

VICINITY MAP

LEGAL DESCRIPTION.

Beginning 595 feet North and 25 feet West of the center of section 29, Township 21 South, Range 31 East, run West 400 feet, thence East 400 feet and South 100 feet to point of beginning. Sald land being in the Southeast 1/4 of the Northwest 1/4 Section 29, Township 21 South, Range 31 East, Public Records of Seminale County, Florida.

DENSITY AND OPEN SPACE

SITE NOTES

PER PD REQUIREMENTS, A MINIMUM OF 20% OPEN SPACE WILL BE PROVIDED 0.92 ACRES = 0.18 ACRES

PROJECT IS WITHIN THE JURISDICTION OF SEMINOLE COUNTY
PROJECT WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE
THE STORMWATER MANAGEMENT SYSTEM WILL COMPLY WITH THE SEMINOLE COUNTY LDC
NO SURWAD
WATER, SEWER AND REUSE WILL COMPLY WITH SEMINOLE COUNTY REQUIREMENTS
FIRE PROTECTION WILL COMPLY WITH SEMINOLE COUNTY

PROPOSED OPEN SPACE = 0.30 (33%)
SEE PROPOSED LOT COVERAGE CALCULATIONS FOR BREAKDOWN
"HK PROPOSED OPEN SPACES EXCLUDES POND AND STORAGE ARRA

5. THE PROTECTION WILL COMPLY WITH SEMINULE COUNTY
6. ROADS WILL BE PRIVATE
7. SIGNAGE WILL MEET THE REQUIRMENTS OF THE SEMINULE COUNTY LAND
DEVELOPMENT CODE PART 65

7. HOURS OF OPERATION: — MONDAY THRU FRIDAY 8 AM — 6 PM DROP OFF FOR EMERGENCY RESPONSE — 24 HOURS

UTILITY CONTACTS

WATER & SEWER:

SEMINOLE COUNTY ENV SERV 407-665-2143

PHONE

CENTURYLINK 4077-830-3279

CABLE

CHARTER SPECTRUM 47-532-8509

ELECTRIC

FLORIDA POWER & LIGHT

407-328-1920 SURVEYOR

IRELAND & ASSOCIATES SURVEYING

407-678-3366

BUFFER	OPACITY	WIDTH	PLANT UNITS/100'	ENHANCEMENTS
NORTH	SOD	5'	N/A	LOW IMPACT DESIGN
SOUTH	0.1	5'	0.95	LOW IMPACT DESIGN
EAST	0.3	15'	2.6'	LOW IMPACT DESIGN
WEST	N/A	0	N/A	

LANDSCAPE BUFFER TABLE

LANDSCAPE SUFFERING WILL CONFORM TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS AND GREATER SUFFERS WILL BE PROVIDED AT FINAL DEVELOPMENT, PLAN IT NECESSARY, FER THE CODE

FIRE NOTES

1. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS (NFPA 1, 18.3). A FIRE FLOW TEST RESULTS FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED; DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW TEST REPORT AND A HYDRAULIC GRAPH.

- 2. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE AND TWO FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEEN 5000 SF SHALL BE 1,000 GPM (SECTION 18.4.5, NFPA 1, 2015 EDITION)
- 3. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA 1. APPENDIX I.
- 4. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.7.
- 5. FIRE LANES SHALL BE MARKED WITH 12" X 18" FREESTANDING SIGNS WITH A WHITE BACKGROUND AND RED LETTERS. WORDING SHALL READ 'NO PARKIN FIRE LANE BY ORDER OF THE FIRE DEPARTMENT'. SIGN SHALL BE WITHIN SIGHT OF TRAFFIC FLOW AND BE SPACED NO GREATER T HAN 60' APART.
- 6. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, 16.1.4)
- 7. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMETNS. (NFPA 1, 16.4.3.1)
- 8. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
- 9. FIRE DEPT ACCESS RD SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'
- 10. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF 39 TONS FOR THE FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE.

11. A 36" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60" SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVE A DIAMETER GREATER THAN 2.5". (NFPA 1, 18.5.7)

SITE DATA

JURISDICTION: (permitting)

SITE PERMITTING - | SEMINOLE COUNTY WATER -SEMINOLE COUNTY SEWER -STORMWATER MANAGEMENT DISTRICT -ST. JOHNS WATER MANAGEMENT DISTRICT

PROJECT SCOPE:

TO CONSTRUCT AN OFFICE/WAREHOUSE BUILDINGS WITH APPLICABLE INFRASTRUCTURE.

PROPOSED PERMITTED USES:

OFFICE AND WAREHOUSE TO SUPPORT TOW YARD

PROPERTY LOCATION:

STATE ROAD 426, OVIEDO, FL

PARCEL ID No.:

29-21-31-300-0030-0000

PROPERTY ZONING:

EXISTING LAND USE:

PROPOSED ZONING: PD EXISTING ZONING: A1

PROPOSED FAR MAXIMUM ALLOWED FAR 4,300 SF / 40,002 = 0.107

EXISTING PROPERTY AREA:

TOTAL = 0.92 ACRES

BUILDING DATA & SETBACKS

MAXIMUM BLDG HEIGHT = 35 FEET BLDG SIZE = 4,300 SF PROPOSED BLDG HEIGHT = 1 FLOOR 800 SF OFFICE, 3500 SF WAREHOUSE

MINIMUM BUILDING SETBACKS: BUILDING SETBACKS THIS PLAN: FRONT EAST = 25' SIDE NORTH = 10'* FRONT 25' SIDE 10'* *DUMPSTER ENCLOSURE

SIDE SOUTH = 10' REAR WEST = 25' **PARKING SPECIFICATIONS:**

CODE - WAREHOUSE = 1 / 1,000 SF OF FLOOR AREA

+ 1 SPACE PER 2 EMPLOYEES = 3,500 / 1000 = 4 + 2 = 6 SPACES

REAR 270'

PROPOSED LAND USE:

CODE - OFFICE = 1 / 200 SF OF FLOOR AREA = 800/200 = 4 SPACES

TOTAL PROVIDED- = 10 TOTAL SPACES (10X18 WITH OVERHANG)

SHALL BE 5' SETBACK

PROPOSED LOT COVERAGE CALCULATIONS;

PARKING & DRIVEWAY AREA BUILDING	AREA (sf) 9,004 4,300	ACRES 0.21 0.1	% TOTAL 22.51 10.75
TOTAL IMPERVIOUS	13,304	0.31	33.25
POND AREA	4,500	0.10	11.25
OUTDOOR STORAGE	10,000	0.23	25.0
OPEN SPACE / GREEN SPACE	12,198	0.28	30.5
TOTAL AREA	40,002	0.92	100.0

FLOOD ZONE:

THE LOT DESCRIBED HEREON WAS DETERMINED TO LIE WITHIN FLOOD ZONE "X"

SITE LEGEND

- I SITE BOUNDARY LINE EXISTING CURB

---- EXISTING EDGE OF PAVEMENT - EASEMENTS

— — — — LANDSCAPE BUFFER

PROPOSED 6' FENCE PROPOSED CONCRETE PAVEMENT

TYP TYPICAL S/W SIDEWALK 5' RADIUS

LE LINEAR FEET SF SQUARE FEET

PROPOSED OPEN SPACE



CIVIL ENGINEERS LAND PLANNERS

1614 White Dove Drive Winter Springs, Florida 32708 Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

TRI COUNTY TOWING

MDP

SEMINOLE COUNTY

		REVISIONS								
Е		Description	Date	Ву						
	1.	county comments	6/23	kf						
	2.	county comments	7/27							
		ADDED ACCESS TO SOUTH								
	3.	dumpster setback								
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				1						

MDP

MAY 2023

30 SCALE

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7/27/2023 K. FISCHER, P.E.# 56942 VALID UNLESS SIGNED & EMBOSSI BY A REGISTERED ENGINEER

