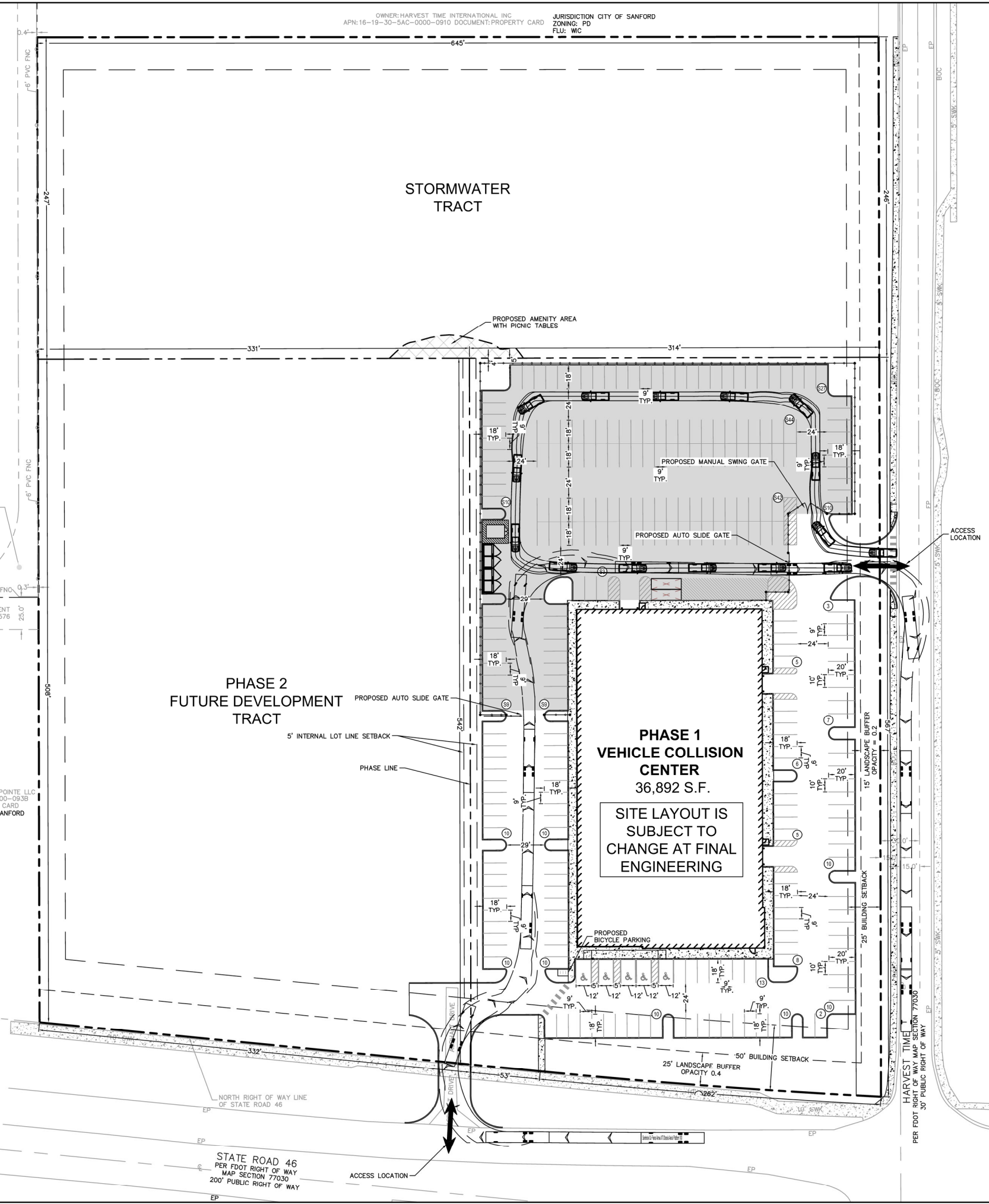


Plotted By: Perera, Victor Sheet Set/PLOT NAME HERE January 05, 2025 12:20:02pm K:\ORL\_Civil\049655004-SR46 Collision Center\CADD\MDP\Plots\Sheets\C4.0-SITE.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

OWNER: HARVEST TIME INTERNATIONAL INC JURISDICTION CITY OF SANFORD  
 APN: 16-19-30-5AC-0000-0910 DOCUMENT: PROPERTY CARD ZONING: PD  
 FLU: WC

OWNER: THORNBROOK HOMEOWNERS ASSN INC.  
 APN: 27-19-30-506-0B00-0000  
 DOCUMENT: PROPERTY CARD  
 JURISDICTION CITY OF SANFORD  
 ZONING: PD  
 FLU: WC

OWNER: ELEVATION CEDAR POINTE LLC  
 APN: 16-19-30-5AC-0000-093B  
 DOCUMENT: PROPERTY CARD  
 JURISDICTION CITY OF SANFORD  
 ZONING: PD  
 FLU: WC



**LEGEND**

- PROPERTY LINE (TYP.)
- - - PROPOSED TRACT LINE (TYP.)
- - - PROPOSED FENCE
- - - LANDSCAPE BUFFER
- - - BUILDING SETBACK
- ↔ ACCESS POINT
- STORAGE AREA
- ▨ PROPOSED CONCRETE SIDEWALK
- PARKING COUNT
- (50) STORAGE PARKING COUNT

**SITE DATA:**

SITE AREA:	11.64 ACRES
COLLISION CENTER TRACT:	4.00 ACRES
FUTURE DEVELOPMENT TRACT:	3.99 ACRES
TOTAL DEVELOPMENT:	7.99 ACRES
STORMWATER TRACT:	3.65 ACRES
PHASE 1 OPEN SPACE REQUIRED:	1.00 ACRES (25%)
PHASE 1 OPEN SPACE PROVIDED:	1.00 ACRES (25%)
ON-SITE SHARE OF STORMWATER TRACT:	0.89 ACRES
PHASE 1 TOTAL PROVIDED:	1.82 ACRES (62%)
PHASE 2 OPEN SPACE REQUIRED:	1.00 ACRES (20%)
PHASE 2 OPEN SPACE PROVIDED:	TBD

**BOUNDARY AREA:** 11.64-ACRES  
**PARCEL NUMBER:** 16-19-30-5AC-0000-0920  
**EXISTING FUTURE LAND USE:** HP-TI  
**EXISTING ZONING:** A-1 AND C-1  
**PROPOSED ZONING:** PD (PLANNED DEVELOPMENT)  
**PROPOSED FUTURE LAND USE:** PD  
**PERMITTED USES:** C-2 AND THE RENTAL, SALE, SERVICE, MAINTENANCE, TEST DRIVING, CHARGING, REPAIR, DELIVERY, PAINT, BODY REPAIR AND COLLISION, AND STORAGE OF NEW AND PRE-OWNED AUTOMOBILES AND ENERGY PRODUCTS AND RELATED PARTS AND ACCESSORIES, AND FOR GENERAL OFFICE PURPOSES  
**EXCLUDED USES:** COMMUNICATION TOWERS (GENERALLY AND CAMOUFLAGED) LIMBER STORAGE AND DISTRIBUTION, BILLBOARDS

**PERMETER BUILDING SETBACK**

INTERNAL LOT LINE:	5'
NORTH:	25'
SOUTH:	50'
EAST:	25'
WEST:	20'

**PERMETER LANDSCAPE BUFFER**

NORTH:	N/A	N/A
SOUTH:	25'	TYPE D
EAST:	15'	TYPE C
WEST:	WILL BE DETERMINED AT SITE PLAN BASED ON SEMINOLE COUNTY LAND DEVELOPMENT CODE	

**LAND USE DATA:**

PD BOUNDARY AREA:	11.64-ACRES
NET DEVELOPABLE AREA:	11.64-ACRES
BORROW PIT AREA:	7.24-ACRES
MAX FAR:	0.35
MAX BUILDING HEIGHT:	35 FEET

**PROPOSED USE:**

COMERCIAL:	36,892 SF
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**PARKING:**

**PARKING REQUIRED:**

1 SPACE PER 2 EMPLOYEES (53 EMPLOYEES / 2 = 26.5)	= 27 SPACES
PLUS 1 SPACE PER COMPANY VEHICLE	= 5 SPACES
TOTAL SPACES REQUIRED	= 32 SPACES

**PARKING PROVIDED:**

STANDARD (9'X18')	= 94 SPACES
STANDARD (9'X20')	= 3 SPACES
STANDARD (10'X20')	= 27 SPACES
ADA (12'X18')	= 5 SPACES
TOTAL SPACES PROVIDED	= 129 SPACES

**BICYCLE PARKING PROVIDED:**

	= 6 SPACES
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**UTILITY SERVICE PROVIDERS:**

POTABLE WATER: CITY OF SANFORD  
 SANITARY SEWER: CITY OF SANFORD  
 POWER: FPL

**DEVELOPMENT PROGRAM & ESTIMATED SERVICE DEMANDS:**

UNITS	TRIP GENERATION ADT	PM-PEAK HR	UTILITIES	
			WATER (GPD)	SEWER (GPD)
AUTO CARE/36,892 SF	1,010	101	4,770	4,770

(53 EMPLOYEES X 15 GPD X 6 DAYS A WEEK = 4,770 GPD)  
 (PER F.A.C. CHAPTER 64E-6.008, TABLE 1)

**LEGAL DESCRIPTION**

LOT 92 OF FLORIDA LAND AND COLONIZATION COMPANY LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 114, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

**GENERAL NOTES:**

- WATER WILL BE PROVIDED BY CITY OF SANFORD.
- SANITARY SEWER WILL BE PROVIDED BY CITY OF SANFORD.
- UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER WATER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY AS APPROPRIATE.
- ALL UTILITY LINES WILL BE DESIGNED TO MEET CITY OF SANFORD REQUIREMENTS.
- STORMWATER RUNOFF GENERATED ON SITE SHALL BE TREATED USING AN ON-SITE STORMWATER SYSTEM UTILIZING WET RETENTION.
- THE STORMWATER RETENTION/DETENTION SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
- EXTERIOR FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODES AND NFPA 1.
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY.
- SEMINOLE COUNTY DETAILS SHALL BE UTILIZED ON THE FINAL ENGINEERING PLAN.
- PROJECT SIGNAGE WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE, EXCEPT AS ALLOWED WITHIN THE DEVELOPMENT ORDER.
- FINAL SERVICE DEMANDS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.
- THIS PROJECT WILL REQUIRE A 20' FIRE DEPARTMENT ACCESS IN ACCORDANCE WITH NFPA 1, CHAPTER 18 (2015 EDITION).
- MAXIMUM BUILDING HEIGHT OF 35 FEET.
- TOTAL PARKING SPACES REQUIRED IS 32 STALLS.
- LANDSCAPE BUFFERS WILL MEET THE REQUIREMENTS OF SCLDC SECTIONS 30.14.5 AND 30.14.3.1.
- BUFFER COMPOSITION WILL BE DETERMINED AT THE TIME OF SITE PLAN APPLICATION.
- PARKING LOT LANDSCAPING WILL MEET THE REQUIREMENTS OF SCLDC SECTION 30.10.11.5.
- PROPOSED LOCATION OF BUILDINGS AND STORMWATER IS SUBJECT TO CHANGE LOCATIONS AT FINAL DEVELOPMENT PLAN.
- REQUIRED PLANT UNITS WILL BE PROVIDED ACCORDING TO REQUIRED SPECIFICATIONS.
- DUMPSTER ENCLOSURE WILL MEET SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1233 MISCELLANEOUS DESIGN STANDARDS. DUMPSTER WILL REQUIRE A SEPARATE PERMIT.
- OUTDOOR LIGHTING WILL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1234. OUTDOOR LIGHTING REQUIREMENTS. LIGHTING WILL REQUIRE A SEPARATE PERMIT.
- A PROPERTY OWNER'S AGREEMENT WILL BE CREATED FOR OWNERSHIP AND MAINTENANCE OF COMMON TRACTS AND AREAS.
- DUMPSTER ENCLOSURE WILL MEET SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1233 MISCELLANEOUS DESIGN STANDARDS. DUMPSTER WILL REQUIRE A SEPARATE PERMIT.
- ALL SIGNAGE WILL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.10.11.6- ALL SIGNS WILL REQUIRE A SEPARATE PERMIT.
- OUTDOOR STORAGE OF MERCHANDISE AND MATERIALS IS PROHIBITED. HOWEVER, VEHICLE STORAGE AND DISPLAY ARE PERMITTED, PROVIDED THAT ANY INOPERABLE VEHICLES MUST BE SCREENED FROM PUBLIC VIEW.

**GRAPHIC SCALE IN FEET**

0 20 40 80

**NORTH**

**Kimley»Horn**

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 PHONE: (407) 898-1511  
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

**REVISIONS**

No.	REVISIONS	DATE	BY

**DATE:** 10/24/2024

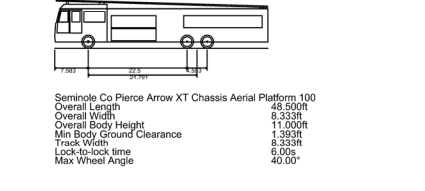
**SCALE:** AS SHOWN

**DESIGNED BY:** BRENT A. LENZEN, P.E.

**DRAWN BY:** VOP

**CHECKED BY:** BAL

**DATE:** \_\_\_\_\_



**SEMINOLE CO PIERCE ARROW XT CHASSIS AERIAL PLATFORM 100**

Overall Length	48.500R
Overall Width	8.335R
Overall Body Height	11.000R
Min Body Ground Clearance	1.395R
Track Width	8.335R
Lock-to-lock time	6.000R
Max Wheel Angle	40.00°

**MASTER DEVELOPMENT PLAN**

**S.R. 46 COMMERCIAL**

**FLORIDA**

**SANFORD**

**SHEET NUMBER**

**MDP 1.0**