AND 17 SHRUBS PER 100 FEET. THE WEST BUFFER SHALL BE CONSISTENT WITH EXHIBIT 3 OF THE APPROVED D.O. THE AREA WEST OF THE BUILDING SHALL BE GREEN EXCEPT FOR LIMITED SIDEWALKS.
   NORTH BUFFER- SHALL INCLUDE 3 CANOPY TREES, 6 UNDERSTORY TREES, AND 43 SHRUBS PER 100 FEET.
   SOUTH- A MINIMUM AVERAGE OF 15' WIDE, THAT MAY GO DOWN TO 10 FEET WHEN ADJACENT TO INTERNAL DRIVES OR PARKING STALLS. SHALL INCLUDE 4 CANOPY TREES PER 100 LINEAR FEET OF FRONTAGE AND A 3 FT. HIGH CONTINUOUS HEDGE.
   EAST- 10' MINIMUM BUFFER. PLANTINGS SHALL INCLUDE (SOUTH AND EAST PROPERTY LINES): 3 CANOPY TREES, 10 UNDERSTORY TREES, AND 48 SHRUBS PER 100 FEET. ADDITIONAL AMENITIES SUCH AS PARK BENCHES SHALL BE INSTALLED IN THE SOUTH AND EAST BUFFERS TO ENCOURAGE PEDESTRIAN INTERACTION WITH THE PATIOS, ENVIRONMENT AND THE SEMINOLE WEKIVA TRAIL. THESE AMENITIES SHALL BE DETERMINED AT THE FINAL MASTER PLAN STAGE. THE REQUIRED PLANTING NUMBERS MAY BE MODIFIED TO ACCOMODATE THESE PEDESTRIAN AMENITIES UPON APPROVAL BY THE PLANNING MANAGER.
   INTERNAL- 10' LANDSCAPE BUFFERS BETWEEN PARCELS SHALL MEET THE SEMINOLE COUNTY LANDSCAPE CODE.

8. THE OPEN SPACE AND LANDSCAPE AREAS WILL BE MAINTAINED BY EACH PROPERTY OWNER.

8. CROSS ACCESS EASEMENT WILL ENCOMPASS PARCELS A, B & C.

10. TOTAL ACREAGE IS 8.14 ACRES.

PROPERTY APPRAISER ID NUMBER ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___

SEMINOLE COUNTY
APPROVED FOR CONSTRUCTION

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.
APPROVED.

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT

DATE

EXHIBIT D

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

REVISED PRELIM SUBDIVISION PLAN
FOR
LAKE MARY WESTIN
SEMINOLE COUNTY FLORIDA

YRC HOTEL GROUP
4700 DILLARD DRIVE
CARY, NC 27518
919-319-3931

ENGINEER IN CHARGE:
DAVID F. GLUNT P.E. #37439
CERTIFICATE OF AUTHORIZATION NO. EB-0007733

NO.	DATE	REVISIONS
1	06/15/07	PER SCH. COMMENTS
2	07/13/07	PER SCH. COMMENTS
3	08/13/07	PER SCH. COMMENTS
4	09/14/07	PER SCH. COMMENTS
5	10/12/07	PER SCH. COMMENTS
6	11/12/07	PER SCH. COMMENTS
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8	01/11/08	PER SCH. COMMENTS
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165	02/12/21	PER SCH. COMMENTS
166	03/12/21	PER SCH. COMMENTS
167	04/12/21	PER SCH. COMMENTS
168	05/12/21	PER SCH. COMMENTS

JOB # 28121
DATE: 06/15/07
SCALE: 1" = 40'
DESIGNED BY: SEW
DRAWN BY: SEW
APPROVED BY: DFG

PSP-1

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31; THENCE NORTH 00°02'42" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 31 FOR 25.00 FEET; THENCE SOUTH 89°44'51" EAST ALONG THE NORTH RIGHT-OF-WAY OF STATE ROAD 46A (PAOLA ROAD) AND ALONG A LINE 25.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31 FOR 1129.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°02'42" WEST, 1122.74 FEET; THENCE SOUTH 89°44'51" EAST, ALONG THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST AND ALONG THE SOUTHERLY LIMITS OF THE TOWN OF PAOLA, PER PLATS THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PLAT BOOK 2, PAGE 73 AND PLAT BOOK 2, PAGE 98, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, FOR A DISTANCE OF 391.94 FEET; THENCE SOUTH 00°06'26" WEST, ALONG THE CENTERLINE OF THE ABANDONED RIGHT-OF-WAY OF THE SCL/ACL RAILROAD FOR 1122.74 FEET; THENCE NORTH 89°44'51" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD FOR 388.96 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT THAT PART DEEDED TO SEMINOLE COUNTY IN OFFICIAL RECORDS BOOK 3708, PAGE 579 (GRANTLINE ROAD FROM C.R. 46-A TO S.R 46; OWNER: TOWN CENTER COMMERCIAL DEVELOPMENT ASSOC.; PARCEL #141), CONSTITUTING A PORTION OF THOSE CERTAIN PARCELS OF LAND BEING DESCRIBED IN OFFICIAL RECORDS BOOK 2014, PAGES 1291, 1293 AND 1295 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING IN THE SW 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31 (A) TINKLEPAUGH NAIL & DISK), THENCE RUN S 89°48'38" E ALONG THE SOUTH LINE OF SAID SECTION 31 FOR A DISTANCE OF 1517.96 FEET; THENCE RUN N 00°02'39" E ALONG THE CENTERLINE OF THE ABANDONED S.C.L. RAILROAD FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89°48'38" W ALONG THE NORTH RIGHT-OF-WAY LINE OF C.R. 46-A FOR A DISTANCE OF 388.96 FEET; THENCE RUN N 00°05'32" W ALONG THE EAST LINE OF WEST 1129.80 FEET OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 31 FOR A DISTANCE OF 45.00 FEET; THENCE RUN S 89°48'38" E FOR A DISTANCE OF 241.86 FEET; THENCE RUN N 85°32'53" E FOR A DISTANCE OF 87.49 FEET; THENCE RUN N 00°02'39" E ALONG A LINE 60.0 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF THE FORMER S.C.L. RAILROAD (OFFICIAL RECORDS BOOK 1711, PAGE 1974) FOR A DISTANCE OF 1076.66 FEET; THENCE RUN S 89°48'38" E ALONG THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE SW 1/4 OF SAID SECTION 31 FOR A DISTANCE OF 60.00 FEET; THENCE RUN 00°02'39" W ALONG SAID S.C.L. RAILROAD CENTERLINE FOR A DISTANCE OF 1122.74 FEET TO THE POINT OF BEGINNING

PRELIMINARY SUBDIVISION PLAN

LAKE MARY WESTIN

SECTION 31 , TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA

FOR

YRG HOTEL GROUP

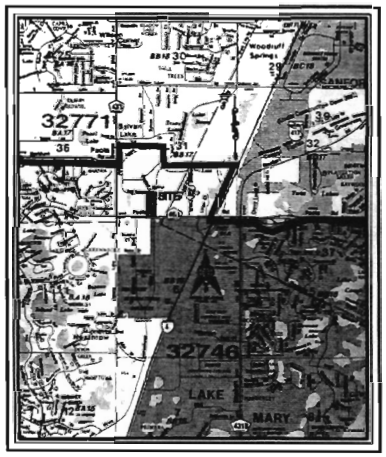
4709 CALUMET DRIVE
KNOXVILLE, TN 37919
PH (865)-521-3931

INDEX OF SHEETS

COV	COVER SHEET
	TOPO AND BOUNDARY SURVEY
PSP-1	PRELIMINARY SUBDIVISION PLAN

MADDEN
MOORHEAD & GLUNT, INC.
CIVIL ENGINEERS
431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

VICINITY MAP



N.T.S.

PROPERTY APPRAISER ID NUMBER _____

SEMINOLE COUNTY
APPROVED FOR CONSTRUCTION

THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.
APPROVED

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT

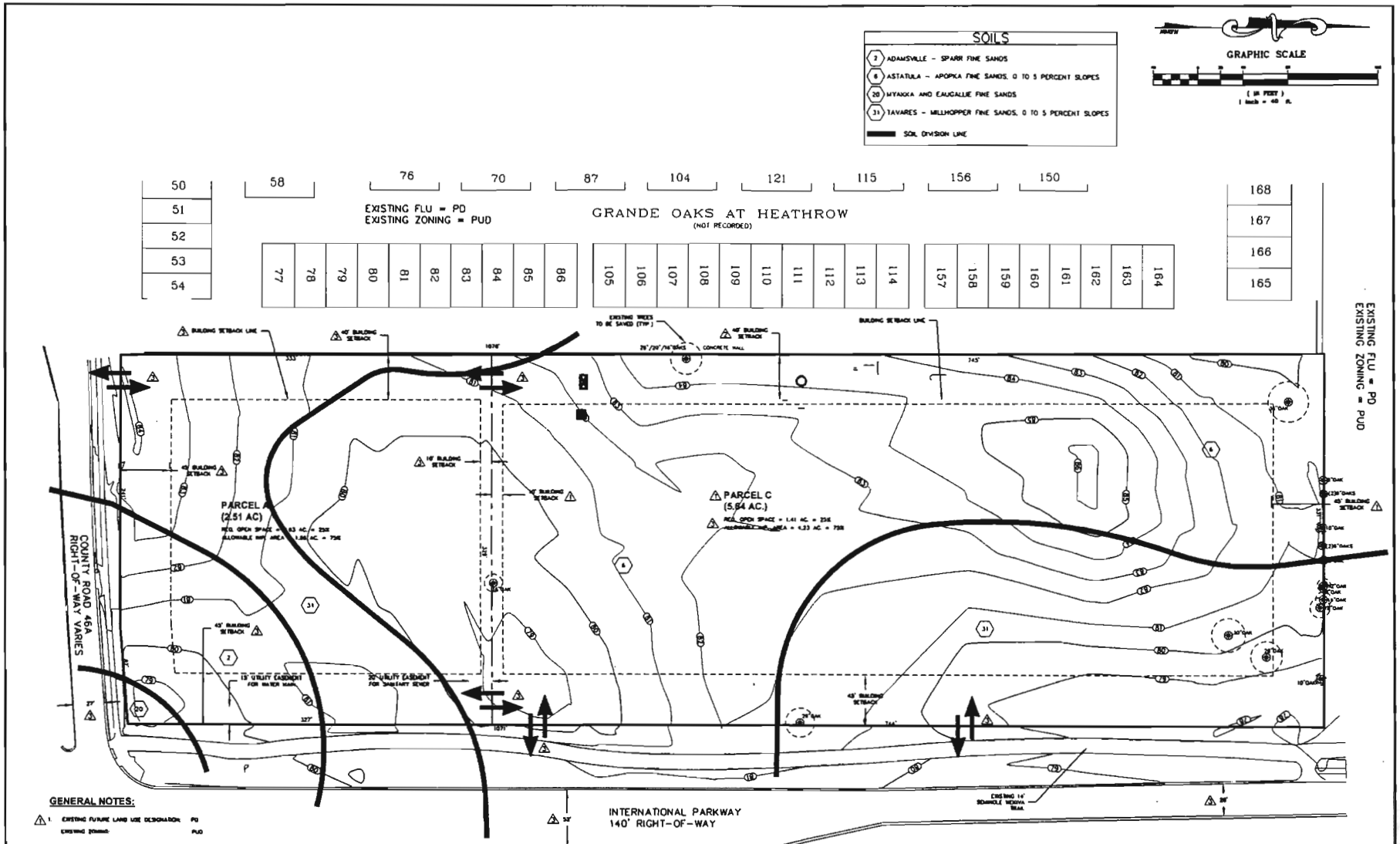
DATE

DAVID T. GLUNT P.E. #37459
CERTIFICATE OF AUTHORIZATION NO. EB-0007732

LAKE MARY WESTIN - 28151

ORIGINAL APPROVED PSP – EXHIBIT E

EXHIBIT E



GENERAL NOTES:

1. EXISTING FUTURE LAND USE DESIGNATION: PD
   EXISTING ZONING: PUD

2. PERMITTED USES:
   PRIMARY: HOTEL WITH CONFERENCE FACILITIES AND OTHER CUSTOMARY IN-BUILDING FACILITIES SUCH AS A RESTAURANT, BAR, AND RETAIL GIFT SHOP; TARGET INDUSTRY USES AS INDICATED IN COMPREHENSIVE PLAN FLU EXHIBIT-23.
   SECONDARY: THE FOLLOWING SUPPORT USES ARE PERMITTED ONLY AS SECONDARY USES IN CONJUNCTION WITH THE HOTEL/TARGET INDUSTRY USES: A SIT DOWN RESTAURANT AND LIMITED COMMERCIAL/OFFICE USES, TO BE DETERMINED AT FINAL MASTER PLAN.
   NOTE: BUILDING SETBACKS TO BE 45' ALONG ALL THE NORTH SOUTH AND EAST EXTERNAL PROPERTY LINES.

3. INTERNAL PROPERTY LINES (SEE SETBACKS) MIN. 10' BUILDING SETBACK AND LANDSCAPE BUFFER EXCEPT ALONG THE WEST PROPERTY LINE WHERE THE BUILDING SETBACKS SHALL BE AS FOLLOWS:

BUILDING HEIGHT	BUILDING SETBACK
35	10
45	15
55	20
65	25
75	30
85	35
95	40
105	45
115	50
116 (MAX. HEIGHT)	50

4. NOTE: ANTICIPATED MAXIMUM BUILDOUT – 250 ROOM HOTEL AND 25,000 S.F. OF COMMERCIAL SUPPORT USES.

5. PROPOSED DEVELOPMENT WILL HAVE NO EFFECT UPON SCHOOLS

6. PUBLIC UTILITIES ARE AVAILABLE FOR THIS DEVELOPMENT. PROPOSED WATER, RECLAIMED WATER, AND SEWER TIE-IN LOCATIONS ARE LABELED. APPROXIMATE WATER USEAGE – 46,944 GPD. APPROXIMATE SEWER USEAGE – 41,356 GPD. FOR TRAFFIC DATA, SEE ATTACHED TPD STUDY.

7. THERE ARE NO JURISDICTIONAL WETLANDS OR FLOOD-PRONE AREAS ON THIS SITE.

8. EXISTING GROUND CONTOUR LINES ARE FROM A SURVEY PREPARED BY TRIMLE/PAUCH SURVEYING SERVICES, INC.

9. LANDSCAPE BUFFERS:
   NORTH AND WEST– A MINIMUM AVERAGE OF 10-FOOT WIDE, THAT MAY GO DOWN TO 3 FEET WIDE WHEN ADJACENT TO INTERNAL DRIVE ISLES OR PARKING STALLS.
   PLANTINGS SHALL INCLUDE:
   WEST BUFFER– SHALL INCLUDE TALL PLANTINGS SUCH AS "GREEN PALMS", WITH 2 CANOPY TREES, 2 UNDERSTORY TREES, AND 17 SHRUBS PER 100 FEET. THE WEST BUFFER SHALL BE CONSISTENT WITH EXHIBIT 3 OF THE APPROVED D.O. THE AREA WEST OF THE BUILDING SHALL BE GREEN EXCEPT FOR LIMITED SIDEWALKS.
   NORTH BUFFER– SHALL INCLUDE 3 CANOPY TREES, 6 UNDERSTORY TREES, AND 43 SHRUBS PER 100 FEET.
   SOUTH– A MINIMUM AVERAGE OF 15' WIDE, THAT MAY GO DOWN TO 10 FEET WHEN ADJACENT TO INTERNAL DRIVES OR PARKING STALLS.
   EAST– 10' MINIMUM BUFFER; PLANTINGS SHALL INCLUDE (SOUTH AND EAST PROPERTY LINES) 2 CANOPY TREES, 10 UNDERSTORY TREES, AND 43 SHRUBS PER 100 FEET. ADDITIONAL AMENITIES SUCH AS PARK BENCHES, SHALL BE INSTALLED IN THE SOUTH AND EAST BUFFERS TO ENCOURAGE PEDESTRIAN INTERACTION WITH THE PHYSICAL ENVIRONMENT AND THE SEMINOLE WOMAN TRAIL. THESE AMENITIES SHALL BE DETERMINED AT THE FINAL MASTER PLAN STAGE. THE REQUIRED PLANTING NUMBERS MAY BE MODIFIED TO ACCOMMODATE THESE PEDESTRIAN AMENITIES UPON APPROVAL BY THE PLANNING MANAGER.
   INTERNAL– 10' LANDSCAPE BUFFERS BETWEEN PARCELS SHALL MEET THE SEMINOLE COUNTY LANDSCAPE CODE.

10. THE OPEN SPACE AND LANDSCAPE AREAS WILL BE MAINTAINED BY EACH PROPERTY OWNER.

11. CROSS ACCESS EASEMENT WILL ENCOMPASS BOTH PARCELS (A & C).

PARKING CALCULATIONS:

HOTEL PARKING REQUIREMENTS: ONE (1) SPACE FOR EACH DWELLING UNIT PLUS TWO (2) ADDITIONAL SPACES.

HOTEL PARKING CALCULATION: 254 UNITS = 256 SPACES + 3 ADDITIONAL SPACES = 261 SPACES

HOTEL PARKING PROVIDED: REGULAR PARKING SPACES = 254
HANDICAP SPACES = 7
TOTAL PROVIDED PARKING SPACES = 261

PROPERTY APPRAISER ID NUMBER _____

SEMINOLE COUNTY
APPROVED FOR CONSTRUCTION

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APPROVED

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT

DATE

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

PRELIMINARY SUBDIVISION PLAN
FOR
LAKE MARY WESTIN
SEMINOLE COUNTY FLORIDA

YRG HOTEL GROUP
4700 CALLAHAN DRIVE
KNOXVILLE, TN 37919
865-531-3931

ENGINEER IN CHARGE:
DAVID F. GLUNT P.E. #57139
CERTIFICATE OF AUTHORIZATION NO. CA-0007733

DATE	REVISIONS
1	REVISED PER SJRWMD COMMENTS
2	REVISED PER S.C. D.R.C. COMMENTS
3	REVISED PER S.C. D.R.C. COMMENTS
4	REVISED PER S.C. D.R.C. COMMENTS

JOB # 26151
DATE: 06/15/07
SCALE: 1" = 40'
DESIGNED BY: SEW
DRAWN BY: SEW
APPROVED BY: DFG

PSP-1

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