



# Parking Justification Study

---

## ***ATLANTIC DRIVE SELF STORAGE***

*150 ATLANTIC DRIVE, MAITLAND*

*SEMINOLE COUNTY, FLORIDA*

*Prepared for* Nuvo Development Partners, LLC  
February 8, 2023

**Samir J Sebaali** Digitally signed by Samir J  
Sebaali  
Date: 2023.02.08 15:03:10  
-05'00'

---

Sam J. Sebaali, P.E. 42075  
Florida Engineering Group, Inc.  
Certificate No. EB-0006595

## Contents

Contents.....	2
A. Project Site Location .....	3
B. Project Description.....	3
C. Purpose of the Study.....	3
D. Methodology.....	3
E. Traffic Generation and Parking Needs Assessment.....	3
F. Review of Similar Developments .....	5
E. Conclusion and Recommendations.....	5
Appendix A – Site Location Map .....	7
Appendix B – Site Plan .....	8
Appendix C – ITE Land Use Description and Time of Day Distribution .....	9
Appendix D – ITE Data Plot and Equation for Trip Generation.....	10
Appendix E - Weekday and Saturday Peak Period Parking Demand .....	11
Appendix F - Site Plans for Similar Developments .....	12

## **A. Project Site Location**

The project site is located at 150 Atlantic Drive, which is at the southwest corner of the intersection of Atlantic Drive and U.S. Highway 17-92 in Seminole County, Florida.

The site is in Section 19, Township 21S, and Range 30E and has a parcel ID No. 19-21-30-514-0B00-0080. A Site Location Map is provided in **Appendix A** of this report.

## **B. Development Description**

The project site is approximately 1.42 acres. The site is proposed to be developed for an 89,481 S.F. of Mini- Warehouse/Self-Storage building with related parking and other related site infrastructure. Ten (10) parking spaces are proposed to serve the proposed project. A Site Plan is presented in **Appendix B** of this report.

## **C. Purpose of the Study**

This study is intended to evaluate the anticipated parking demand for the proposed development and provide justification for the number of off-street parking, which is being proposed to serve the proposed development. Specifically, Seminole County Code requires one (1) parking space for each one thousand (1,000) square feet of building plus one (1) space for each two (2) employees on the largest shift for Warehouse. The code does not distinguish between “Mini-Warehouse/Self-Storage” use (ITE Code 151) and “Warehousing” use (ITE Code 150).

As such, the total number of parking spaces required by the code for this project would be 91 parking spaces based on the proposed building size of 89,481 S.F. and a maximum of two (2) employees on the largest shift. This required number of parking spaces is not, however, supported by actual parking needs for self-storage facilities based on 1.) review of similar facilities including facilities, which we have designed, facilities completed by the applicant, and facilities completed by other users in various jurisdictions; and 2.) review of published technical data.

## **D. Methodology**

To evaluate the parking needs for the proposed self-storage development, FEG has reviewed trip generation and parking generation using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th. Edition and *ITE Parking Generation*, 5th. Edition, respectively. In addition, FEG has reviewed parking requirements for three (3) similar developments in other neighboring local jurisdictions including City of Orlando, Orange County, and City of Ocoee. All these projects have been completed by FEG. One (1) of them is currently under construction and two (2) of them have been operational for numerous years without any parking concerns or problems.

## **E. Traffic Generation and Parking Needs Assessment**

Trip generation and parking generation using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th. Edition and *ITE Parking Generation*, 5th. Edition are being presented below for the proposed self-storage development. The self-storage use falls under ITE under Land Use Code 151 (Mini-Warehouse). Per the *ITE Parking Generation*, 5th. Edition, “a mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities.

Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.” This Land Use description along with the Time-of-Day Distribution for Parking Demand is included in **Appendix C**.

## 1. TRIP GENERATION

The trip generation for the proposed project has been calculated using the *ITE Trip Generation Manual, 11th. Edition*. **Table 1** below provides a summary of the average daily and P.M. Peak Hour trips anticipated from the project.

**Table 1 – ITE Trip Generation Summary – 11th. Edition**

ITE Code	Land Use	Size	Daily Trips		P.M. Peak Hour of Generator			
			Rate	Trips	Rate	Enter	Exit	Total
151	Mini-Warehouse	89.48 KSF	1.45	130	0.18	8	8	16

As can be seen from the table above, the average daily trips total 130 with 65 entering and 65 exiting for the entire day. During the P.M. Peak Hour of Generator, it is estimated that a maximum of 8 vehicles would enter the site and 8 vehicles would exit the site. Based on the *ITE Trip Generation Manual, 11th. Edition*, the same number of vehicles would enter and exit the site during the A.M. Peak Hour of Generator as the P.M. Peak Hour of Generator.

Although the trip generation does not necessarily provide the parking requirements, the number of vehicles entering the site during the Peak Hour of Generator gives an order of magnitude of the parking needs for the project. **Appendix D** provides Data Plot and Equation charts for the average daily, P.M. Peak Hour of Generator, and A.M. peak Hour of Generator.

## 2. PARKING GENERATION

The parking generation for the proposed development has been calculated using the *ITE Parking Generation Manual, 5th. Edition*. For each land use defined in this publication, empirical parking data that has been collected on sites throughout the country is compiled to develop rates and/or equations to estimate parking demand at similar sites. **Table 2** below provides the Peak Parking Demand anticipated for the project. We have evaluated both the Weekday and Saturday demands, since this use can generate peak demands during weekdays and on Saturday.

**Table 2 – ITE Parking Generation Summary – 5th. Edition**

ITE Code	Land Use	Size (KSF)	Peak Parking Demand (Weekday)	Peak Period of Parking Demand (Weekday)	Peak Parking Demand (Saturday)	Peak Period of Parking Demand (Saturday)
151	Mini-Warehouse	89.48	9	4:00 – 6:00 P.M.	9	1:00 – 5:00 P.M.

As can be seen from the table above, the peak parking demand for the proposed development would be 9 parking spaces during weekdays and 9 parking spaces on Saturday. **Appendix E** provides charts for the Weekday and Saturday Peak Period Parking Demand based on the *ITE Parking Generation Manual, 5th. Edition*.

**F. Review of Similar Developments**

FEG has reviewed parking requirements for three (3) similar developments in other neighboring local jurisdictions including City of Orlando, Orange County, and City of Ocoee. All these projects have been completed by FEG. One (1) of them is currently under construction and two (2) of them have been operational for numerous years without any parking concerns or problems. **Table 3** below provides a summary of these requirements.

**Table 3 – Summary of Parking Requirements for Similar Self-Storage Projects in Neighboring Jurisdictions**

Project Location	Building GFA (S.F.)	Required Parking	Provided Parking	Jurisdiction	Status
1600 Sun Life Path	90,625	6	7	Orange County	In operation since 2017
3820 S. Orange Avenue	99,123	3	6	City of Orlando	In operation since 2018
Tomyn Boulevard	103,788	10	13	City of Ocoee	Under Construction

**Avg. Required Parking for above listed Similar Projects:** 19 Spaces/293,536 S.F. = 0.0647 spaces per 1000 S.F. or approximately 1 space per approximately 15,000 S.F. Based on the average required parking for the above listed similar projects, the proposed development would require 6 parking spaces.

**Avg. Provided Parking for above Listed Similar Projects:** 26 spaces/293,536 S.F. = 0.0886 spaces per 1000 S.F. or approximately 1 space per 11,300 S.F. Based on the average parking provided for the above listed similar projects, the proposed development would require 8 parking spaces.

**Appendix F** provides copies of the approved site plan for each of the above listed developments.

**E. Conclusion and Recommendations**

The proposed development consists of a self-storage facility with a total gross floor area of 89,481 square feet. Based on our review of *ITE Trip Generation Manual, 11th. Edition* and *ITE Parking Generation, 5th. Edition*; and review of parking requirements for similar developments in other neighboring local jurisdictions, we offer the following conclusions and recommendations:

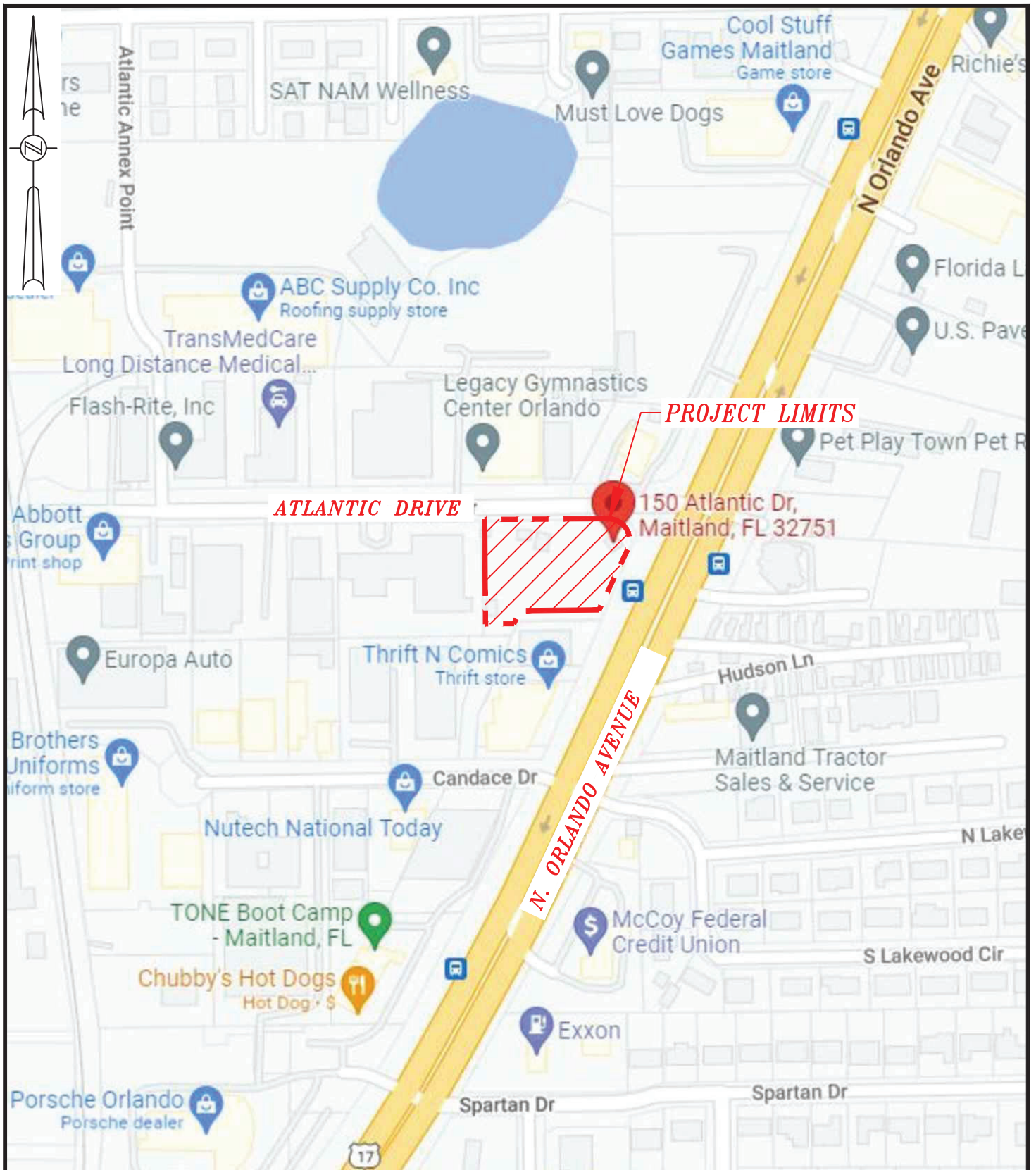
1. The proposed project will generate a total of eight trips in the weekday morning peak hour and eight trips in the weekday evening peak hour per the *ITE Trip Generation Manual, 11th. Edition*.
2. The peak period parking demand occurs on weekdays in the afternoon between the hours of 4:00 and 6:00 PM and on Saturday between the hours of 1:00 and 5:00 PM, and a maximum of 9 parking spaces would be required for the proposed development per the *ITE Parking Generation, 5th. Edition*.

3. Based on review of similar developments in neighboring jurisdictions, 6 parking spaces would be required for the proposed development.
4. Based on review of similar projects in neighboring jurisdictions, an average of 8 parking spaces were provided for similar developments.

As part of the permitting for the proposed development, the following computation was used to determine the parking needs for the project: *1 parking space per 10,000 S.F. plus 1 parking space for each 2 employees*. Based on this computation, a total of 10 parking spaces would be required, and a total of 10 parking spaces are proposed for the development.

The proposed 10 parking spaces exceeds the number of parking spaces (i.e.; 9 parking spaces), which would be required per the *ITE Parking Generation, 5th. Edition*. This number also significantly exceeds the average parking (i.e.; 6 parking spaces), which would be required based on review of parking requirements for three (3) neighboring jurisdictions. As such, it is our opinion and conclusion that 10 parking spaces for the proposed development would be more than adequate to meet the parking needs for the proposed development.

**Appendix A – Site Location Map**



PROJECT NAME:  
**ATLANTIC DRIVE SELF STORAGE**  
**150 ATLANTIC DRIVE, MAITLAND, FL**

CLIENT:  
**NUVO DEVELOPMENT PARTNERS, LLC**

S. T. R.  
**S19, T21E, R30S**

F.E.G. PROJECT NO.:  
**21-181**

DATE:  
**JANUARY 16, 2023**

SCALE:  
**1" = 300'**

**SITE LOCATION MAP**  
**(GOOGLE MAPS)**

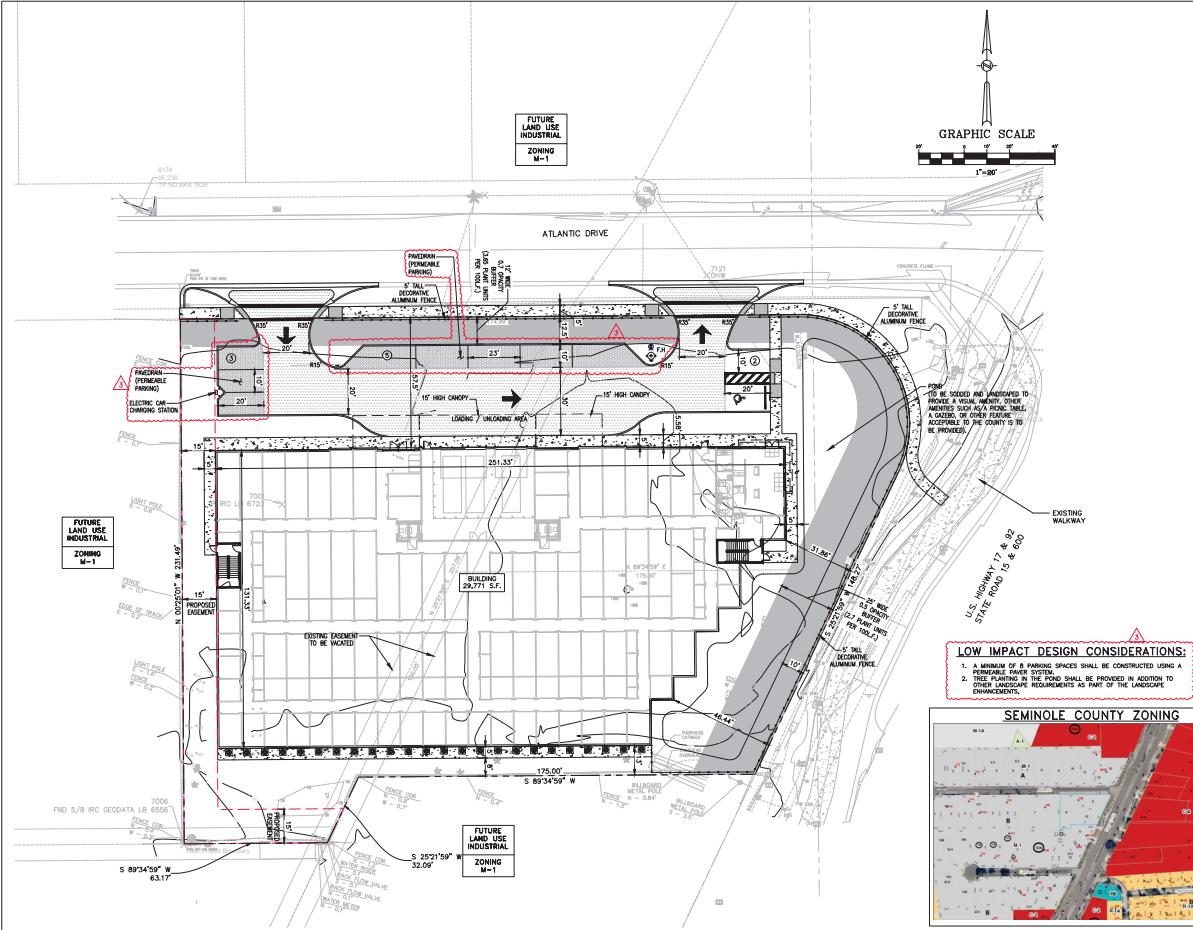
**FEG**  FLORIDA  
ENGINEERING  
GROUP  
Engineering the Future

5127 S. Orange Avenue, Suite 200  
Orlando, FL 32809  
Phone: 407-895-0324  
Fax: 407-895-0325

[www.feg-inc.us](http://www.feg-inc.us)



**Appendix B – Site Plan**



**SITE DATA**  
 PROPERTY LOCATION: 150 ATLANTIC DRIVE, MAITLAND, FLORIDA  
 PARCEL I.D.: 19-21-30-514-080-080  
 PROPERTY EXISTING FUTURE LAND USE DESIGNATION: INDUSTRIAL  
 PROPERTY EXISTING ZONING: M-1  
 PROPERTY PROPOSED FUTURE LAND USE DESIGNATION: PLANNED DEVELOPMENT  
 PROPERTY PROPOSED ZONING: PD  
 EXISTING USE: AMUSEMENT PARK  
 PROPOSED USE: MINI WAREHOUSE / SELF STORAGE  
 PROJECT AREA: 1.43 ACRES  
 PROPOSED GROSS FLOOR AREA: 69,481 S.F.  
 MAXIMUM ALLOWED FLOOR AREA RATIO: 1.43  
 PROPOSED BUILDING SETBACKS  
 SIDE (WEST) 31'  
 REAR (SOUTH) 17'  
 MAXIMUM BUILDING HEIGHT: 3 STORES - 40 FT. MAIN BUILDING, 45 FT. PARAPET AND TOWER.  
 PROPOSED BUILDING HEIGHT: 3 STORES - 40 FT. TO TOP OF ROOF FOR MAIN BUILDING, 45 FT. TO HIGHEST PARAPET WALL.  
**PARKING**  
 REQUIRED: 10 SPACES PER 1,000 S.F. (10 SPACES PER 1,000 S.F.) + 2 EMPLOYEES (10 SPACES PER 1,000 S.F.) = 10 SPACES  
 PROVIDED: 10 SPACES PER 1,000 S.F. (10 SPACES PER 1,000 S.F.) + 2 EMPLOYEES (10 SPACES PER 1,000 S.F.) = 10 SPACES  
 TOTAL PARKING PROVIDED: 10 SPACES  
 SPACES REQUIRED TO BE RESERVED FOR HANDICAP: 1 SPACES  
**PARKING PROVIDED**  
 STANDARD PARKING SPACES: 9 SPACES  
 TOTAL PARKING PROVIDED: 10 SPACES  
 (OF SELF STORAGE AREA PLUS 1 SPACE PER 2 EMPLOYEES)  
**SITE AREA CALCULATIONS**

LOT AREA	28,771 S.F.	0.65 AC	48.0 E
FOOTPRINT	9,027 S.F.	0.207 AC	14.85 E
PERMITTED AREA	21,744 S.F.	0.50 AC	33.15 E
REQUIRED OPEN SPACE (PO)	17,717 S.F.	0.40 AC	29.30 E
PROPOSED OPEN SPACE	17,717 S.F.	0.40 AC	29.30 E
LANDSCAPE BUFFER AND PARAPET AREA	12,898 S.F.	0.29 AC	20.99 E
LANDSCAPE BUFFER AND PARAPET AREA	4,077 S.F.	0.09 AC	7.47 E
LANDSCAPE BUFFER AND PARAPET AREA	14,988 S.F.	0.34 AC	24.84 E

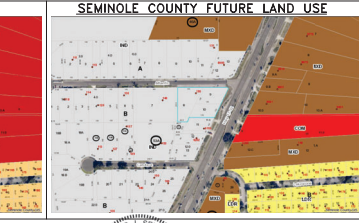
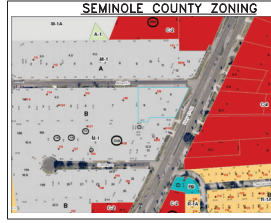
**ITE TRIP GENERATION TABLE - 11TH. EDITION**

RE CODE	LAND USE	SIZE	DAILY TRIPS	PEAK HOUR GENERATION
151	MINI WAREHOUSE	85,48 S.F.   1.43 AC	1.00   0.14	6   7   13

- DEVELOPMENT STANDARDS:**
- MINIMUM FLOOR AREA SHALL BE 1,000 S.F.
  - THE SELF STORAGE PRODUCT SHALL BE DEVELOPED WITH A MINIMUM OPEN SPACE OF 20%.
  - PARKING SPACES SHALL HAVE A MINIMUM DIMENSION OF 10 FEET WIDE BY 20 FEET DEEP.
  - THE MINIMUM BUILDING HEIGHT SHALL BE 3 STORES WITH A MAXIMUM HEIGHT OF 40 FT. TO THE ROOF AND 45 FT. TO THE PARAPET.
  - PARKING IS TO BE PROVIDED AT THE MINIMUM RATE OF 1 PARKING SPACE PER 1,000 S.F. OF SELF STORAGE AREA PLUS 1 SPACE PER 2 EMPLOYEES.
  - THE NORTH ADJACENT 15' ALUMINUM BOLLARD 10' LANDSCAPE BUFFER WITH A 5' HIGH CANOPY CONSISTING OF 3.65 PLANT UNITS PER 100 S.F. AND A 5' TALL DECORATIVE ALUMINUM FENCE.
  - THE SOUTH ADJACENT 15' ALUMINUM BOLLARD 10' LANDSCAPE BUFFER WITH A 5' HIGH CANOPY CONSISTING OF 3.65 PLANT UNITS PER 100 S.F. AND A 5' TALL DECORATIVE ALUMINUM FENCE.
  - THE EXISTING BUILDING AND IMPROVED COVERAGE WILL REQUIRE A BUILDING PERMIT TO DEMOLISH BEFORE CONSTRUCTION.
  - OUTDOOR STORAGE ON SITE SHALL BE PROHIBITED.
  - ALL UNITS SHALL BE SHELDED FROM RESIDENTIAL VIEW OR PUBLIC RIGHT OF WAY, HOWEVER, A LANDSCAPE BUFFER IS TO BE PROVIDED ALONG THE SOUTH SIDE OF THE A/E UNITS TO SCREEN THEM FROM ADJACENT PROPERTY ON THE SOUTH SIDE.
  - ALL SPACING SHALL BE CONSISTENT WITH SEMINOLE COUNTY LDC.
  - REQUIREMENTS FOR CONSTRUCTION SHALL BE: 800 A.M. TO 5:00 P.M. SATURDAY, 8:00 A.M. TO 5:00 P.M. SUNDAY.
  - ALL SCREENING ON SOUTH SIDE A LANDSCAPE BUFFER IS TO BE PROVIDED ALONG THE SOUTH SIDE OF THE A/E UNITS TO SCREEN THEM FROM ADJACENT PROPERTY ON THE SOUTH SIDE. THE BUFFER MATERIAL SHALL BE A MINIMUM 24" PLANTING AND SPACED A MAXIMUM 30" ON CENTER. A MINIMUM OF 100 THESE PLANTS SHALL BE PROVIDED.

**LOW IMPACT DESIGN CONSIDERATIONS:**

- A MINIMUM OF 8 PARKING SPACES SHALL BE CONSTRUCTED USING A PERMANENT PAVING SYSTEM.
- TREE PLANTING IN THE POND SHALL BE PROVIDED IN ADDITION TO OTHER LANDSCAPE REQUIREMENTS AS PART OF THE LANDSCAPE ENHANCEMENTS.



DATE	REVISIONS	BY	CHECKED
11/14/2022	PER SEMINOLE COUNTY COMMENTS	JT	SJS
12/28/2022	PER SEMINOLE COUNTY COMMENTS	JT	SJS
01/31/2023	PER SEMINOLE COUNTY COMMENTS DATED 01/18/2023	JT	SJS

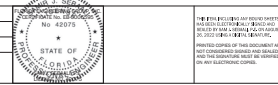
MASTER DEVELOPMENT PLAN  
 ATLANTIC DRIVE SELF STORAGE  
 150 ATLANTIC DRIVE  
 SEMINOLE COUNTY, FLORIDA



5127 S. Orange Avenue, Suite 200  
 Orlando, FL 32809  
 Phone: 407-895-0324  
 Fax: 407-895-0325  
 www.feginc.us

MASTER DEVELOPMENT PLAN  
 DESIGNED BY: SJS  
 DRAWN BY: JT  
 CHECKED BY: SJS  
 APPROVED BY: SJS

PROJECT: 21-181  
 DATE: AUGUST 26, 2022  
 SHEET: C-5 OF 6



21-181\_MasterPlan.dwg

## **Appendix C – ITE Land Use Description and Time of Day Distribution**

## Land Use: 151 Mini-Warehouse

### Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

### Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (nine study sites) and a Saturday (one study site) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	0	–
5:00 a.m.	0	–
6:00 a.m.	0	–
7:00 a.m.	0	–
8:00 a.m.	14	–
9:00 a.m.	71	–
10:00 a.m.	50	–
11:00 a.m.	79	–
12:00 p.m.	57	–
1:00 p.m.	64	91
2:00 p.m.	64	27
3:00 p.m.	79	55
4:00 p.m.	71	100
5:00 p.m.	100	91
6:00 p.m.	14	27
7:00 p.m.	0	0
8:00 p.m.	0	–
9:00 p.m.	0	–
10:00 p.m.	0	–
11:00 p.m.	0	–

### **Additional Data**

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Massachusetts, Minnesota, and Texas.

### **Source Numbers**

37, 314, 415, 556, 562

## Appendix D – ITE Data Plot and Equation for Trip Generation

# Mini-Warehouse (151)

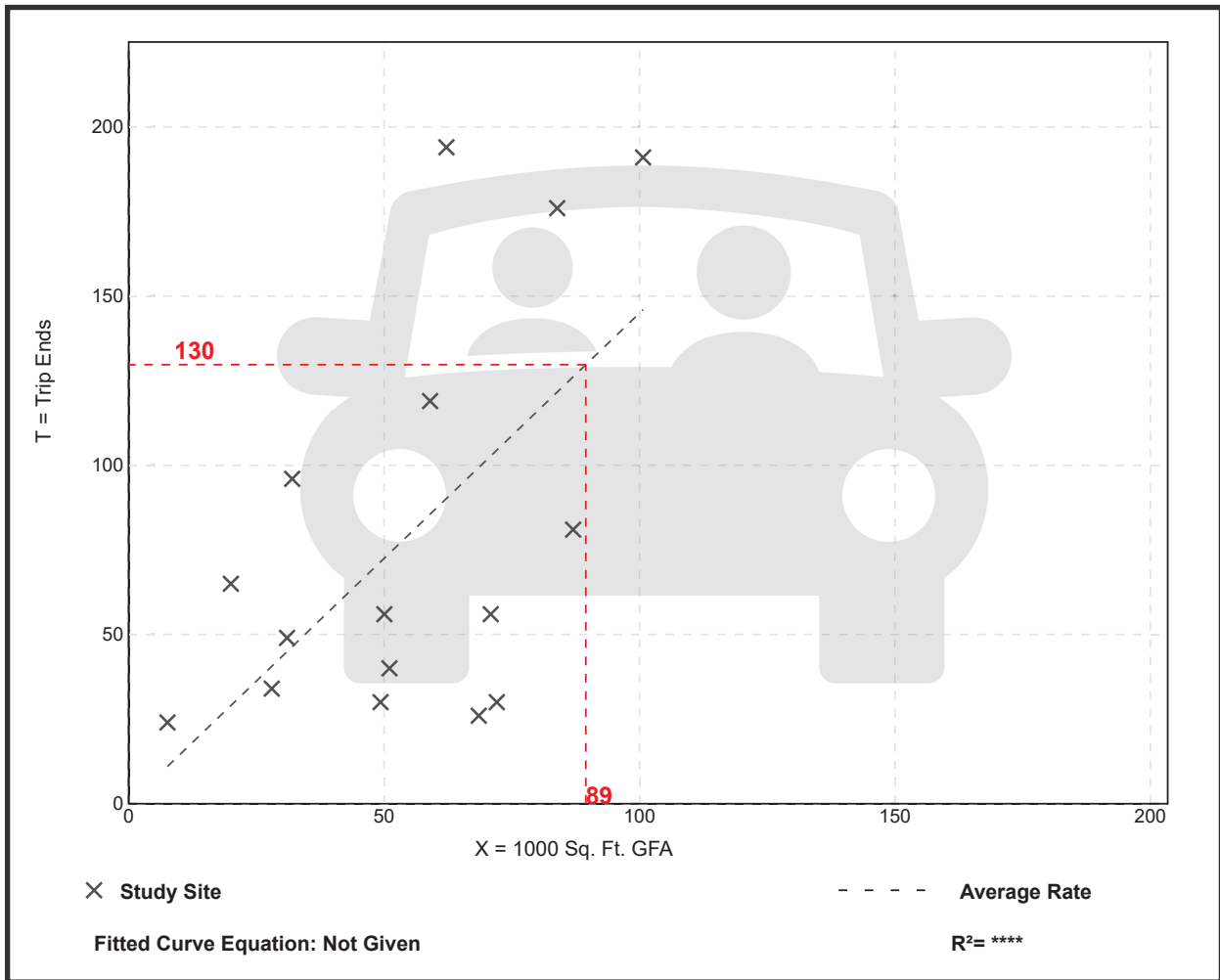
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 16  
Avg. 1000 Sq. Ft. GFA: 55  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

## Data Plot and Equation



# Mini-Warehouse (151)

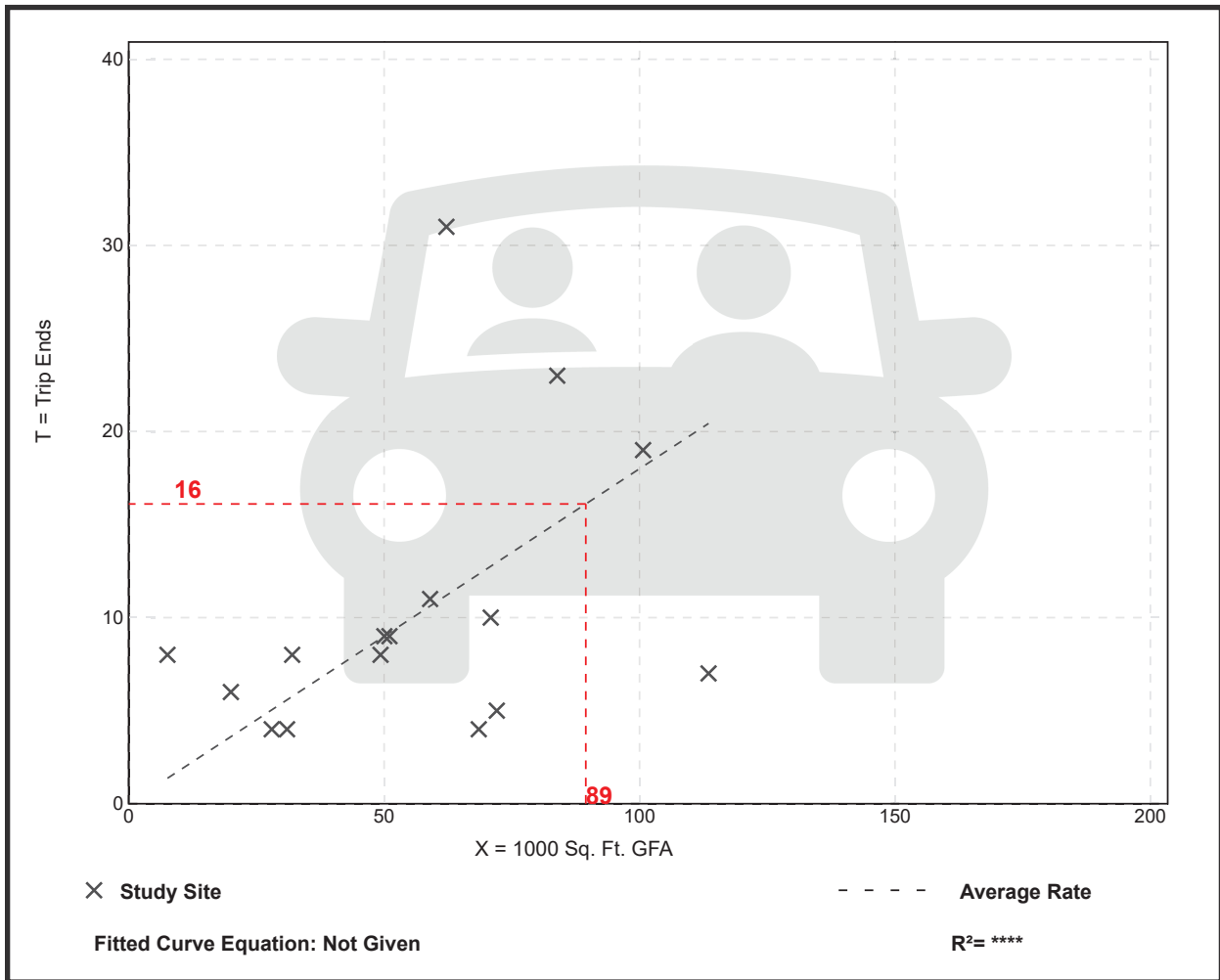
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 16  
 Avg. 1000 Sq. Ft. GFA: 56  
 Directional Distribution: 51% entering, 49% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.06 - 1.05	0.14

## Data Plot and Equation





# Mini-Warehouse (151)

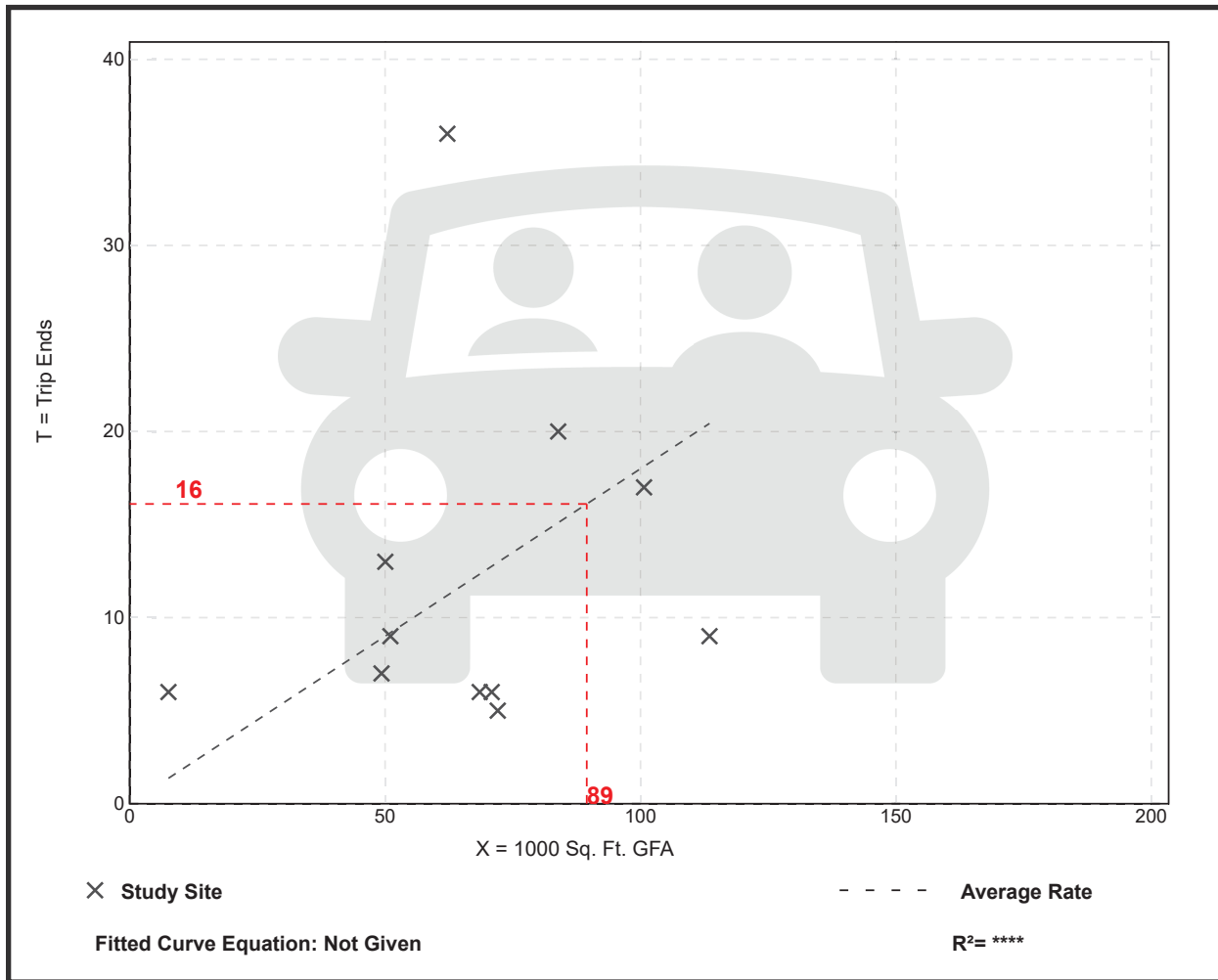
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**AP Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 11  
 6Avg1... S0gqtgF q6: GG  
 5ireDtiocna5 istributioc: | 1% ectericv, 49% exiticv

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.07 - 0.79	0.16

## Data Plot and Equation



**Appendix E - Weekday and Saturday Peak Period Parking Demand**

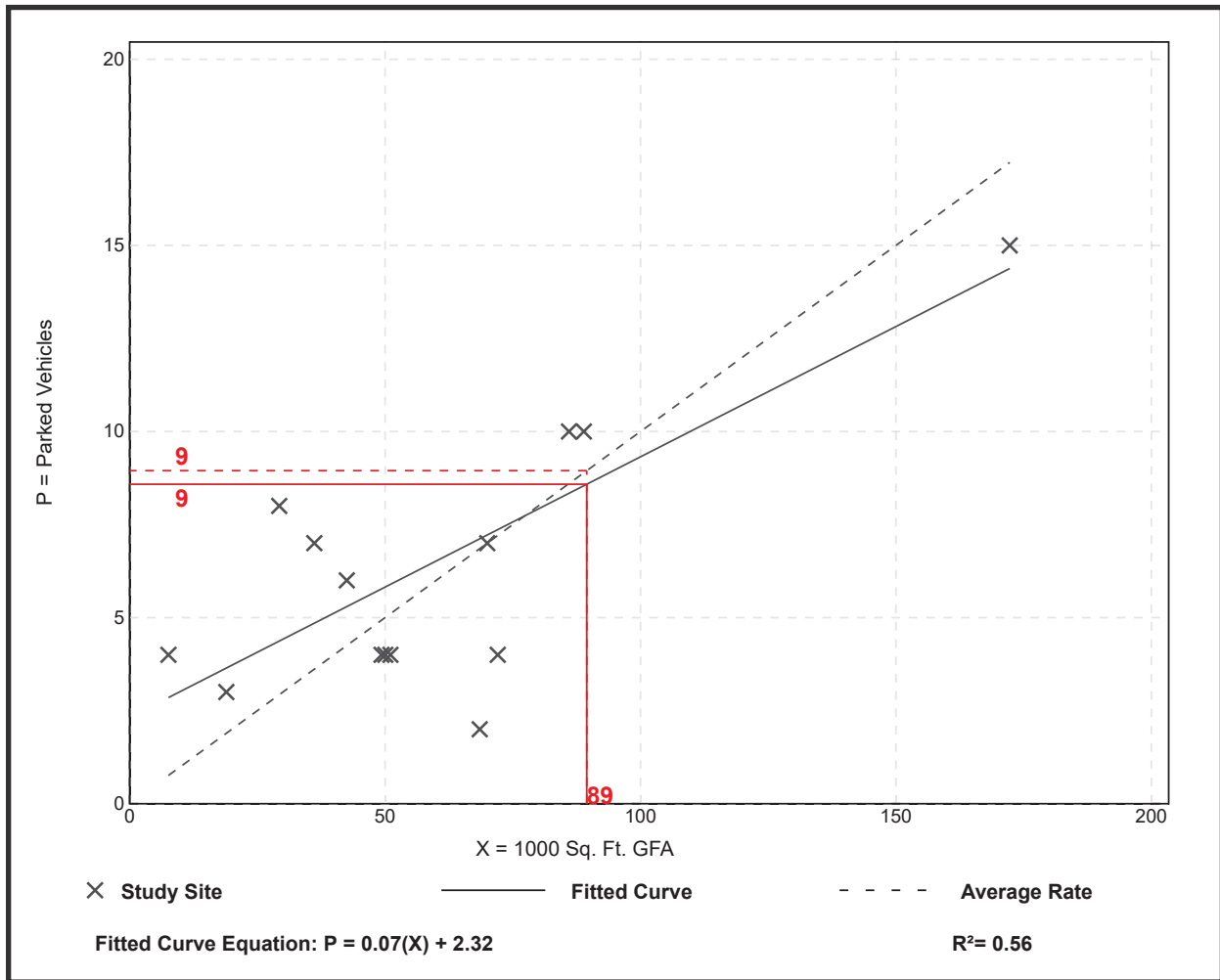
# Mini-Warehouse (151)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 4:00 - 6:00 p.m.**  
 Number of Studies: 14  
 Avg. 1000 Sq. Ft. GFA: 60

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.10	0.03 - 0.53	0.08 / 0.25	***	0.07 (70%)

## Data Plot and Equation



# Mini-Warehouse (151)

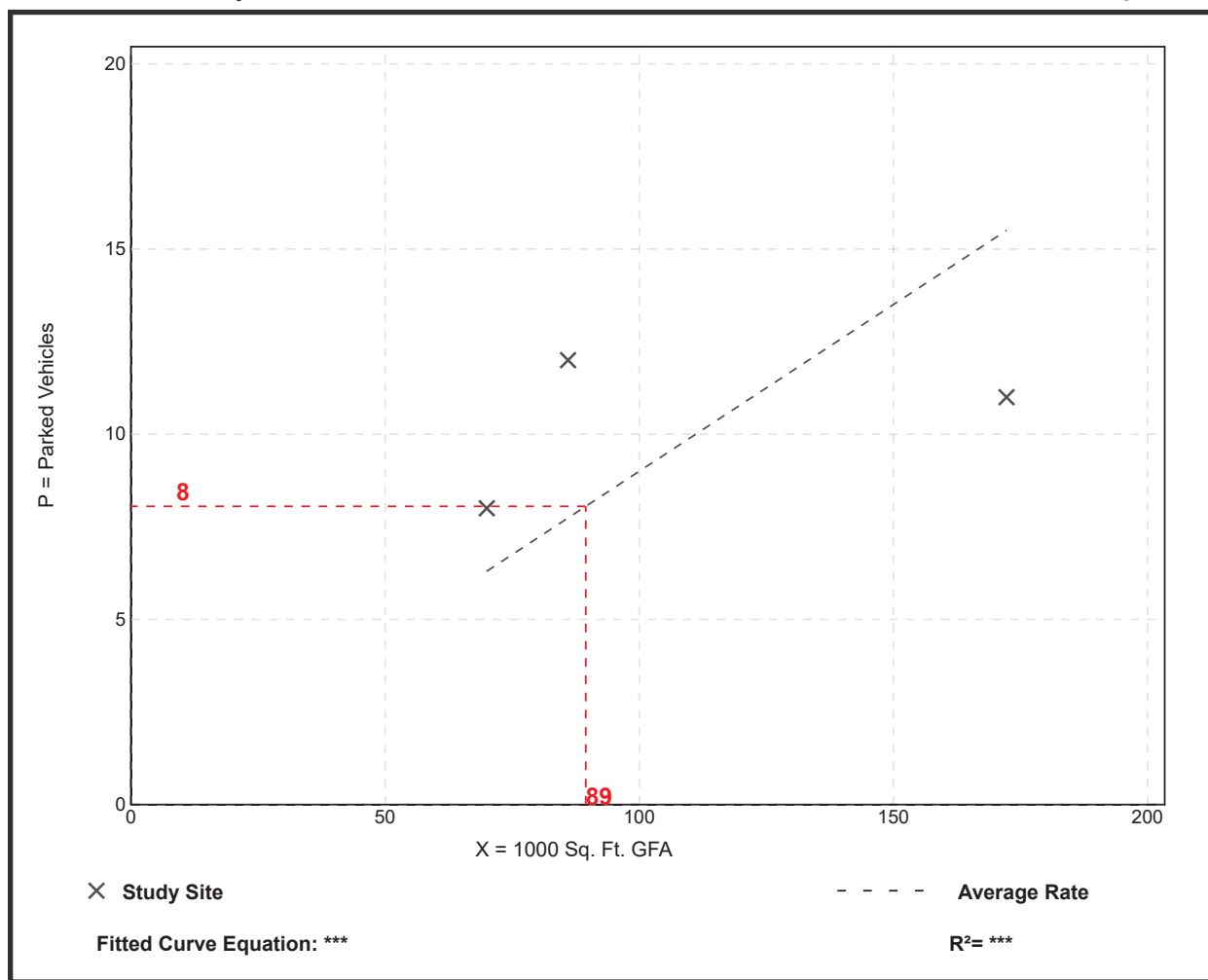
**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**  
**On a: Saturday**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 1:00 - 5:00 p.m.**  
 Number of Studies: 3  
 Avg. 1000 Sq. Ft. GFA: 109

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.09	0.06 - 0.14	0.08 / 0.14	***	0.04 (44%)

## Data Plot and Equation

*Caution – Small Sample Size*



*Parking Generation Manual, 5th Edition* • Institute of Transportation Engineers

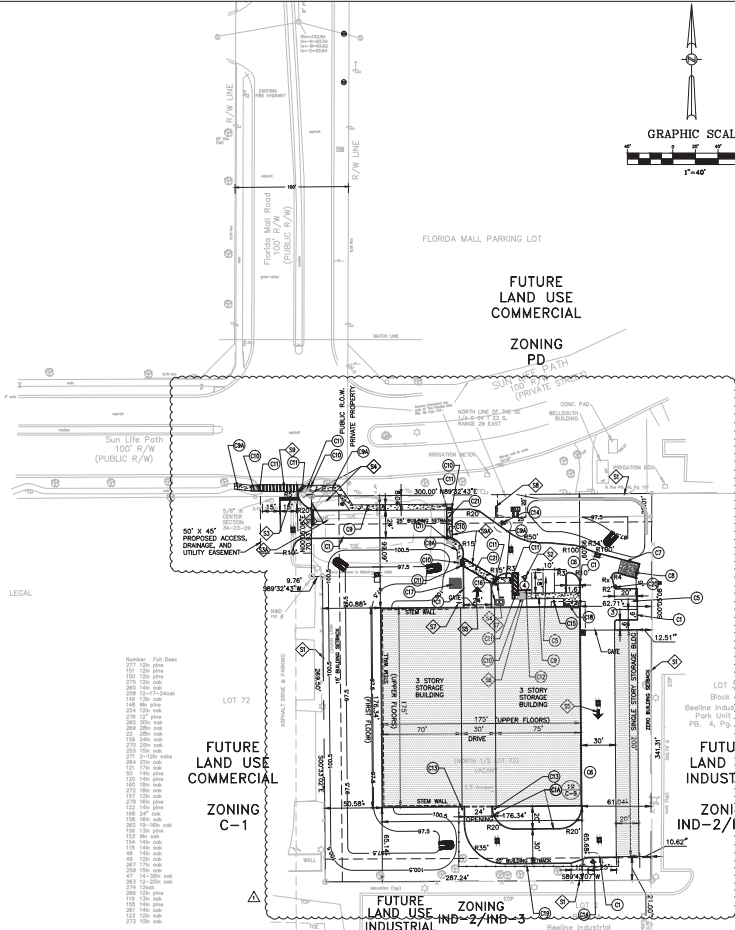
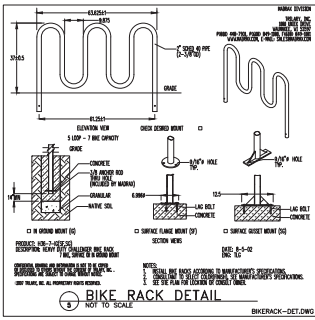
**Appendix F - Site Plans for Similar Developments**

**◇ SITE STRIPING & SIGNAGE KEYNOTES**

51. PROPERTY BOUNDARY.
52. HANDICAP PARKING STALL, TYPICAL.
53. 24" THERMOPLASTIC STOP BAR (4" BEHIND CROSSWALK) WITH 15.5" 4" DOUBLE YELLOW (THERMOPLASTIC) ADA 24" THERMOPLASTIC STOP BAR.
54. R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
55. DIRECTIONAL ARROWS PER F.D.O.T. INDEX No. 17346, TYPICAL. (WHITE PAINT)
56. HANDICAP SIGN.
57. DO NOT ENTER SIGN.
58. MONUMENT SIGN (BY SEPARATE PERMIT (MINIMUM TO SIGN))
59. 4" WIDE WHITE SPECIAL EMPHASIS CROSSWALK STRIPING (THERMOPLASTIC) PER FOOT # 17346
- 59A. 5" WIDE WHITE STRIPING (PAINT) PER FOOT # 17346
510. 6" WHITE THERMOPLASTIC EDGE LINE TO STRIPE DRIVEWAY 30" WIDE

**○ SITE CONSTRUCTION KEYNOTES**

- C1. 4" HEAD CURB, TYPICAL.
- C1A. 4" FLUSH CURB, TYPICAL.
- C2. F.D.O.T. TYPE "A" CURB & GUTTER PER INDEX No. 300, TYPICAL.
- C3. F.D.O.T. 3" VALLEY GUTTER PER INDEX No. 300, TYPICAL.
- C4. 3" CURB TRANSITION.
- C5. ASPHALT PAVEMENT, LIGHT-DUTY IN PARKING SPACES.
- C6. ASPHALT PAVEMENT, HEAVY-DUTY IN DRIVE ALLEYS.
- C7. 4" CONCRETE PAVEMENT.
- C8. 12"x10" DUMPMER W/ 4" CONCRETE PAD & 6" HIGH BLOCK WALL ENCLOSURE ON 3 SIDES.
- C9. MONOLITHIC CURB & SIDEWALK, TYPICAL, MINIMUM 5" WIDE.
- C9A. 5" SIDEWALK, TYPICAL.
- C10. HANDICAP ACCESS RAMP WITH A MAXIMUM 1:21 SLOPE, TYPICAL.
- C11. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE, LATEST EDITION
- C12. WHEELSTOP PER F.D.O.T. INDEX No. 300, TYPICAL.
- C13. BOLLARD, 4" MIN. CLIP-DIP, OR STEEL, CONCRETE FILLED, & PAINTED ORSA YELLOW.
- C14. FIRE HYDRANT ASSEMBLY, TYPICAL, TYPICAL, TO INSTALL TYPICAL FIRE HYDRANT ASSEMBLY PER 0.10 C.S. WATER DETAIL SHEET.
- C15. SWANWAY CLEAN-OUT, TYPICAL.
- C16. LEFT STATION.
- C17. PROPOSED TRANSFORMER.
- C18. INSTALL BIKE RACK ON CONCRETE PAD
- C19. INSTALL 4" HIGH CHAIN LINK FENCE
- C20. INSTALL KEY PAD/CARD READER
- C21. CONSTRUCT PEDESTRIAN CROSSWALK OF CONTRASTING MATERIAL TO PAVEMENT. THIS CROSSWALK SHALL BE 4" THICK COLORED CONCRETE.



**SITE DATA**  
 PROPERTY LOCATION: 1600 SUN LIFE PATH, ORLANDO, FL 32809  
 PROPERTY ZONING: C-1  
 PROPERTY FUTURE LAND USE DESIGNATION: COMMERCIAL  
 EXISTING USE: VACANT  
 PROPOSED USE: COMMERCIAL  
 PROJECT AREA: 2.28± ACRES

PROPOSED GROSS FLOOR AREA: (3 STORY BLDG & 1 STORY BLDG)  
 THREE STORY BUILDING: 86,625 S.F.  
 ONE STORY BUILDING: 4,000 S.F.  
 TOTAL: 90,625 S.F.  
 ALLOWABLE FLOOR AREA RATIO: 3.0  
 PROPOSED FLOOR AREA RATIO: 0.91

**BUILDING SETBACKS (REQUIRED)**

FRONT (NORTH)	25'
SIDE (EAST)	15'
SIDE (WEST)	15'
REAR (SOUTH)	20'

**BUILDING SETBACKS (PROPOSED)**

FRONT (NORTH)	19.00'
SIDE (EAST)	10.00'
SIDE (WEST)	10.00'
REAR (SOUTH)	20.00'

**MAXIMUM ALLOWABLE BUILDING HEIGHT** 45'  
**BUILDING CONSTRUCTION TYPE** TYPE II-B

**BUFFER YARDS (REQUIRED)**

FRONT (NORTH)	5'
SIDE (EAST)	5'
SIDE (WEST)	5'
REAR (SOUTH)	5'

**BUFFER YARDS (PROPOSED)**

FRONT (NORTH)	5'
SIDE (EAST)	5'
SIDE (WEST)	5'
REAR (SOUTH)	5'

**PARKING PROVIDED**  
 MINIMUM SPACES (OVER 200 UNITS): 6 SPACES  
 TOTAL PARKING REQUIRED: 6 SPACES  
 SPACES REQUIRED TO BE RESERVED FOR HANDICAP: 1 SPACE  
 TOTAL PARKING PROVIDED: 6 SPACES

**SITE AREA CALCULATIONS**

BLDG FOOTPRINT	90,625 S.F.
PERVIOUS AREA	21,110 S.F.
IMPERVIOUS AREA	69,515 S.F.
TOTAL SITE AREA	90,625 S.F.

MAXIMUM IMPERVIOUS COVER ALLOWED: 90%  
 MINIMUM OPEN SPACE REQUIRED: 10%  
 IMPERVIOUS COVER PROPOSED: 90%  
 OPEN SPACE PROVIDED: 10%

**FLOOD ZONE**  
 FLOOD ZONE X PER FEMA F.I.R.M. PANEL 12095C041F DATED: SEPTEMBER 25, 2009.

**SOILS**  
 22 - SWPRA-SWYRRA, WET, FINE SAND  
 45 - DRYPRN-URBAN LAND COMPLEX

**WETLAND STATEMENT**  
 THERE ARE NO PROPOSED WETLANDS WITHIN THE PROJECT SITE.

**HAZARDOUS MATERIALS STATEMENT**  
 DURING CONSTRUCTION, BEST PRACTICES ARE BROUGHT ONTO THE SITE IN SUCH QUANTITIES AS DEEMED NECESSARY BY THE FIRE OFFICIAL. ACCESS ROADS & A SUFFICIENT TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.

**LIGHTING NOTE**  
 ALL CURB RACKS ARE TO BE 5.0' TYPICAL, UNLESS NOTED OTHERWISE. EXCEPTION: RACK @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.

**COMMERICAL DESIGN STANDARDS NOTE**  
 THE PROJECT SHALL COMPLY WITH ARTICLE XVI OF CHAPTER 9, FLORIDA BUILDING CODE.

**DUMPMER NOTE**  
 ALL DUMPMERS SHALL HAVE GRAPE DATING AND THE WALL SHALL HAVE A DECORATIVE CONCRETE CAP. WALL SHALL BE ARCHITECTURALLY COMPATIBLE MATERIAL TO THE PRINCIPLE BUILDING.

**SIGNAGE NOTE**  
 BILLBOARDS & POLE SIGNS SHALL BE PROHIBITED. GROUND & FACIA SIGNS SHALL BE PER CHAPTER 31.5, CHAPTER 9.

- SITE NOTES**
1. ALL CURB RACKS ARE TO BE 5.0' TYPICAL, UNLESS NOTED OTHERWISE. EXCEPTION: RACK @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
  2. LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ALLEY, TYPICAL.
  3. ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF 58°32'43"W, UNLESS OTHERWISE INDICATED WITH A "°" OR BEARING.
  4. LOWER CASE TEXT INDICATES SURVEY &/OR EXISTING CONDITION INFORMATION.
- GATES**
1. ALL ELECTRIC GATES SHALL BE EQUIPPED WITH REMOTE-OPERATED OPENERS WITH BATTERY BACKUP FOR EMERGENCY ACCESS AND AN APPROVED KEY SWITCH.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED & SEALED BY THE DESIGNER

DATE	1/05/2014	REVISION	REVISED PER ORANGE COUNTY COMMENTS DATED 12/13/2013.	WRH	WRH
DATE	11/6/2015	REVISION	REVISED PER ORANGE COUNTY COMMENTS DATED 10/30/2015.	HS	WRH

CONSTRUCTION PLANS  
 STORAGE FACILITY  
 1600 SUN LIFE PATH  
 ORLANDO, FLORIDA 32809

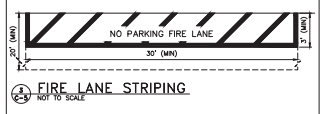
**FEG** FLORIDA ENGINEERING GROUP  
 Engineering the Future  
 5127 S. Orange Avenue, Suite 200  
 Orlando, FL 32809  
 Phone: 407-895-0324  
 Fax: 407-895-0325  
 www.feg-inc.us

**SITE GEOMETRY PLAN**

DESIGNED BY	SJS	DRAWN BY	JT	CHECKED BY	WRH	APPROVED BY	WRH
PROJECT NO.	15-052	SCALE	1"=40'	DATE	SEPTEMBER 24, 2015	DRAWING NO.	C-5
SHEET	6	OF	17	DESIGNED BY	SJS	DATE	SEP 24, 2015

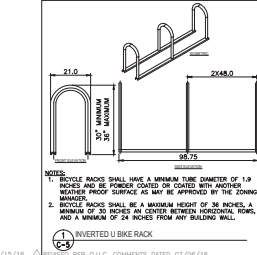
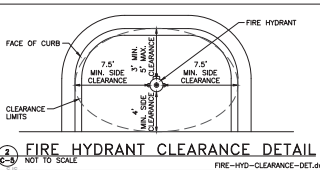
**◆ SITE STRIPING & SIGNAGE KEYNOTES**

- S1. PROPERTY BOUNDARY.
- S2. HANDICAP PARKING STALL, TYPICAL.
- S3. HANDICAP SIGN.
- S4. 24" THERMOPLASTIC STOP BAR.
- S5. 30"x30" R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
- S6. DIRECTIONAL ARROWS PER F.D.O.T. INDEX NO. 17346, TYPICAL.
- S7. "DO NOT ENTER" SIGN.
- S8. 30 FT. LONG 4" DOUBLE YELLOW STRIPING.
- S9. CROSSWALK STRIPING.
- S10. FIRE LANE STRIPING.



**○ SITE CONSTRUCTION KEYNOTES**

- C1. 6" HEAD CURB, TYPICAL.
- C2. F.D.O.T. TYPE "T" CURB & GUTTER PER INDEX NO. 300, TYPICAL.
- C3. 3" VALLEY GUTTER.
- C4. 3" CURB TRANSITION.
- C5. ASPHALT PAVEMENT, LIGHT-DUTY IN PARKING SPACES.
- C6A. ASPHALT PAVEMENT, HEAVY-DUTY IN DRIVE ALLEYS.
- C6B. ASPHALT PAVEMENT WITHIN F.D.O.T. R.O.M.
- C7. CONCRETE SIDEWALK, TYPICAL.
- C8. MONOLITHIC CURB & SIDEWALK, TYPICAL.
- C9. F.D.O.T. CURB CUT RAMPS PER INDEX NO. 300, FOR HANDICAP ACCESS. ROADWAY @ ALL SIDEWALK CROSSINGS NOT TO EXCEED 2% CROSS SLOPE, TYPICAL.
- C10. HANDICAP ACCESS RAMP WITH A MAXIMUM 1:21 SLOPE WHERE LENGTH IS LESS THAN 6 FT. AND A MAXIMUM 20:1 SLOPE WHEN LENGTH EXCEEDS 6 FT.
- C11. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2004.
- C12. WHEELSTOP PER F.D.O.T. INDEX NO. 300, TYPICAL.
- C13. GATE SHALL BE PROVIDED WITH OPTICAL SENSOR (DM OPTICAL COMPATIBLE) FOR FIRE DEPARTMENT ACCESS.
- C14. SEPTIC TANK AND DRAINFIELD SYSTEM.
- C15. NOT USED.
- C16. 6" HIGH BLACK VINYL COAT CHAIN LINK FENCE, MIN. 4 GAUGE WITH TOP & BOTTOM RAILS.
- C17. 6" THICK CONCRETE PAVEMENT.
- C18. 24" DEEP CURB.
- C19. 12"x10" INTERNAL MINIMUM CLEARANCE SUMMITTER WITH 6" CONCRETE PAD, 6" HIGH BLACK WALL ENCLOSURE ON 3 SIDES AND OPPOSITE DECORATIVE GATE.
- C20. 4" HIGH STREET WALL (BY OTHERS).
- C21. COLORED STAMPED ASPHALT PAVEMENT.
- C22. BICYCLE RACK.
- C23. PEDIESTRAN GATE.



**○ FIRE HYDRANT CLEARANCE DETAIL**  
NOT TO SCALE

DATE	REVISIONS	BY	CHECKED
07/15/16	REVISED PER F.D.O.T. COMMENTS DATED 08/12/16	SHF	SJS
09/16/16	REVISED PER CITY COMMENTS DATED 09/22/16	JT	SJS
10/21/16	REVISED PER CITY & FDOT COMMENTS	JT	SJS
11/28/16	REVISED PER CITY COMMENTS DATED 11/18/16	JT	SJS
01/10/17	FIELD REVISION FOR SEPTIC TANK CONSTRUCTION	SHF	SJS
11/15/17	FOR FIELD CONDITIONS	JT	SJS
01/30/18	REVISED PER FDOT COMMENTS DATED 01/25/18	SJS	

CONSTRUCTION PLANS  
STORAGE FACILITY  
3854 S. ORANGE AVE.  
ORLANDO, FL 32806



5127 S. Orange Avenue, Suite 200  
Orlando, FL 32809  
Phone: 407-895-0324  
Fax: 407-895-0325  
www.feginc.us

DESIGNED BY SJS DRAWN BY JT CHECKED BY SJS APPROVED BY SJS  
DATE: MAY 23, 2016

**M.O.T. & F.D.O.T. GENERAL NOTES**

1. DIMENSIONS OF PAVEMENT SHALL BE TO CENTER UNLESS NOTED OTHERWISE.
2. ALL RESULTS ARE TO BE SUBMITTED TO ENGINEER & F.D.O.T. UPON REQUEST.
3. CONTRACTOR SHALL NOTIFY F.D.O.T. OFFICE 48 HOURS PRIOR TO WORK IN THE F.D.O.T. R.O.M. OR LANE CLOSURE.
4. SIGNING & STRIPING SHALL BE PER F.D.O.T. INDEX 17346.
5. CONSTRUCTION SHALL BE PERMITTED BY F.D.O.T. ONLY AFTER RECEIVING A COPY OF THEIR CERTIFICATE OF LIABILITY INSURANCE FROM TO START OF CONSTRUCTION IN F.D.O.T. R.O.M.
6. ALL ENGINEERING OPERATIONS ALONG WITH ALL-WEIGHT PLANS MUST BE SUBMITTED TO F.D.O.T. WITHIN 30 DAYS OF SUBMITTAL OF PROJECT.
7. ALL WORK SHALL BE THE PROPERTY OF THE CITY OF ORLANDO AND SHALL BE ACCORDANCE WITH LATEST EDITION OF F.D.O.T. DESIGN STANDARDS FOR ROAD, BRIDGE, AND WATERWAYS.
8. ALL SIGNAGE SHALL CONFORM TO ALL REQUIREMENTS.
9. ALL SIGNAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
10. ALL SIGNAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
11. PERMIT TO ANY WORK INVOLVING LANE CLOSURES, WHILE OPERATIONS OR TRAFFIC CONTROL OPERATIONS, THE CONTRACTOR OR PERMITTEE SHALL SUBMIT A REQUEST TO THE DEPARTMENT THAT INCLUDES THE TYPE, LOCATION, DURATION OF WORK AND REASON FOR THE LANE CLOSURE. SIGNAGE SHALL BE SUBMITTED TO THE DEPARTMENT BEFORE WORK BEGINS. THE LANE CLOSURE SIGNAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT THROUGHOUT THE LANE CLOSURE PERIOD. THE SIGNAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT THROUGHOUT THE LANE CLOSURE PERIOD. THE SIGNAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT THROUGHOUT THE LANE CLOSURE PERIOD.
12. NO LANE CLOSURES ALLOWED SOUTHBOUND BY 657 BETWEEN 7 AM TO 6 PM.

**SITE DATA**  
PROPERTY LOCATION: 3854 S. ORANGE AVE. ORLANDO, FL 32806  
PROJECT AREA: 2.0± ACRES  
EXISTING ZONING: MU-1/SP  
SPECIALLY PLANNED OVERLAY: ORANGE/ MICHIGAN SPECIAL OVERLAY  
PROPERTY FUTURE LAND USE: MIXED USE CORRIDOR HIGH INTENSITY  
EXISTING USE: WAREHOUSE/ PACKING PLANT  
PROPOSED USE: STORAGE FACILITY/ RETAIL  
ALLOWABLE FAR: 0.50  
\*PROPOSED FAR: \*0.45  
\* PER CITY OF ORLANDO CODE FIGURE 50.02C FOOTNOTE 31, FOR PERSONAL STORAGE FACILITIES IN THE MU-1 DISTRICT, THE FAR CALCULATION SHALL INCLUDE THE FIRST FLOOR ONLY.  
PROPOSED BUILDING 1 GROSS FLOOR AREA (INCLUDING 1,100 S.F. RETAIL): 89,123 S.F.  
PROPOSED BUILDING 2 GROSS FLOOR AREA: 10,000 S.F.

TOTAL PROPOSED BUILDING AREA FOR F.A.R. CALCULATION:	29,363 S.F. + 10,000 S.F.	39,363 S.F.	
<b>BUILDING SETBACKS (REQUIRED)</b>		<b>BUILDING SETBACKS (PROPOSED)</b>	
FRONT (EAST)	14.0'	FRONT (EAST)	10'-1"
SIDE (NORTH)	TYPICALLY 10.0'	SIDE (NORTH)	6'-0"
SIDE (SOUTH)	10'-0"	SIDE (SOUTH)	6'-0"
REAR (WEST)	20'	REAR (WEST)	6'-0"

MAXIMUM ALLOWABLE BUILDING HEIGHT	BUILDING HEIGHT PROPOSED
35' (3-STORIES); 75' CONDITIONAL	BUILDING 1: 3-STORIES @ 35'
	BUILDING 2: 1-STORY @ 10'

PROPOSED USE	INTENSITY CLASS	AMBITIOUS USE	BLANKET USE	BLANKET USE
STORAGE FACILITY FRONT (EAST)	V	WAREHOUSE	V	WAREHOUSE
STORAGE FACILITY SIDE (NORTH)	V	WAREHOUSE	V	WAREHOUSE
STORAGE FACILITY SIDE (SOUTH)	V	WAREHOUSE	V	WAREHOUSE
STORAGE FACILITY REAR (WEST)	V	WAREHOUSE	V	WAREHOUSE

STANDARD PARKING SPACES	5 SPACES
TOTAL PARKING PROVIDED	5 SPACES
TOTAL PARKING REQUIRED	5 SPACES

BUILDING FOOTPRINT	39,363 S.F.
PERMITTED AREA	18,255 S.F.
SEMI-RETAIL AREA	36,500 S.F.
PERMITTED AREA	17,350 AC. @ 67,848 S.F.
TOTAL SITE AREA	87,081 S.F. @ 2,000 AC.

**HAZARDOUS MATERIALS STATEMENT**  
THERE ARE NO CONSTRUCTION WETLANDS WITHIN THE PROJECT SITE.  
HAZARDOUS MATERIALS STATEMENT  
THERE ARE NO CONSTRUCTION WETLANDS WITHIN THE PROJECT SITE. IN SUCH QUANTITIES AS DETERMINED BY THE FIRE DEPARTMENT, ACCESS ROADS & A SUFFICIENT TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.

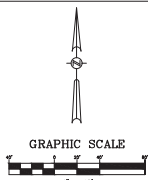
**LIGHTING NOTE**  
TYPICAL STREET LIGHTING PER CITY OF ORLANDO LAND DEVELOPMENT CODE EXCEPT AS OTHERWISE APPROVED BY THIS CONDITIONAL USE PLAN.  
**SIGNAGE NOTE**  
SIGNAGE SHALL CONFORM TO THE CITY OF ORLANDO LAND DEVELOPMENT CODE DESIGN STANDARDS EXCEPT AS OTHERWISE APPROVED BY THIS CONDITIONAL USE PLAN.  
**SITE NOTES**

NO.	DESCRIPTION
1.	ALL CURB RADI ARE TO BE 5.0", TYPICAL, UNLESS NOTED OTHERWISE. EXCEPTION: PAD @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
2.	LANDSCAPE ISLANDS MUST NOT EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ISLES, TYPICAL.
3.	LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.
4.	PARKING STRIPES SHALL BE 6" WHITE STRIPING.
5.	ALL AFFICETED SIDEWALKS, RAMPS AND CROSSWALKS SHALL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.



PROJECT NO.	15-097
DATE	5-30-16
DATE	MAY 23, 2016
PROJECT	C-5
DATE	5 of 13

**STATE OF FLORIDA**  
COUNTY OF ORANGE  
REGISTERED PROFESSIONAL ENGINEER  
No. 43979  
D. R. B. III  
P.E.  
15-097\_Plan16.dwg



- ① SITE CONSTRUCTION KEYNOTES**
- C1. 6" HEAD CURB
  - C2. RIBBON CURB
  - C3. PERVIOUS CONCRETE
  - C4. HEAVY-DUTY ASPHALT PAVEMENT IN DRIVE AISLES
  - C5. LIGHT-DUTY ASPHALT PAVEMENT IN PARKING SPACES
  - C6. CONCRETE SIDEWALK, TYPICAL (5" MINIMUM)
  - C7. SIDEWALK CURB & SIDEWALK, TYPICAL
  - C8. HANDICAP ACCESS RAMP WITH A MAXIMUM 1:21 SLOPE, TYPICAL
  - C9. 54" HIGH WOODEN SPLIT RAIL FENCE
  - C10. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE
  - C11. SANITARY LIFT STATION
  - C12. BIKE RACK
  - C13. DUMPSTER

- ② SITE STRIPING & SIGNAGE KEYNOTES**
- S1. PROPERTY BOUNDARY
  - S2. HANDICAP PARKING STALL, TYPICAL
  - S3. 24" THERMOPLASTIC STOP BAR WITH R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN
  - S4. DIRECTIONAL ARROWS PER F.D.O.T. INDEX NO. 711-001, TYPICAL (WHITE THERMOPLASTIC)
  - S5. 4" WIDE WHITE PAINTED STRIPING, TYPICAL
  - S6. INSTALL "END OF SIDEWALK" SIGN
  - S7. "NO PARKING, FIRE LANE" STRIPING AND SIGNAGE PER DETAIL ON SHEET C-13 AND IN ACCORDANCE WITH NFPA 1 CHAPTER 18
  - S8. CROSSWALK STRIPING PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL
- FENCE NOTE**  
INSTALL 54" HIGH WOODEN SPLIT RAIL FENCE ALONG ENTIRE FRONTAGE. FENCE SHALL MATCH STYLE AND COLOR OF ADJACENT PET PARADISE FENCE. SEE DETAIL SHEET.

- SITE LEGEND**
- PROPERTY LINE
  - CONCRETE PAVEMENT
  - HEAVY DUTY ASPHALT PAVEMENT
  - CONSERVATION AREAS
  - WETLAND BUFFER AREAS
  - PERVIOUS CONCRETE

**SITE DATA**

PROPERTY LOCATION	TOMYNN BLVD., OCOEE, FL 34787
PARCEL NUMBER:	31-22-28-0000-00-050
EXISTING PROPERTY USE:	PUD-COMM
EXISTING PROPERTY ZONING:	COMM VACANT LAND
FUTURE LAND USE:	COMM
PROPOSED USE:	SELF STORAGE FACILITY W/727 UNITS
TOTAL SITE AREA:	8,092 ACRES
WETLAND AREA:	4,522±
WETLAND BUFFER AREA:	0.26±
NET DEVELOPABLE AREA:	3,51±
PROPOSED GROSS FLOOR AREA:	103,788 S.F.

**MAXIMUM ALLOWABLE BUILDING HEIGHT**

HABITABLE SPACE	45'-0"
NON-HABITABLE SPACE	49'-5"
PROPOSED BUILDING HEIGHT	49'-5"

**BUILDING CONSTRUCTION TYPE**  
TYPE II-B FULLY SPRINKLERED

**PARKING**

PARKING REQUIRED	
SELF STORAGE FACILITY (727 UNITS @ 1 SPACE PER 75 UNITS)	10 SPACES
SELF STORAGE FACILITY (1 EMPLOYEE @ 1 SPACE PER 1 EMPLOYEE)	1 SPACE
SELF STORAGE FACILITY (2 CUSTOMER SPACES)	2 SPACES
TOTAL PARKING REQUIRED	13 SPACES
PARKING PROVIDED	
SELF STORAGE FACILITY STANDARD SPACES	12 SPACES
SELF STORAGE FACILITY HANDICAP SPACES	1 SPACES
TOTAL PARKING PROVIDED	13 SPACES

**SITE AREA CALCULATIONS**

SELF STORAGE FACILITY (FOOTPRINT)	34,596 ±S.F.		
ASPHALT PAVEMENT	15,617 ±S.F.		
SIDEWALK & CONCRETE PAVEMENT	2,362 ±S.F.		
IMPERVIOUS AREA	52,575 ±S.F.	1.21 ±AC.	36.56 %
PERVIOUS AREA	91,609 ±S.F.	2.10 ±AC.	63.44 %
TOTAL SITE AREA	144,184 ±S.F.	3.31 ±AC.	100.00 %

**MAXIMUM IMPERVIOUS COVER ALLOWED (NET DEVELOPABLE)** 37 %  
**IMPERVIOUS COVER PROPOSED** 36.56 %  
**MINIMUM OPEN SPACE REQUIRED (NET DEVELOPABLE)** 20 %  
**PERVIOUS AREA COVER PROPOSED** 63.44 %

**BUILDING SETBACKS (REQUIRED)**

SELF STORAGE FACILITY		
FRONT (WEST/TOMYNN ROAD)	35'	FRONT (WEST/TOMYNN ROAD)
REAR (EAST/WETLAND)	25'	REAR (EAST/WETLAND)
SIDE (NORTH)	10'	SIDE (NORTH)
SIDE (SOUTH/PET RESORT)	10'	SIDE (SOUTH/PET RESORT)

**LANDSCAPE BUFFERS (REQUIRED)**

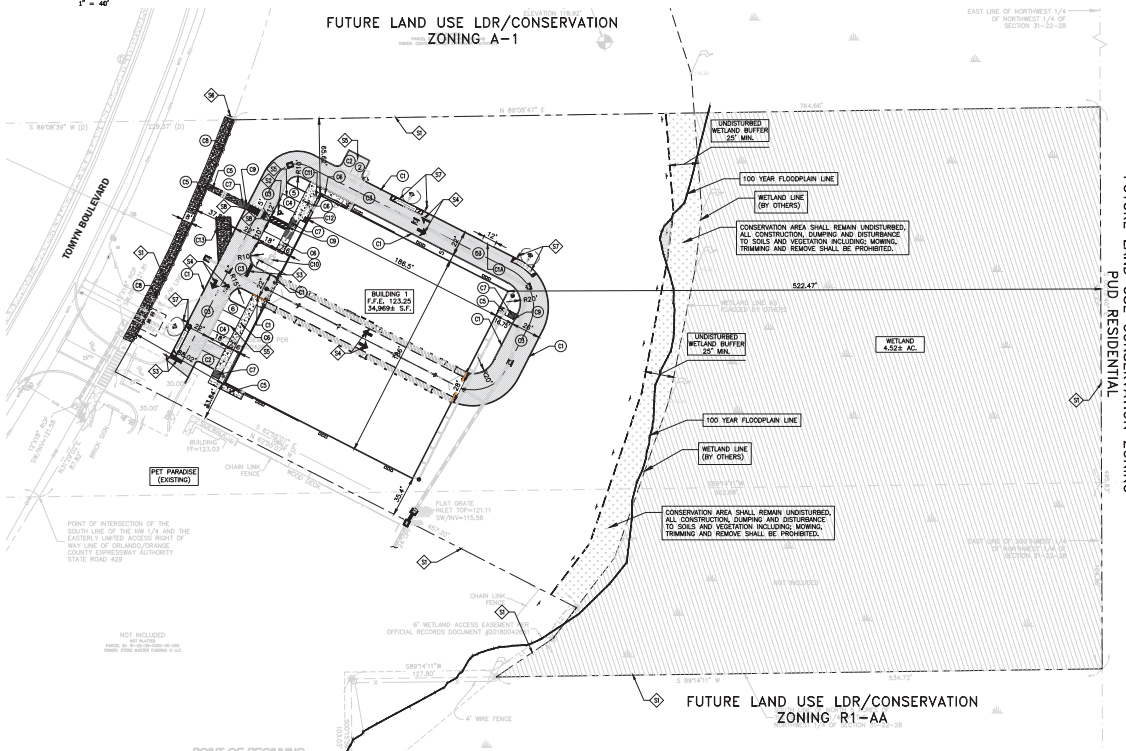
SELF STORAGE FACILITY		
FRONT (WEST/TOMYNN ROAD)	15'	FRONT (WEST/TOMYNN ROAD)
REAR (EAST/WETLAND)	NONE	REAR (EAST/WETLAND)
SIDE (NORTH)	10'	SIDE (NORTH)
SIDE (SOUTH/PET RESORT)	10'	SIDE (SOUTH/PET RESORT)

\* BUFFER WIDTHS WERE APPROVED AS PART OF THE PUD APPROVAL.

**FLOOD ZONE**  
FLOOD ZONE A PER FEMA F.I.R.M. PANEL 12095C0220F DATE: 01/26/2009. BASED ON THE LAKE ROBERTS DRAINAGE STUDY UNDERTAKEN BY ORANGE COUNTY, THE 100 YEAR FLOOD ELEVATION IS ESTIMATED AT ELEVATION 116.31' NAVD 1988.

**SOILS**  
ZOLFO FINE SAND, SKIRRA FINE SAND, SANBEL MUCK.

- SITE NOTES**
- ALL CURB RISE ARE TO BE 5/8" TYPICAL UNLESS NOTED OTHERWISE. EXCEPTION: PADI @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
  - LANDSCAPE ISLAND WIDE NOT TO EXCEED THE PARKING STALL DEPTH AND/OR PROJECT INTO DRIVE ISLES, TYPICAL.
  - ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO BEARING UNLESS NOTED OTHERWISE. INDICATED WITH "A" OR "B" BEARING.
  - LOWER GAGE THAT BENCH SURVEY &/OR EXISTING CONSTRUCTION INFORMATION.
  - ALL DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT.



**POINT OF RECORDS**

DATE	REVISIONS	BY	CHECKED
12/14/2021	REVISED PER SURVING COMMENTS DATED 11/12/2021	WA	JAA
12/14/2021	REVISED PER CITY OF OCOEE COMMENTS DATED 11/29/2021	WA	JAA
02/02/2022	REVISED PER CITY OF OCOEE COMMENTS DATED 01/28/2022	WA	JAA
03/18/2022	REVISED PER CITY OF OCOEE UTILITY COMMENTS DATED 03/16/2022	WA	JAA
04/22/2022	REVISED PER PUD - 400 LIFT STATION BACKLOG	WRH	WRH
09/27/2022	REVISED PER CONTRACTOR RFI	WA	WRH

**BARKARITAVILLE PUD**  
**OCOEE-TOMYNN SELF STORAGE FACILITY**  
**FINAL CONSTRUCTION PLANS**  
**OCOEE, FLORIDA**

**FEG** FLORIDA ENGINEERING GROUP  
 Engineering the Future  
 www.feginc.us

5127 S. Orange Avenue, Suite 200  
 Orlando, FL 32809  
 Phone: 407-895-0324  
 Fax: 407-895-0325

**SITE GEOMETRY PLAN**

DESIGNED BY: JAA  
 DRAWN BY: WA  
 CHECKED BY: JAA  
 APPROVED BY: JAA

PROJECT: 20-172  
 TITLE: SITE GEOMETRY PLAN  
 DATE: AUGUST 06, 2021  
 SHEET: C-7 OF 21



THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ENGINEER WA. SEE NOTE REGARDING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THEY BEARING THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.