

VICINITY MAP

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 North 100 feet, thence East 400 feet and South 100 feet to point of beginning. Said land being in the Southeast 1/4 of the Northwest 1/4 Section 29, Township 21 South, Range 31 East, Public Records of Seminole County, Florida.

DENSITY AND OPEN SPACE

SITE NOTES

ROADS WILL BE PRIVATE

DEVELOPMENT CODE PART 65

7. HOURS OF OPERATION:

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

PROPOSED OPEN SPACE = 0.30 (33%)

SEE PROPOSED LOT COVERAGE CALCULATIONS FOR BREAKDOWN THE PROPOSED OPEN SPACES EXCLUDES POND AND STORAGE AREA

PROJECT WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE

4. WATER, SEWER AND REUSE WILL COMPLY WITH SEMINOLE COUNTY REQUIREMENTS

. SIGNAGE WILL MEET THE REQUIRMENTS OF THE SEMINOLE COUNTY LAND

THE STORMWATER MANAGEMENT SYSTEM WILL COMPLY WITH THE SEMINOLE COUNTY LDC

- MONDAY THRU FRIDAY 8 AM - 6 PM

One Story Building

PROJECT IS WITHIN THE JURISDICTION OF SEMINOLE COUNTY

5. FIRE PROTECTION WILL COMPLY WITH SEMINOLE COUNTY

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

NORTH BUFFER

UNDISTURBED SODDED

WIDTH = 5'

-BUFFER LINE

6' FENCE

AREA

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 BUFFERING WILL CONFORM TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS AND GREATER BUFFERS WILL BE PROVIDED AT FINAL DEVELOPMENT PLAN IF NECESSARY, PER THE CODE

Parcel ID#

29-21-31-300-002C-0000

ZONING PD FLU IND

East 400.00'(D) N 89°53'46" E 400.02'(C) N 89°51'51" E 399.74'(M)

FIRE NOTES

EAST BUFFER

15' BUFFER

EXISTING VEGETATION WILL

PROVIDED IN ORDER TO MAINTAIN

BE PROVIDED AS PART OF

BUFFER & SUPPLEMENTAL

2.6 PLANT UNITS/100 LF

LANDSCAPING WILL BE

OPACITY 0.3 AND

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

- 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
- 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)

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	SITE PERMITTING -	SEMINOLE COUNTY						
	WATER -	SEMINOLE COUNTY						
	SEWER -	SEPTIC						
	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:

163'/ #1

PROPOSED ZONING: PD EXISTING ZONING: A1

EXISTING LAND USE:

PROPOSED LAND USE:

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 SFPROPOSED BLDG HEIGHT = 1 FLOOR 800 SF OFFICE, 3500 SF WAREHOUSE

BUILDING SETBACKS THIS PLAN: MINIMUM BUILDING SETBACKS:

FRONT EAST = 25' FRONT 25'

NORTH = 10'* SIDE *DUMPSTER ENCLOSURE 10'* SIDE 38' SOUTH = 10' SHALL BE 5' SETBACK REAR WEST = 25' REAR 270'

PARKING SPECIFICATIONS:

PARKING SPACES REQUIRED

CODE – WAREHOUSE = 1 / 1,000 SF OF FLOOR AREA + 1 SPACE PER 2 EMPLOYEES

= 3,500 / 1000 = 4 + 2 = 6 SPACES

CODE – OFFICE = 1 / 200 SF OF FLOOR AREA

= 800/200 = 4 SPACES

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

PROPOSED LOT COVERAGE CALCULATIONS:

PARKING & DRIVEWAY AREA BUILDING	AREA (sf) 9,004 4,300	0.21 0.1	% TOTA 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

SITE BOUNDARY LINE EXISTING CURB **EXISTING EDGE OF PAVEMENT**

EASEMENTS

PROPOSED CONCRETE PAVEMENT TYP TYPICAL SIDEWALK 5' RADIUS LINEAR FEET

NGINEERING CA 30526 **CIVIL ENGINEERS LAND PLANNERS**

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

KIM@CYCORPENGINEERS.COM

TRI COUNTY TOWING

SEMINOLE COUNTY

REVISIONS Description Date 6/23 k⁻ county comments 7/27 2. county comments ADDED ACCESS TO SOUTH 3. dumpster setback

MAY 2023

30 SCALE

Sheet Number

7/27/2023 K. FISCHER, P.E.# 56942 NOT VALID UNLESS SIGNED & EMBOSSI BY A REGISTERED ENGINEER

— — — — LANDSCAPE BUFFER PROPOSED 6' FENCE SQUARE FEET PROPOSED OPEN SPACE

PRÓPÓSED 1 STORY OPEN SPACE BUILDING -PROPOSED 29-21-31-300-0030-0000 10' UTILI/TY POND WATERMAIN VEHICLE STORAGE YARL POINT OF CONNECTION 10,000 SF ROLL UP DOORS WEST BUFFER NO BUFFER West 400.00'(D) BUFFER LINE-S 89°53'46" W 400.02'(C) 6' FENCE— S 89°54'42" W 399.96'(M) SOUTH BUFFER WIDTH = 5' PROPOSED 0.1 OPACITY INGRESS/EGRESS 0.95 PLANT UNITS PER 100 LF Parcel ID# 29-21-31-300-0050-0000 Parcel ID# West 25.00'(D) 29-21-31-300-002C-0000 ZONING A-1 S 89°53'46" W 25.13'(C) FLU IND ZONING PD S 89°54'42" W 24.83'(M) FLU IND <u>L2</u> 25.00'(D) N 89°53'46" E 25.10'(C) N 89°51'51" E 25.00'(M

> Parcel ID# 29-21-31-300-005A-0000