

RINEHART TOWERS

1700 Rinehart Road

Sanford Florida



NW Corner of Rinehart Road & St Johns Parkway
Across the street from the new Wal-Mart Supercenter
Eastern Entrance to the Seminole Towne Center Mall
3 blocks from the Supertarget Marketplace
Directly in front of Old Navy, Ross Dress For Less, etc.
Excellent Access from both Rinehart & St Johns Parkway

Pad Sites Available

For Additional Information
PJ Dikeou
303-825-9192

RINEHART TOWERS SHOPPING CENTER

1700 RINEHART ROAD
SANFORD (ORLANDO) FLORIDA

Location

- Northwest corner of Rinehart Road and St Johns Parkway
- Across the street from the new Wal Mart Supercenter
- Eastern entrance to the Seminole Towne Center Mall
- 3 Blocks from the new SuperTarget
- Directly in front of Gateway Plaza (Bed Bath & Beyond, Ross Dress for Less, etc...)

Visibility

- 480 feet of unobstructed visibility (no outparcels)
- Traffic signal at Rinehart & St Johns Parkway allows clear view of all storefronts and signage

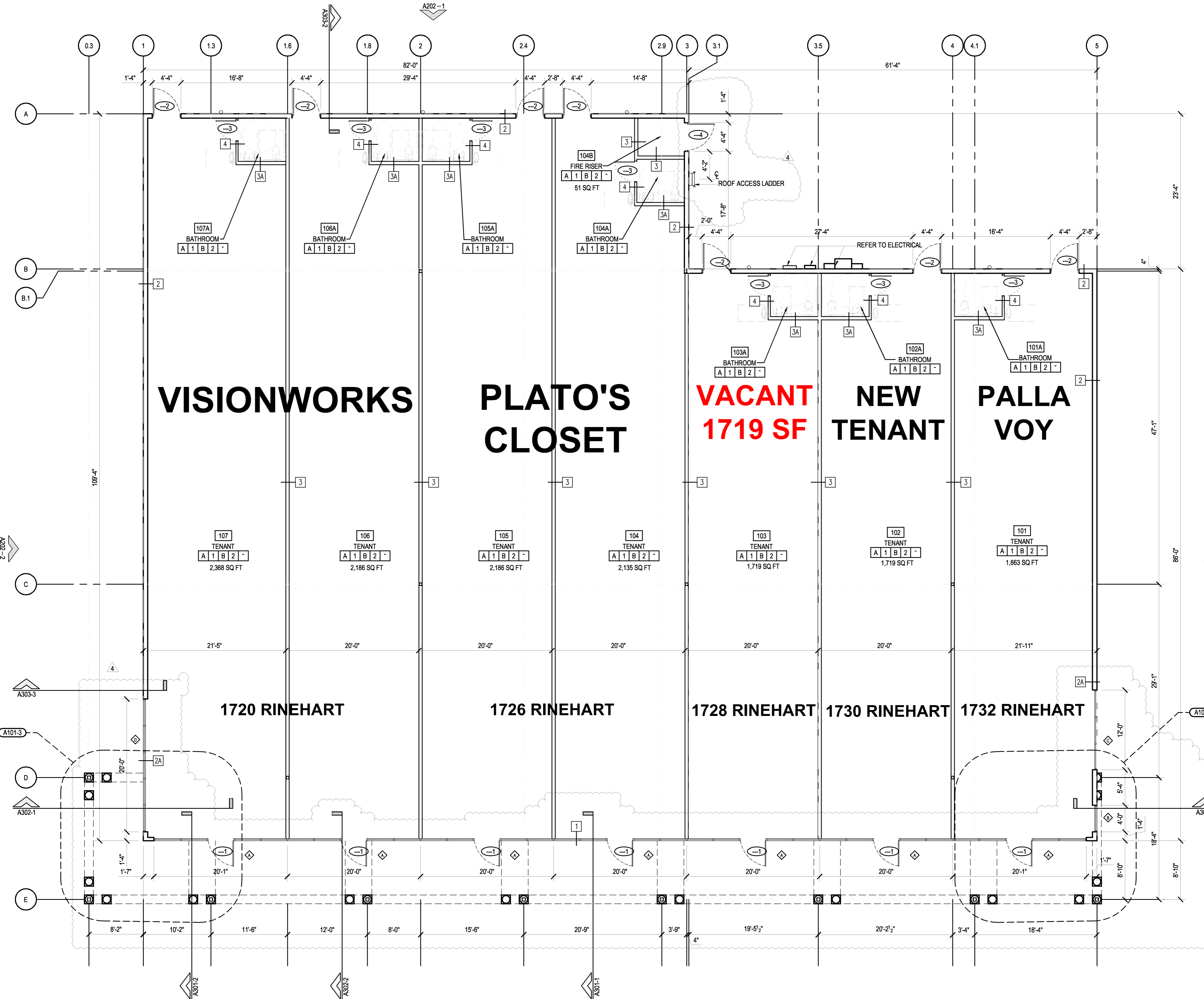
Access

- Excellent access from both Rinehart & St Johns Parkway
- Direct access to Gateway Plaza

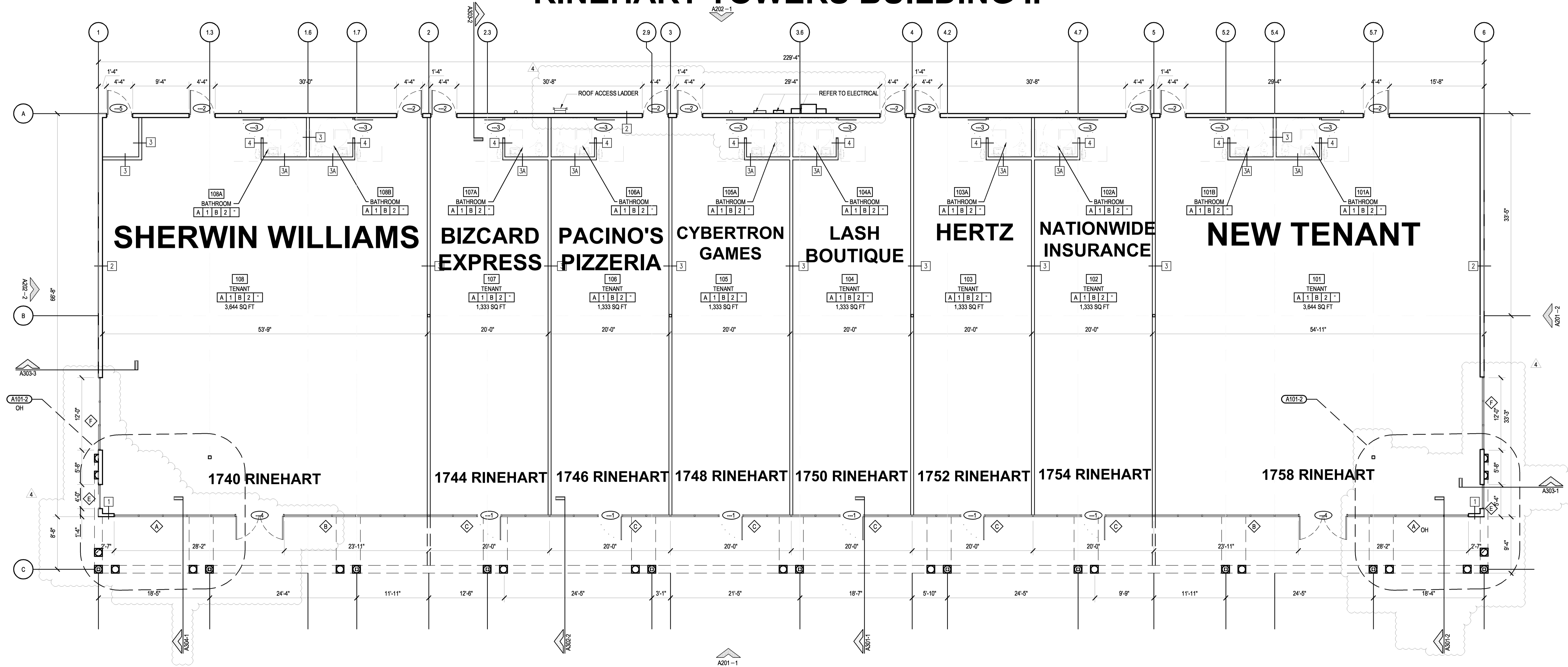
Parking

- The parking ratio in our center is 5 cars per 1,000 square feet

RINEHART TOWERS BUILDING I



RINEHART TOWERS BUILDING II



GENERAL SITE NOTES

- FOR LEGAL DESCRIPTION, BOUNDARY INFO., AND BENCHMARK INFO., SEE SITE SURVEY SHEETS.
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE ALL CENTERLINE GEOMETRY TO ENSURE PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
- CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- SITWORK FOR THIS PROJECT SHALL MEET OR EXCEED THE DEVELOPERS SITWORK SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF DOORWAYS AND PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER.
- ALL CURBED RADII ARE TO BE 10' AND 3' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 10' AND 3'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS NOTED (BOC) WHICH INDICATES BACK OF CURB.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE POWER AND TELEPHONE COMPANIES FOR THE LOCATION AND HEIGHT OF THE PYLON SIGN BEFORE CONDUIT AND WIRING IS INSTALLED.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY MARK S. GAULFIELD, PSM.
- REFER TO ARCH. PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
- ALL PAINT USED FOR PARKING STRIPING SHALL BE ALKYL PETROLEUM BASED PAINT. TWO COATS OF PAINT TO BE USED.

- STOP BAR STRIPING, CROSS WALK STRIPING, FIRE LANE STRIPING, HANDICAP SYMBOL AND SURROUNDING DIAGONAL STRIPING ADJACENT TO HANDICAP PARKING SPACE SHALL BE THERMOPLASTIC.
- PROPOSED ACCESSIBLE PARKING SIGNS TO BE INSTALLED AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING SIGNS NEEDED. ALL ACCESSIBLE SIGNS SHALL BE BUILT INSIDE PIPE BOLLARD PER DETAIL LOCATED ON DETAIL SHEET.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PLACING PEDESTRIAN CROSSING SIGNS AS INDICATED ON PLANS. CONTRACTOR TO VERIFY EXACT NUMBER OF SIGNS REQUIRED. SEE DETAIL SHEET.
- CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF ALL MATERIALS REMOVED FROM THIS SITE.
- CONTRACTOR IS TO INSTALL SMOOTH TRANSITIONS BETWEEN CHANGES IN CURB TYPES.
- ALL SIGNS SHALL HAVE 7'-0" MIN. CLEARANCE FROM FINISH GRADE TO BOTTOM OF LOWEST SIGN MOUNTED ON POST.
- FUTURE BUSINESSES USING THIS RETAIL CENTER WILL HAVE TO BE PRE-APPROVED BY THE UTILITY DEPARTMENT. IF THE FACILITY IS USED TO STORE HAZARDOUS MATERIALS AS DEFINED UNDER FDEP CHAPTER 62-555, ALL FUTURE BUSINESSES MUST COMPLY WITH THE CITY'S WELL PROTECTION ORDINANCE.
- IF A FUTURE BUSINESS IS USED TO HANDLE FOOD, A PRETREATMENT DEVICE MUST BE INSTALLED AND MUST COMPLY WITH THE CITY'S UTILITY STANDARDS AND SPECIFICATIONS MANUAL, CURRENT EDITION.

"GATEWAY SHOPPING CENTER"
PLAT BOOK 49, PAGES 24-26

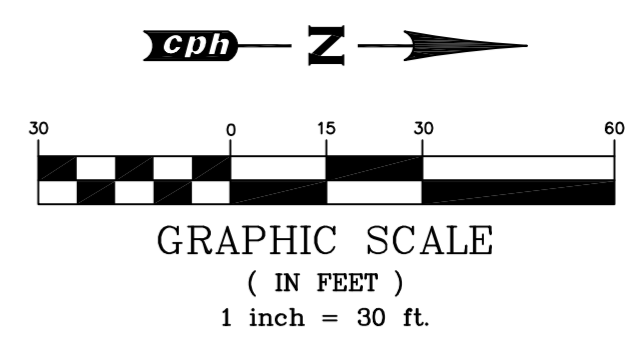
LINE	LENGTH	BEARING
L1	23.01	S19°36'00"W
L2	3.00	N10°24'00"W
L3	2.03	N89°40'13"E
L4	17.04	N43°41'38"E
L5	11.58	N43°41'38"E
L6	22.29	S89°40'13"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	75.82	62.00	12°27'25"	43.47	71.19	N87°07'44"W
C2	32.10	40.00	45°58'35"	40.00	31.24	N65°40'55"E
C3	28.09	35.00	45°58'35"	35.00	27.34	S86°40'55"W

PD NOTE

PER PD DATED APRIL 29, 1997
THE FOLLOWING WERE APPROVED:

- THE ZONING VARIANCE THAT HAS BEEN APPROVED IN ASSOCIATION WITH THIS PROJECT ARE:
A. REQUIREMENTS FOR VEHICLES AND DESIGNATED RIGHT-OF-WAY, SECTION 1.2A - STALLS, AISLES AND DRIVEWAYS: A REDUCTION TO 9x18 FOOT SPACE WITH A 55 FOOT BAY FOR 70 DEGREE PARKING AND A 60 FOOT BAY FOR 90 DEGREE PARKING.
- BUILDING HEIGHTS FOR THIS PROJECT WILL NOT EXCEED 200 FEET.
- OPEN SPACE: MINIMUM 10% PER PARCEL



SITE DATA

SITE LOCATION
THE SITE IS LOCATED AT THE NORTHWEST CORNER OF RINEHART ROAD AND ST. JOHN'S PARKWAY, IN THE CITY OF SANFORD, FLORIDA.

SITE ADDRESS:
4600 ST. JOHN'S PARKWAY
SANFORD, FLORIDA

PARCEL I.D. NUMBER: 29-19-30-300-037G-0000

TOTAL SITE AREA: 123,376.50 S.F. (2.83 AC.)

TOTAL BUILDING AREAS: 30,000 S.F.

MAX BUILDING HEIGHT: 200' (PER PD)

100 YEAR FLOOD ELEVATION: SITE IS WITHIN FLOOD ZONE X (PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12117 C 0040 E, DATED APRIL 17, 1995)

THIS PROJECT IS NOT LOCATED IN THE SECONDARY PROTECTION ZONE AS IDENTIFIED BY THE CITY'S WELL FIELD PROTECTION ZONE MAP.

BUILDING SETBACKS:
REQUIRED MIN. BUILDING SETBACKS
FRONT: 36.0'
SIDE: 10'
REAR: 20'
SIDE/CORNER: 25'

PROPOSED BUILDING SETBACKS:
FRONT: 36.0'
SIDE: 38.0'
REAR: 76.6'
SIDE/CORNER: 25.0'

EXISTING USE: VACANT

PROPOSED USE: COMMERCIAL RETAIL

EXISTING ZONING: PD (PLANNED DEVELOPMENT)

PROPOSED ZONING: PD (PLANNED DEVELOPMENT)

FUTURE LAND USE DESIGNATION:
SUBJECT SITE: WIC (WESTSIDE INDUSTRY AND COMMERCE)

LAND COVERAGE
PROPOSED: 26,267.0 S.F. (21%)
IMPERVIOUS: 97,109.5 S.F. (79%)

PROPOSED OPEN SPACE: 21%

LANDSCAPE BUFFERS
REQUIRED:
RINEHART ROAD - MIN. ARTERIAL LANDSCAPE BUFFER: 25'
MIN. SIDE BUFFER: 10'
MIN. REAR BUFFER: 10'
ST. JOHN'S PKWY - MIN. COLLECTOR LANDSCAPE BUFFER: 15'

PARKING:
PARKING REQUIRED BY CITY OF SANFORD: 1 SPACE/200 S.F. GFA
30,000 S.F./ 200 S.F. = 150 SPACES

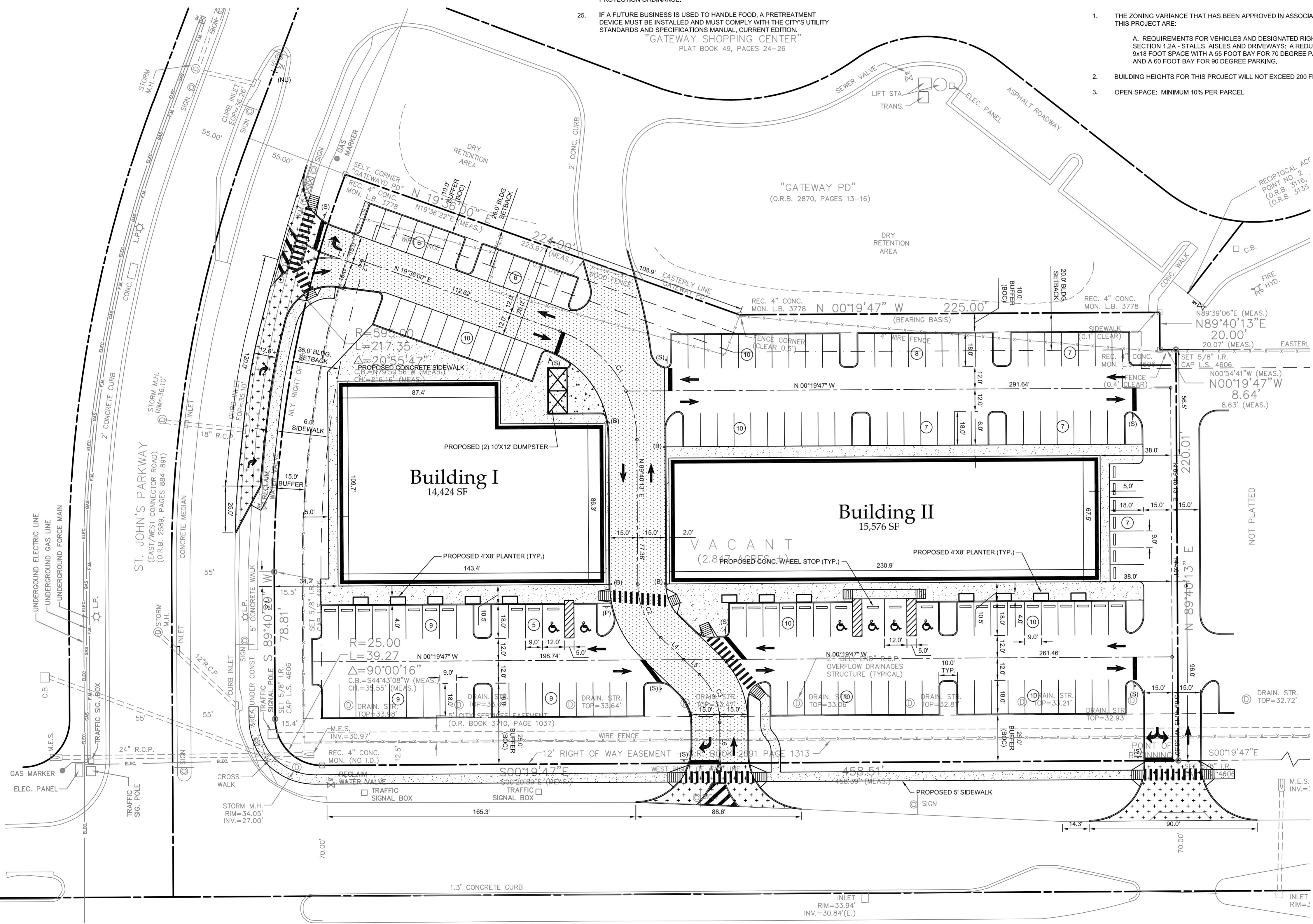
PARKING PROVIDED: 9x18' STD SPACE = 144 SPACES
12x18' HC SPACE = 6 SPACES

TOTAL PROVIDED: 150 SPACES

PARKING RATIO: 1 SPACE/200 S.F. GFA

LEGEND

- (B) PROPOSED BOLLARD
- (P) PEDESTRIAN CROSSING SIGN
- (S) STOP SIGN (R1-1)
- (U) NO U-TURN SIGN
- YELLOW PAINTED TRAFFIC ARROW
- ▬ 24" WHITE THERMOPLASTIC STOP BAR
- ▨ HEAVY DUTY ASPHALT
- ▩ SEE SHEET C-X FOR PAVEMENT MATERIALS
- ▧ PROPOSED OFF-SITE IMPROVEMENT AREA
- ▦ SEE SHEET C-X FOR DETAILS



RINEHART ROAD
(DEED BOOK 2, PAGE 97)
(O.R.B. 2291, PAGES 1850-1851)

Engineers
Planners
Landscape Architects
Surveyors
Construction Management

epn

W. W. C. P. H. E. N. G. I. N. G.
300 West Fulton Street, Sanford, FL 32771 P.O. Box 2808, Sanford, FL 32772-2808
Phone: 407-325-8841 Fax: 407-325-8843

Scale: 1" = 30'

Date:	OCT. 2004
Job No.:	D9901
File:	SDP

Activity	Date	Revised
Designed by:	J.T.P. 10/04	
Drawn by:	N.N.N. 10/04	
Checked by:	J.T.P. 10/04	
Approved by:	J.E.M. 10/04	

REVISED PER CITY COMMENTS DATED 11/02/04

No.	Date	Revision
1	11-30-04	REVISED PER CITY COMMENTS DATED 11/02/04

SITE DIMENSION PLAN

EAST NORTH GATE RETAIL
2401 BLAKE LLC
CITY OF SANFORD, FLORIDA

Sheet No. **C-3**

JAMES E. McMULLAN, P.E.
60180