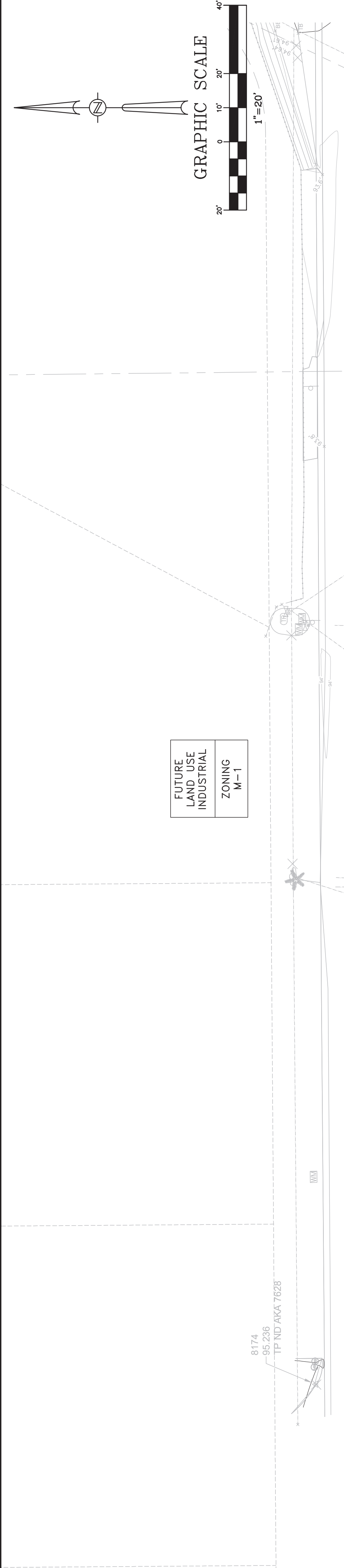




SITE DATA
PROPERTY LOCATION: 150 ATLANTIC DRIVE, MAITLAND, FLORIDA
PARCEL I.D.: 19-21-30-514-0800-0080
PROPERTY EXISTING FUTURE LAND USE DESIGNATION: INDUSTRIAL M-1
PROPERTY EXISTING ZONING: INDUSTRIAL M-1
PROPERTY PROPOSED FUTURE LAND USE DESIGNATION: PLANNED DEVELOPMENT PD
PROPERTY PROPOSED ZONING:
EXISTING USE: AMUSEMENT PARK
PROPOSED USE: / SELF STORAGE
PROJECT AREA: 89,481 S.F. 1.42 ACRES
PROPOSED GROSS FLOOR AREA: 89,481 S.F. 1.45
MAXIMUM ALLOWED FLOOR AREA RATIO: 57' 31' 13"
PROPOSED BUILDING SETBACKS
FRONT (NORTH) 57'
SIDE (EAST) 31'
REAR (SOUTH) 13'
MAXIMUM BUILDING HEIGHT: 3 STORIES - 40 FT. MAIN BUILDING; 45 FT. PARAPET AND TOWER.
PROPOSED BUILDING HEIGHT: 3 STORIES - 40 FT. TO TOP OF ROOF FOR MAIN BUILDING; 45 FT. TO HIGHEST PARAPET WALL.

PARKING
PARKING REQUIRED
SELF STORAGE: 89,481 S.F. x (1 SPACE PER 10,000 S.F.) + 2 EMPLOYEES x (1 SPACE PER 2 EMPLOYEES) = 10 SPACES
MINI WAREHOUSE: 89,481 S.F. x (1 SPACE PER 1,000 S.F.) = 89 SPACES
TOTAL PARKING REQUIRED: 99 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP: 1 SPACES
PARKING PROVIDED
STANDARD PARKING SPACES: 9 SPACES
TOTAL PARKING PROVIDED: 9 SPACES
PARKING IS TO BE PROVIDED AT THE MINIMUM RATE OF 1 PARKING SPACE PER 10,000 S.F. 3
OF SELF STORAGE AREA PLUS 1 SPACE PER 2 EMPLOYEES.

SITE AREA CALCULATIONS
BUILDING FOOTPRINT: 29,771 S.F. 0.683 AC. 48.28 %
PAVING: 9,037 S.F. 0.207 AC. 14.65 %
LANDSCAPE: 1,150 S.F. 0.026 AC. 1.45 %
IMPERVIOUS AREA: 41,971 S.F. 0.964 AC. 68.06 %
TOTAL SITE AREA: 19,696 S.F. 0.452 AC. 31.94 %
61,667 S.F. 1.42 AC. 100.00 %
REQUIRED OPEN SPACE (PO) 25%
PROPOSED OPEN SPACE 31%
OPEN SPACE (REDEVELOPMENT) 0.29 AC. 20.59 %
LANDSCAPE BUFFERS: 4,570 S.F. 0.10 AC. 7.41 %
INTERIOR LANDSCAPE AND PERVIOUS AREA: 19,696 S.F. 0.45 AC. 31.94 %
TOTAL OPEN SPACE: 0.45 AC. 31.94 %

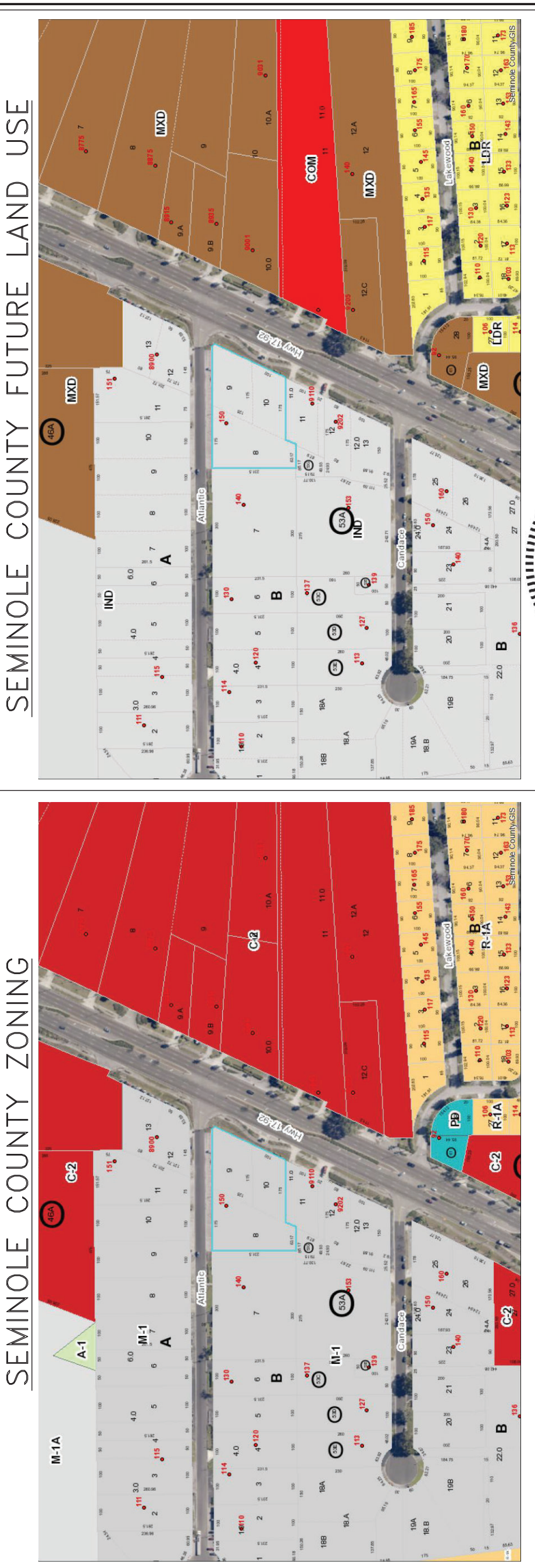
NO WETLANDS OR FLOODPLAIN AREAS WITHIN THIS SITE

ITE TRIP GENERATION TABLE - 11TH. EDITION

ITE CODE	LAND USE	SIZE	DAILY TRIPS	RATE	ENTER	EXIT	TOTAL
151	MINI WAREHOUSE	89,48 KSF	1,45	130	0.14	6	7
							13

- DEVELOPMENT STANDARDS:**
1. MAXIMUM FLOOR AREA RATIO (FAR) 1.45.
 2. THE SELF STORAGE PROJECT SHALL BE DEVELOPED WITH A MINIMUM OPEN SPACE OF 25%.
 3. ALL PARKING SPACES SHALL HAVE A MINIMUM DIMENSION OF 10 FEET WIDE BY 20 FEET DEEP.
 4. THE MINIMUM SETBACK FROM THE MAIN BUILDING SHALL BE 3 STORIES WITH A MAXIMUM HEIGHT OF 40 FT. TO THE MAIN ROOF AND 45 FT. TO THE PARAPET.
 5. PARKING IS TO BE PROVIDED AT THE MINIMUM RATE OF 1 PARKING SPACE PER 10,000 S.F.
 6. THE FOLLOWING LANDSCAPE BUFFERS SHALL APPLIED TO THE BUILDING: a. LANDSCAPE BUFFER WITH A 0.7 OPACITY b. EAST (ADJACENT TO US HWY 17-92) 225 FT. LANDSCAPE BUFFER WITH A 0.5 OPACITY c. WEST (ADJACENT TO M1 ZONED PROPERTY) N/A d. ADJACENT TO THE FUTURE LANDSCAPE BUFFER WITH A 0.5 OPACITY
 7. A/C SCREENING ON SOUTH SIDE A LANDSCAPE HEDGE IS TO BE PROVIDED ALONG THE SOUTH SIDE OF THE A/C UNITS TO SCREEN THEM FROM ADJACENT PROPERTY ON THE SOUTH SIDE. THE HEDGE MATERIAL SHALL BE PLANTING IN THE POND SHALL BE PROVIDED IN ADDITION TO THE HEDGE PLANTS SHALL BE PROVIDED.
 8. FOUNDATION LANDSCAPING IS TO BE PROVIDED ALONG THE FRONT OF THE BUILDING OUTSIDE THE AREAS PROVIDED FOR LOADING AND UNLOADING.
 9. THE EXISTING BUILDING AND IMPERVIOUS COVERAGE WILL REQUIRE A BUILDING PERMIT TO DEMOLISH.
 10. OUTDOOR STORAGE ON SITE SHALL BE PROHIBITED.
 11. A/C UNITS SHALL BE SHIELDED FROM RESIDENTIAL VIEW OR PUBLIC RIGHT OF WAYS. HOWEVER, A LANDSCAPE HEDGE IS TO BE PROVIDED ALONG THE SOUTH SIDE OF THE A/C UNITS TO SCREEN THEM FROM ADJACENT PROPERTY ON THE SOUTH SIDE.
 12. ALL SIGNAGE SHALL BE CONSISTENT WITH SEMINOLE COUNTY LDC.
 13. HOURS OF OPERATION: MONDAY-FRIDAY 9:00 A.M. TO 6:00 P.M., SATURDAY 9:00 A.M. TO 5:00 P.M., SUNDAY 10:00 A.M. TO 5:00 P.M.
 14. A/C SCREENING ON SOUTH SIDE A LANDSCAPE HEDGE IS TO BE PROVIDED ALONG THE SOUTH SIDE OF THE A/C UNITS TO SCREEN THEM FROM ADJACENT PROPERTY ON THE SOUTH SIDE. THE HEDGE MATERIAL SHALL BE PLANTING IN THE POND SHALL BE PROVIDED IN ADDITION TO THE HEDGE PLANTS SHALL BE PROVIDED.

- LOW IMPACT DESIGN CONSIDERATIONS:**
1. A MINIMUM OF 8 PARKING SPACES SHALL BE CONSTRUCTED USING A PERMEABLE PAVEMENT SYSTEM.
 2. TREE PLANTING IN THE POND SHALL BE PROVIDED IN ADDITION TO THE HEDGE PLANTS SHALL BE PROVIDED.



11/16/2022	PER SEMINOLE COUNTY COMMENTS	JT	SJS
12/28/2022	PER SEMINOLE COUNTY COMMENTS	JT	SJS
01/31/2023	PER SEMINOLE COUNTY COMMENTS DATED 01/18/2023	JT	SJS
DATE	REVISIONS	BY	CHECKED

MASTER DEVELOPMENT PLAN	5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325 www.feg-inc.us	SEMINOLE COUNTY, FLORIDA
ATLANTIC DRIVE SELF STORAGE		
150 ATLANTIC DRIVE		
SEMINOLE COUNTY, FLORIDA		

PROJECT NO. 21-181	DATE AUGUST 26, 2022	SHEET NO. C-5	SHEET 5 OF 6
SCALE 1"=20'			
DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS

MASTER DEVELOPMENT PLAN	Digitally signed by Samir J Sebaali
DATE: 2023.02.08	Date: 2023.02.08
13:42:22 -05'00'	13:42:22 -05'00'

THIS ITEM INCLUDING ANY BOUND SHEETS HAS BEEN ELECTRONICALLY SIGNED AND NOTED FOR THE PROJECT. THE SIGNATURE IS NOT CONSIDERED SIGNED AND SEALED ON ANY ELECTRONIC COPIES.