



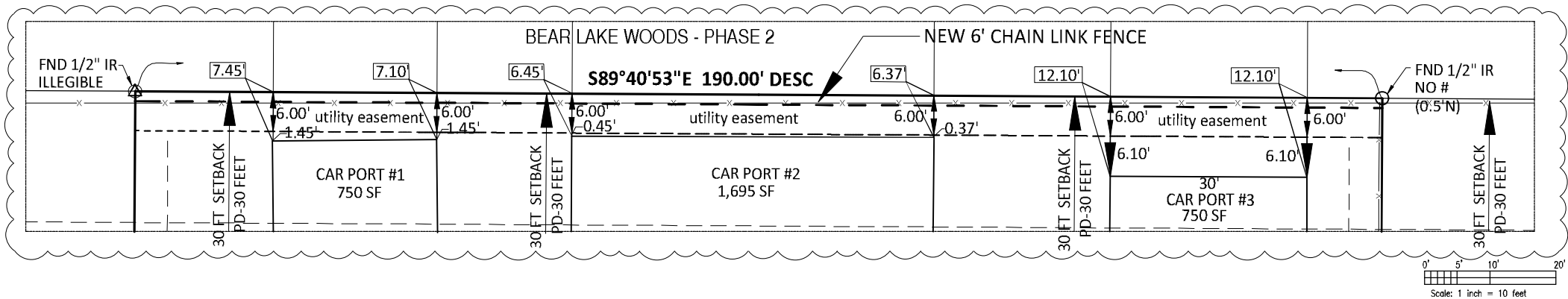
1. EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY" SUCH SIGNS SHALL BE PLACED AT THE ENTRANCE TO EACH SPACE. A VEHICLE SHALL BE PROHIBITED FROM OCCUPYING TWO SPACES OR MORE UNLESS UNLAWFULLY IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE CITY.
2. PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPES TO CENTER OF WHITE STRIPES.
3. THIS DETAIL IS PROVIDED TO SUPPORT ADDA C.A. 11.
4. WHERE CURBS EXIST PARALLEL TO C.A. STRIPS, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
5. CURB RAMPS CONSTRUCTED ON EXISTING STOPS OR FACILITIES MAY HAVE SLOPES AND RISES AS SHOWN IN THE DETAIL. IF SPACE LIMITATIONS PROHIBIT THE USE OF A CURB RAMP OR CURB, THE FOLLOWING SHALL BE REQUIRED:

[illegible]

Sec. 259.3 - Commercial Refuse disposal within Urban Bar Management Areas

Within Urban Bar Management Areas, all commercial properties are required to place Refuse within a Bar Resistant Commercial Refuse Container. Bar Resistant Commercial Refuse Containers must remain secured at all times except when loading or unloading the Refuse, and the area around the container must be kept clean of Refuse and debris. If damaged in a manner that would permit bar access, the damage must be reported to the company responsible for the maintenance of the container and repaired within forty-eight (48) hours after the damage is discovered. Commercial Property collection service customers will be responsible for any cost associated with compliance with this requirement.

(Ord. No. 2015-33, § 4, 12-8-2015; Ord. No. 2016-11, § 3, 2-23-2016; Ord. No. 2020-19, § 2, 7-28-2020, eff. 10-1-2020)

[illegible]

A PROVIDED SITE DATE TABLE IS BELOW:

1. PARCEL ID: 19-21-29-516-000-000-0110
2. ACREAGE: 0.872 AC
3. not used
4. not used
5. PROPOSED FAR RESTRICTION OF BUILDING LOT COVERAGE FOR TRACT B. BUSINESS CENTER (2.64 ACRES).
6. EXISTING BUILDING FOOTAGE 10,080 SF
NEW ADDITION WITH UP-STAIRS 1,664 SF
7. BUILDING SETBACKS REQUIRED: FRONT = 50', REAR = 10', SIDES = 10'
EXISTING: FRONT = 90', REAR = 40', SIDES = 10' AND 19.7'
8. SETBACK FROM CARPORTS: REQUIRED: FRONT = 25', REAR = 6.0', SIDES = 10'
EXISTING: FRONT = 90', REAR = 3.37', SIDES = 11.41' AND 20.98'
9. SETBACK FROM RESIDENTIAL PROPERTIES TO THE NORTH: SETBACK 100 FT
SETBACK FROM RESIDENTIAL PROPERTY LINE FROM CARPORTS: proposed 86 ft
10. ~~PARKING SPOT COUNT- TYPE OF USE-
MANUFACTURING/POOLS/WAREHOUSES- REQUIRED PARKING 1 SPACE/2 EMPLOYEES, AND PLUS 1 SPACE PER COMPANY VEHICLE-
CALCULATIONS: 12 PEOPLE REQUIRES 6 PARKING SPACES AND 6 SPACES FOR 6 COMPANY VEHICLES (15 PARKING SPACES)~~
11. PARKING SPOT COUNT: TYPE OF USE:
MANUFACTURING/WAREHOUSES: REQUIRED PARKING 1 SPACE/2 EMPLOYEES, AND PLUS 1 SPACE PER COMPANY VEHICLE:
CALCULATIONS: 12 PEOPLE REQUIRES 6 PARKING SPACES AND 6 SPACES FOR 6 COMPANY VEHICLES (12 PARKING SPACES)
12. MAXIMUM BUILDING HEIGHT PER PD (35 FEET)
13. IMPERVIOUS SURFACES RATIO. IMPERVIOUS 29,372 SF/LAND AREA SF = 37.996 SF (29,375/37995) = 0.77
14. HEIGHT OF THE CARPORTS = 24 FT
15. SQUARE FOOTAGE OF EXISTING BUILDING AND CARPORTS: BUILDING=11,744 SF, CARPORTS=3,195 SF TOTAL AREA 14,939 SF
16. THE RESIDENTIAL SOUTH PROPERTY LINE IS 80 FT.
17. THE RESIDENTIAL SOUTH PROPERTY LINE IS 80 FT TO THE NORTH PROPERTY OF THE SUBJECT LAND. THE 80 FT TRACT "A" IS THE BUFFER. THE PLAN IS DIMENSIONED BETWEEN THE RESIDENTIAL AND THE SUBJECT LAND. THE SITE DATA TABLE IS 16.
18. THE VICINITY MAP ON THIS PLAN. IT IS SHOWING THE LOCATION OF THE PROPOSED DEVELOPMENT, RELATIONSHIP TO SURROUNDING STREETS, ZONING, FUTURE LAND USE.
19. THE SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENT OUTLINED IN CHAPTER 258 OF THE SEM. CO. ORDINANCES (2015-33).

SITE DATA TABLE:

- Future Land Use: Planned Development
- Zoning: PD (Planned Development)
- Permitted Uses: Office, Warehouse, General Business
- Maximum Allowable Floor Area Ratio: 0.65
- Maximum Allowable Building Height: 35 feet
- Minimum Lot Size: 19,000 sq ft
- Principal Building Use: Office, Warehouse, General Business,
- Principal Building Square Footage: Total Sq Ft - 11,744 sq / First Floor 10,080 sq ft / Second Floor 1,664 sq ft
- Principal Building Height: 28 ft from the first floor to the top of the roof
- Carport #1 Building Square Footage: 750 Sq Ft / 1 Story. Building Height - 24 feet
- Carport #2 Building Square Footage: 1,696 Sq Ft / 1 Story. Building Height - 24 feet
- Carport #3 Building Square Footage: 750 Sq Ft / 1 Story. Building Height - 24 feet
- Parking Staff Size: 10 feet wide by 20 feet depth

NOTES:

- All project signage shall comply with the Seminole County Development Code.
- Utility lines will be designed to meet Seminole County requirements.
- Dumpster enclosure will meet Seminole County Land Development Code Sec. 30.14.15- Screening. Dumpster will require a separate permit.
- Outdoor lighting will comply with Seminole County Land Development Code Sec. 30.15.1 - Exterior Lighting Requirements. Lighting will require a separate permit.
- Sidewalks will be constructed in compliance with Seminole County.
- The stormwater system shall be designed in compliance with Seminole County.

This item has been electronically signed and sealed by John J. Herbert, III, PE on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on an electronic. Per F.A.C. 61G15-23.004



This item has been digitally signed and sealed by John Herbert III PE on date adjacent to seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on the electronic copy.

Digitally
signed by John
J Herbert
Date:
2026.02.04
14:13:18
-05'00'

DATE	9/14/2024	REMOVE 4 METAL CONTAINERS	TECHNICIAN: J.W.H.	NOTE: ALL INFORMATION CONTAINED HEREIN IS PROPERTY OF AMERICAN CIVIL ENGINEERING CO. ALL RIGHTS RESERVED. COPY RIGHT 2004. CHECKED BY: TOM SELECTION, P.E.
DATE	12/14/2024	ADD 67 CHAINLINK ALONG BACK AREA		
DATE	08/19/2025	REMOVED 200' OF CHAINLINK		
DATE	02/4/2026	REMOVED 200' OF CHAINLINK		

**AMERICAN CIVIL
ENGINEERING CO.**

cert. of authorization
number 8729

MASTER DEVELOPMENT PLAN

Pemberton Car Ports

2710 PEMBERTON DRIVE, APOKA, FL 32703

sheet date: 10.21.25
SITE PLAN
project no. 24315
sheet number
1 of 1

BP24-00008694