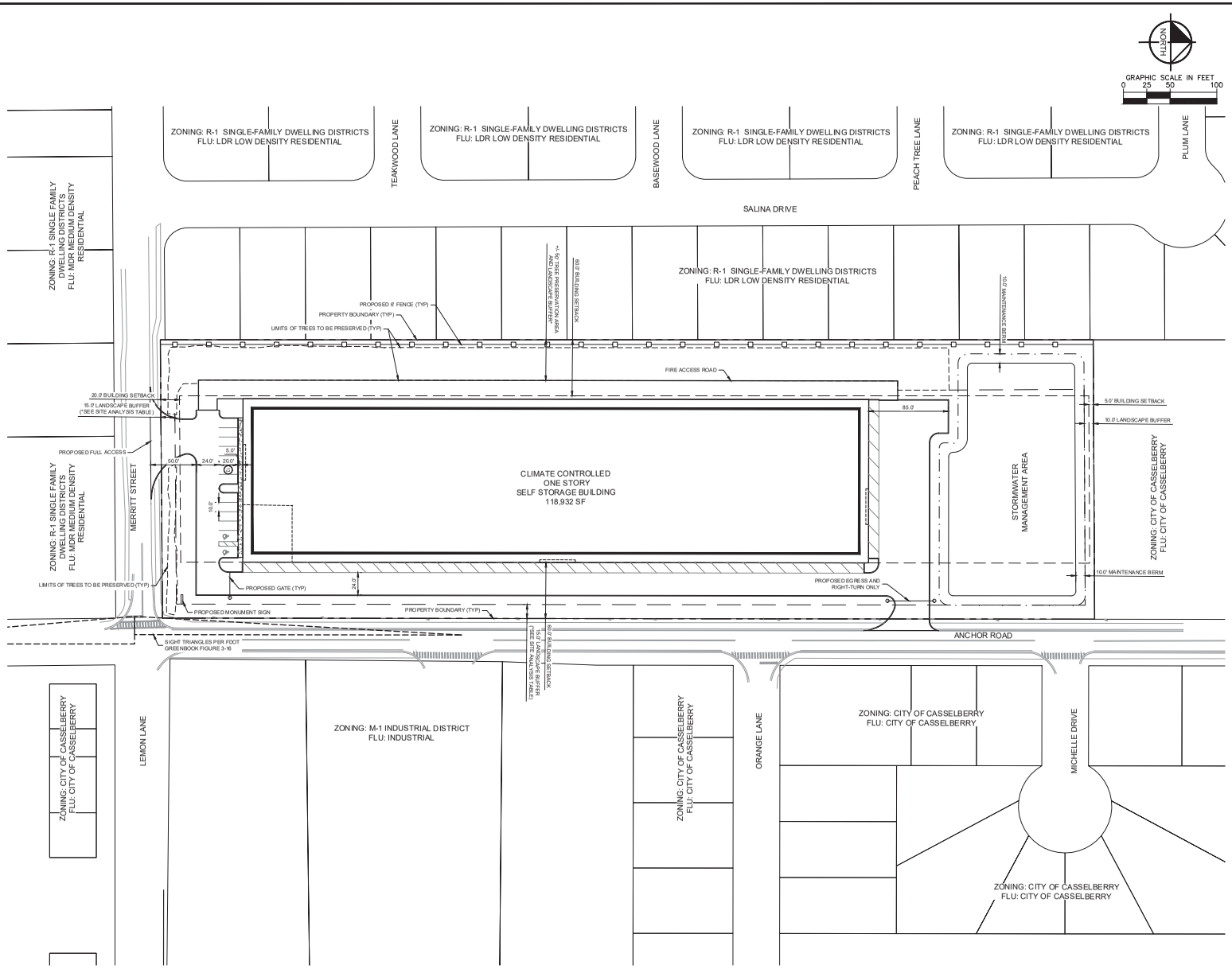

LEGEND

- 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 LP

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

ARCHITECT
TBD

UTILITY PROVIDERS
POWER - DUKE ENERGY
COMMUNICATION - CENTURY LINK
WATER - CITY OF CASSELBERRY
SEWER - CITY OF CASSELBERRY

SITE ANALYSIS TABLE

PARCEL IDS	07-21-30-514-0000-014D
TOTAL SITE AREA	6.842 AC
CURRENT ZONING	ANCHOR ROAD PD
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
CURRENT FLU	PD
PROPOSED PERMITTED USE	SELF-STORAGE
FEMA FLOOD INFORMATION	ZONE "X" (PER FIRM MAP 12117C0165F EFFECTIVE DATE SEPTEMBER 28, 2007)
MINIMUM OPEN SPACE	25% (INCLUDING LANDSCAPE BUFFERS AND STORMWATER RETENTION AREAS)
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM FLOOR AREA RATIO	(118,932 SF / 6.842 AC) = 0.40
MAXIMUM IMPERVIOUS SURFACE RATIO	75%
PROPOSED IMPERVIOUS SURFACE COVERAGE	5.13 AC (223,528 SF)

PARKING DATA		
	REQUIRED	PROVIDED
STANDARD SPACES (10' X 20')	1 SPACE PER 10,000 SQUARE FEET OF SELF-STORAGE AND PLUS ONE (1) SPACE FOR EACH TWO (2) EMPLOYEES ON THE LARGEST SHIFT	11
ADA ACCESSIBLE SPACES	-	2
TOTAL	1 X (118,932 SF/10,000 SF) + 1 = 13	13

BUILDING SETBACKS		
	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 3' 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	+/- 50'*

*15' STANDARD SEMINOLE COUNTY BUFFER WIDTH + 35' TREE PRESERVATION AREA

SITE NOTES

- A SCHOOL IMPACT ANALYSIS WILL NOT BE REQUIRED
- PROJECT TO BE DEVELOPED IN ONE PHASE
- ANY SIDEWALK LESS THAN 5' WIDE (6' ALONG ARTERIAL OR COLLECTOR ROADS) OR ANY BROKEN SIDEWALK WITHIN SEMINOLE COUNTY ROW ABUTTING PROPERTY FRONTAGE SHALL BE BROUGHT TO COMPLIANCE WITH SEMINOLE COUNTY REGULATIONS
- HOURS OF OPERATION: MONDAY TO SUNDAY (6 AM TO 10 PM)
- LANDSCAPE BUFFERS TO BE ACCORDANCE WITH CHAPTER 30 PART 67 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- THE SIGNAGE SHALL BE IN ACCORDANCE WITH CHAPTER 30 PART 65 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- THE PARKING LOT LANDSCAPING WILL BE IN ACCORDANCE WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE
- THE SITE WILL MEET SEMINOLE COUNTY AND SJRWMD STORMWATER REQUIREMENTS.
- THE SITE LIGHTING WILL COMPLY WITH SEC. 30 1234 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.

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE

Kimley»Horn

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PHONE: 813-620-1460 WWW.KIMLEY-HORN.COM

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

Plotted By:Tran, Kristy Layout:PD-1 March 23, 2023 03:32:18pm K:\TAM_Civil\248090 - Store Space\XXX - Altamonte Springs\CADD\Work\PD\PD-1 - SITE PLAN.dwg
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