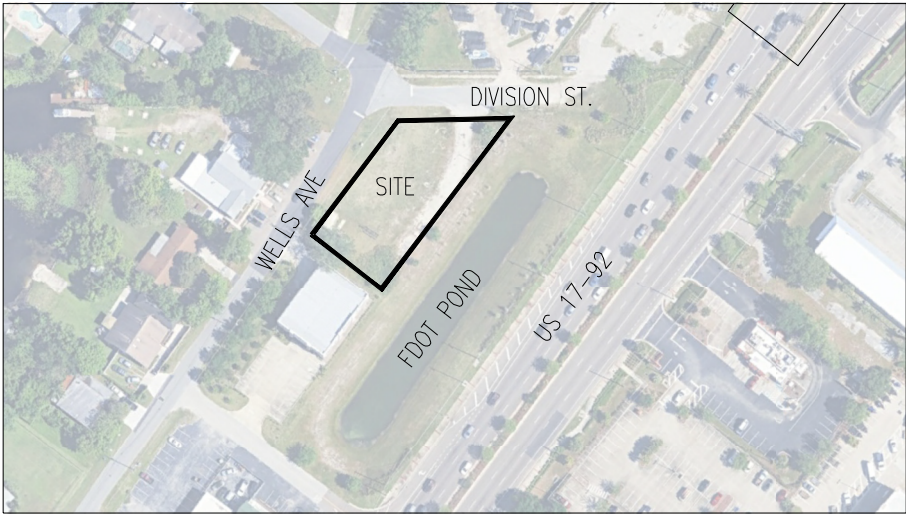




VICINITY MAP (1:100)

LEGAL DESCRIPTION

LOT 6, BLOCK B, PRAIRIE LAKE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 64, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

STATEMENT OF INTENDED USE

4000 SF COMMERCIAL TRADES OFFICE W/ ENCLOSED STORAGE WITH ASSOCIATED STORM AND PARKING.

UTILITY COMPANIES

SANITARY SEWER:	SEMINOLE COUNTY (407) 665-2024
WATER DISTRIBUTION:	SEMINOLE COUNTY (407) 665-2024
ELECTRICAL POWER:	DUKE ENERGY (800) 700-8744
TELEPHONE:	CENTURY LINK (407) 917-4835
FIRE/POLICE:	SEMINOLE COUNTY (407) 665-5175
GARBAGE:	PRIVATE COLLECTION (407) 774-0800

ANALYSIS OF THE IMPACT OF THE PROPOSED PLANNED DEVELOPMENT ON ROADS, SCHOOLS, UTILITIES, AND OTHER PUBLIC FACILITIES

THE PROPOSED DEVELOPMENT IS A LOW-INTENSITY PROJECT SERVING AS A TRADES OFFICE AND WAREHOUSE FOR A LOCALLY OWNED AND OPERATED BUSINESS. IT PROVIDES AN APPROPRIATE TRANSITION FROM THE HIGH-INTENSITY CORRIDOR OF US 17-92 INTO THE ADJACENT RESIDENTIAL NEIGHBORHOOD TO THE NORTHWEST.

ROADS:
THE PROJECT INCLUDES 4,000 SQUARE FEET OF OFFICE SPACE. BASED ON THE ITE TRIP GENERATION MANUAL, 11TH EDITION, THE FOLLOWING LAND USE CODES AND AVERAGE DAILY TRIP RATES ARE USED:

LUC 710 (GENERAL OFFICE BUILDING): 9.74 TRIPS PER 1,000 SF GFA

ESTIMATED DAILY TRIPS:

OFFICE: (4 × 9.74) = ~39 DAILY TRIPS

TOTAL ESTIMATED DAILY TRIPS: ~39 DAILY TRIPS

THIS LOW VOLUME OF TRAFFIC IS NOT EXPECTED TO CREATE ANY MEASURABLE IMPACT ON THE SURROUNDING ROAD NETWORK OR LEVEL OF SERVICE.

SCHOOLS:
THERE IS NO RESIDENTIAL COMPONENT IN THE PROJECT. THEREFORE, THE DEVELOPMENT WILL NOT GENERATE ANY STUDENT POPULATION AND WILL HAVE NO IMPACT ON LOCAL SCHOOLS.

UTILITIES:
THE PROJECT INCLUDES NO FOOD PREPARATION AND NO HIGH-WATER-DEMAND PROCESSES. THEREFORE, WATER AND SEWER DEMAND WILL BE MINIMAL AND CAN BE ADEQUATELY SERVED BY EXISTING INFRASTRUCTURE. THE DEVELOPMENT IS NOT EXPECTED TO REQUIRE UTILITY UPGRADES.

OTHER PUBLIC FACILITIES:
DUE TO ITS SMALL SCALE AND LOW INTENSITY, THE PROJECT WILL NOT MATERIALLY IMPACT OTHER PUBLIC FACILITIES SUCH AS PARKS, LIBRARIES, OR EMERGENCY SERVICES.

LANDSCAPE AND BUFFER NOTES

1. PARKING LOT LANDSCAPING WILL MEET THE REQUIREMENT OF SCLDC SECTION 30.30.11.5
2. BUFFER COMPOSITION WILL BE DETERMINED AT THE TIME OF SITE PLAN APPLICATION
3. LANDSCAPE BUFFERS WILL MEET THE REQUIREMENTS OF SCLDC SECTIONS 30.14.5 AND 30.14.3.1

PARKING NOTES

1. BICYCLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH SCLDC SEC 30.11.7.1.
2. NO COMPANY VEHICLE PARKING PROPOSED

MDP NOTES

1. PROJECT SIGNAGE WILL COMPLY WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE AND WILL REQUIRE SEPARATE PERMIT.
2. DUMPSTER ENCLOSURE WILL MEET SEMINOLE COUNTY LAND DEVELOPMENT CODE SECTION 30.1233 AND WILL REQUIRE A SEPARATE PERMIT.
3. ANY OUTSIDE STORAGE OF PARTS, SUPPLIES OR MATERIAL SHALL BE PERMITTED ONLY IN AN ENCLOSED OR FENCED AREA.
4. THE SITE PLAN WILL MEET SEMINOLE COUNTY AND SJRWMD REQUIREMENTS.
5. STORM WATER SYSTEM SHALL BE DESIGNED IN COMPLIANCE WITH SEMINOLE COUNTY.
6. SIDEWALKS WILL BE CONSTRUCTED IN COMPLIANCE WITH SEMINOLE COUNTY.
7. THE DEVELOPER WILL PROVIDE AN INTERNAL PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT.
8. CONSTRAINED SITE BUFFER AS 10 FT BUFFER ALONG NORTH AND WEST PROPERTY LINE EXCEEDS 10% OF TOTAL SITE AREA (164+127) X 10 = 2,910 SF (14%) PER SEC. 30.14.11 TABLE

DEVELOPMENT INFORMATION

- | | |
|---|---|
| 1. PROJECT NAME: | MARSDEN BUILDING |
| 2. TAX ID NUMBER: | 18-21-30-515-0B00-0060 |
| 3. TOTAL DEVELOPMENT AREA: | 0.47 AC - LOT 1 |
| 5. EXISTING USE: | UNDEVELOPED |
| 6. PROPOSED USE: | TRADERS OFFICE W/ENCLOSED STORAGE
RETAIL SALES AND SHOWROOM
OFFICE USES
ACCESSORY USES |
| PROPOSED USES: BUILDING & PLUMBING SUPPLIES
RETAIL & SALES SERVICES | |
| 7. EXISTING LAND USE: | MIXED USE DEVELOPMENT (MXD) |
| 8. FUTURE LAND USE: | MIXED USE DEVELOPMENT (MXD) |
| 9. EXISTING ZONING: | PD-PLANNED DEVELOPMENT |
| 10. MAXIMUM IMPERVIOUS SURFACE RATIO | 70% |
| 11. MAX. BUILDING HEIGHT: | 27' |
| 12. THIS SITE DOES NOT CONTAIN ANY WETLANDS NOTED, THE SITE IS IN FLOOD ZONE X. DFIRMID 12117C | |
| 13. WATER & GRAVITY SEWER SERVICE SEMINOLE COUNTY | |
| 14. THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASES. | |
| 15. NO RECLAIM WATER AVAILABLE, ALL IRRIGATION VIA WELL | |
| 16. ON-SITE SOILS CONSISTS OF #34 URBAN LAND HYDRAULIC SOIL RATING - UNRANKED | |
| 17. MAX FAR= 1.0 PROPOSED = 0.20 | |
| 18. APPLICANT RESERVES THE RIGHT TO UTILIZE UNDERGROUND STORAGE AS WELL | |
| 19. PARKING REQUIREMENT | REQUIRED
OFFICE 4 SPACES/1000 SQ.FT FOR FIRST 10,000 SQ.FT
12 SPACES FOR 3,000 SQ.FT
NON RETAIL WAREHOUSE 1,000 SQ.FT 1 SPACE PER 2 EMPLOYEES
ASSUME 4 EMPLOYEES AND NO COMPANY VEHICLES
2 SPACES - COMBINED REQUIRED PARKING = 14 SPACES
PROVIDED
14 SPACES |
| 20. URBAN CORE: NET BUILDABLE ACREAGE IN THE SITE DATA TABLE IN ACCORDANCE WITH THE FOLLOWING : THE TOTAL NUMBER OF ACRES WITHIN THE BOUNDARY OF DEVELOPMENT 0.47 AC, EXCLUDING NATURAL LAKES 0 AC AND WETLAND 0 AC OR FLOOD PRONE AREAS 0 AC | |
| 21. THE SIDE OF THE BUILDING FACING THE POND WILL BE DESIGNED AS FRONT FACADE, WITH ACCESS INTO THE BUILDING FROM THE SIDE AS WELL. | |

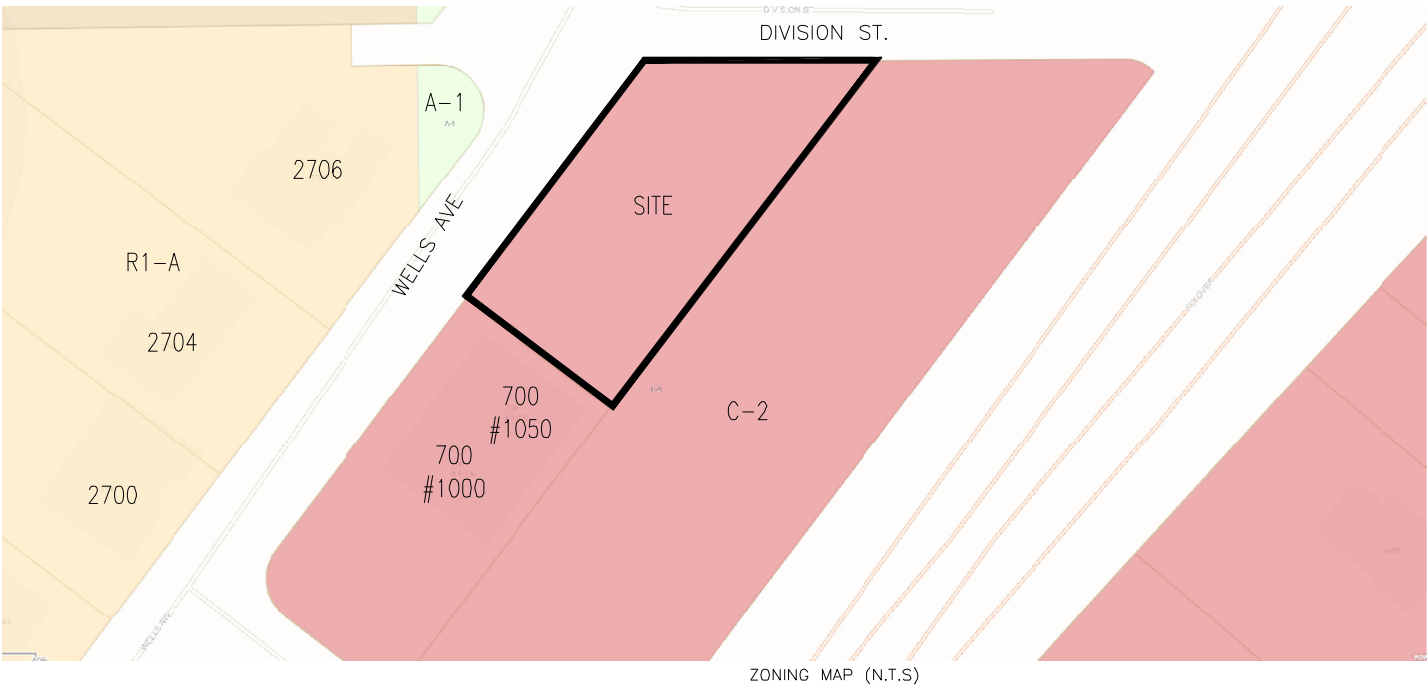
DEVELOPMENT AREA DATA:

PROJECT LAND AREA DATA:	20,485 SF	100%	(0.47 AC)
URBAN CORE NET BUILDABLE AREA:	20,485 SF	100%	
BUILDING FOOTPRINT AREA:	4,000 SF	20%	
PARKING AND DRIVE AISLES:	6,946 SF	34%	
SIDEWALK/DUMPSTER:	1,112 SF	5%	

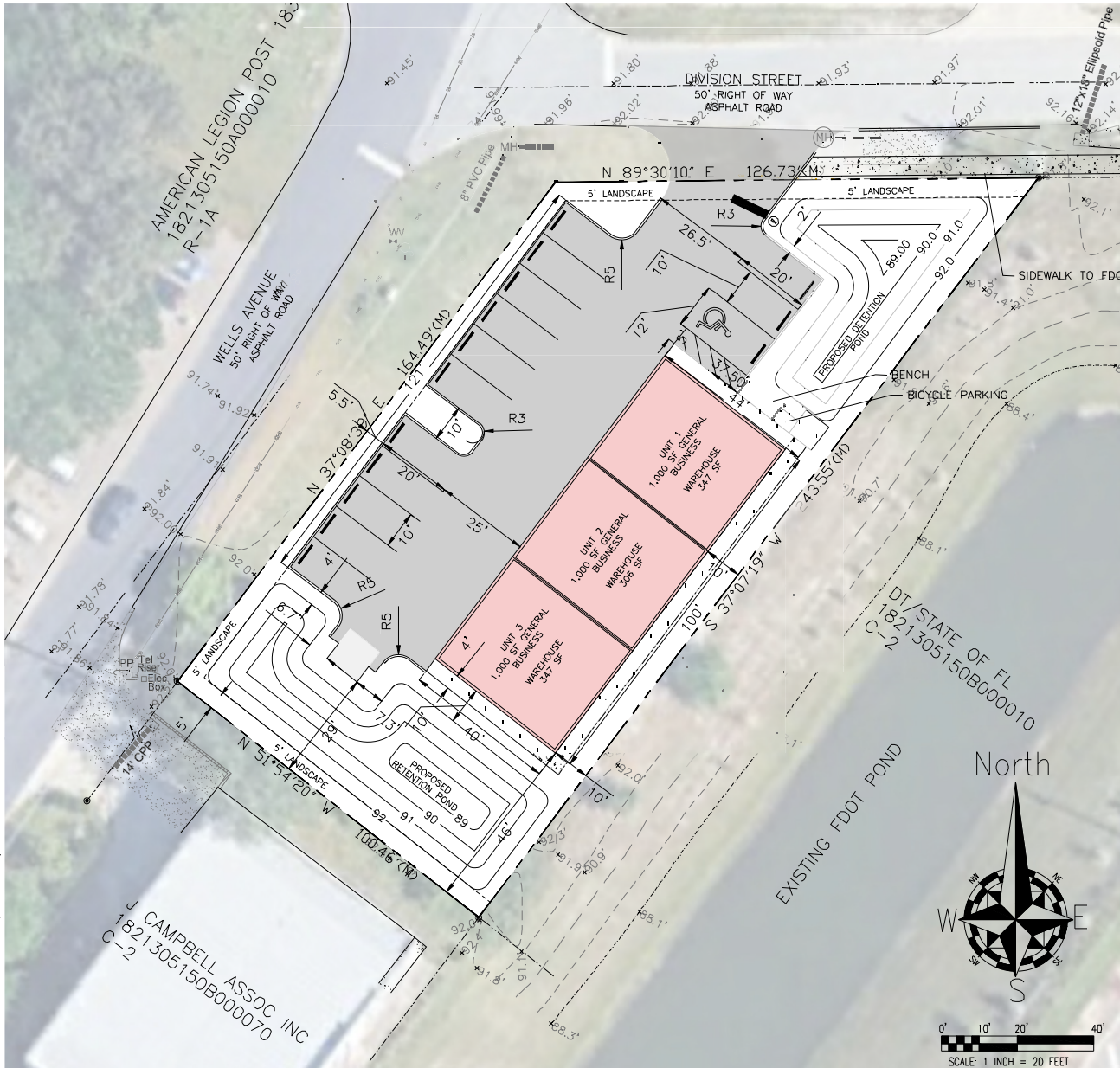
TOTAL IMPERVIOUS AREA:	12,058 SF	59%	(0.276 AC)
TOTAL PERVIOUS AREA:	8,427 SF	41%	(0.194 AC)

REQUIRED OPEN SPACE=25% , PROVIDED = 41%

BUILDING SETBACKS REQUIRED/PROVIDED		LANDSCAPE BUFFERS		OPACITY BUFFER	
REAR (WEST)	25 FT / 50 FT	SIDE (NORTH)	5 FT / 5 FT	NORTH	0.2 1.5 PLANT GROUP & 3 FT HEDGE
SIDE (NORTH)	5 FT / 45 FT	FRONT (EAST)	0 FT / 0 FT	EAST (17-92)	NONE
SIDE (SOUTH)	5 FT / 29 FT	SIDE (WEST)	5 FT / 5 FT	WEST (WELLS AVE)	0.2 1.5 PLANT GROUP & 3 FT HEDGE
FRONT (EAST)	10 FT. / 10 FT	REAR (SOUTHWEST)	5 FT / 5 FT	SOUTH	0.1 1 PLANT GROUP



ZONING MAP (N.T.S)



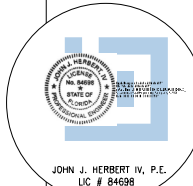
AMERICAN CIVIL
ENGINEERING CO.



cert. of authorization
number 8729

PD PLAN
MARSDEN BUILDING

WELLS AVENUE, CASSELLBERRY, FLORIDA 32707



11/24/2025

PD PLAN

PROJECT NO.

PD-1

NOTE: ALL INFORMATION CONTAINED
HEREIN IS PROPERTY OF AMERICAN
CIVIL ENGINEERING CO., ALL RIGHTS
RESERVED. COPY RIGHT 2025.
ENGINEER: JOHN J. HERBERT IV, P.E.
CHECKED BY: TOM SKELTON, P.E.
TECHNICIAN: J.W.H.
PROJECT NO. 22190

REVISIONS

DATE

MADE IN USA