












LEGEND

	PROPERTY BOUNDARY
	PARCEL LINE
	BUILDING SETBACK
	LANDSCAPE BUFFER
	LIMIT OF TREES TO BE PRESERVED
	POND TOP OF BERM
	FIRE ACCESS ROAD
	LOADING ZONE
	PROPOSED 6' FENCE

GENERAL INFORMATION

OWNER/DEVELOPER
STORAGE CAP ALTAMONTE SPRINGS LA

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

ARCHITECT

TBD

UTILITY PROVIDERS
POWER - DUKE ENERGY

COMMUNICATION - CENTURY LINK
WATER - CITY OF CASSELBERRY
SEWER - CITY OF CASSELBERRY

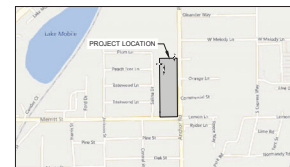
SEWER - CITY OF CASSELBERRY

SITE ANALY

SITE ANALYSIS TABLE					
PARCEL ID#	67-1-30-014-0009-0142				
TOTAL SITE AREA	5.842 AC				
CURRENT ZONING	ANCHOR ROAD PD				
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)				
CURRENT FIRM	PD				
PROPOSED PERMITTED USE	SELF-STORAGE				
FEMA FLOOD INFORMATION	ZONE X (PER FIRM MAP 12110702687 EFFECTIVE DATE SEPTEMBER 28, 2007)				
MINIMUM OPEN SPACE	25% (INCLUDING LANDSCAPE BUFFERS AND RETENTION RETENTION AREAS)				
MAXIMUM BUILDING HEIGHT	30 FT				
MAXIMUM FLOOR AREA RATIO	(118,932 SF / 6.842 AC) = 0.40				
MAXIMUM IMPERVIOUS SURFACE RATIO	75%				
PROPOSED SURFACE COVERAGE	5.13 AC (223,528 SF)				
PARKING DATA					
	REQUIRED		PROVIDED		
STANDARD SPACES (12' X 20')	1 SPACE PER 100.00 SQUARE FEET OF SELF-STORAGE AND PLUS ONE (1) SPACE FOR EACH TWO (2) EMPLOYEES ON THE LARGEST TRIP		11		
ADA ACCESSIBLE SPACES			2		
TOTAL	1 X (118,932 SF) 10.000 87' X 113' 13"		13		
BUILDING DETRACTIONS					
	REQUIRED		PROPOSED		
NORTH	5 FT		5 FT		
EAST	60 FT		60 FT		
SOUTH	20 FT		20 FT		
WEST	60 FT		60 FT		
LANDSCAPE BUFFERS					
	REQUIRED		PROPOSED		
	BUFFER OPACITY	BUFFER WIDTH	BUFFER OPACITY	BUFFER WIDTH	
NORTH	0.2	10'	0.2	10'	
EAST (WITH 1' EVERGREEN HEDGES)	0.4	15'	0.4	15'	
SOUTH (WITH 3' EVERGREEN HEDGES)	0.4	15'	0.4	15'	
WEST	0.3	15'	0.3	15'	< 150"
*15' STANDARD SEMIWOOL CLOTH BUFFER WIDTH + 35' TREE PRESERVATION					

SITE NOTES

- A SCHOOL IMPACT ANALYSIS WILL NOT BE REQUIRED FOR THIS PROJECT TO BE DEVELOPED IN ONE PHASE
- ANY SIDEWALK LESS THAN 5' WIDE (IF ALONG A STREET OR COLLECTOR STREET) OR BROKEN SIDEWALK SHALL BE REPAIRED BY THE COUNTY NOW.
- ABUTTING PROPERTY FRONTAGE SHALL BE BROUGHT TO COMPLIANCE WITH HOMEPLATE COUNTY REGULATIONS.
- NO OPERATION FROM MONDAY TO SUNDAY (8 AM TO 10 PM)
- LANDSCAPE BUFFERS TO BE ACCORDANCE WITH CHAPTER 307 PART 67 OF THE MINNEAPOLIS CITY ORDINANCE.
- THE SIGNAGE SHALL BE IN ACCORDANCE WITH CHAPTER 307 PART 65 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- THE LOT LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- THE SITE WILL MEET SEMINOLE COUNTY AND SURROUNDING STORMWATER REQUIREMENTS.
- THE SITE LIGHTING WILL COMPLY WITH SEC. 30.1224 AND WILL BE FULLY SHIELDED.
- OUTDOOR STORAGE WILL BE PROHIBITED.



VICINITY MAP

1" = 1000'

GROUNDWATER / DEWATERING NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS



Know what's below.
Call before you dig.

Kimley»Horn
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FOR
EXHIBIT
PURPOSES
ONLY

SCALE	AS NOTED
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	RPC

MASTER DEVELOPMENT PLAN

STORE SPACE
PREPARED FOR
STORAGE CAP
ALTAMONTE SPRINGS LP
SEMINOLE COUNTY
FLORIDA

DATE	3/23/2023
PROJECT NO.	248090
SHEET NUMBER	PD-1