



SITE LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- EX EASEMENT LINES
- EX FLOOD COMPENSATION
- EX FLOOD COMPENSATION
- EX BUILDING SETBACK
- EX PROP FLOOD COMPENSATION
- EX PROP BUILDING SETBACK
- EX PROP LANDSCAPE BUFFER
- EX PROP FOOT TYPE "F" CURB
- EX PROP FOOT TYPE "D" CURB
- EX PROP SAWCUT
- EX PROP STANDARD DUTY CONCRETE
- EX PROP SIDEWALK CONCRETE
- EX PROP LIGHT DUTY ASPHALT
- EX PROP HEAVY DUTY ASPHALT

SITE DATA:

SITE ADDRESS:	1131 STATE ROAD 436, CASSEBERRY, FL 32707
PARCEL ID NO:	21-21-30-507-0000-0030
ZONING:	EXISTING: C-2, PROPOSED: PD
FUTURE LAND USE:	COM
PERMITTED USE:	SELF-STORAGE & COMMUNICATION TOWER WHEN CAMOUFLAGE IN DESIGN
ANCILLARY USE:	N/A
TOTAL GROSS FLOOR AREA:	±158,219 SF
BUILDING #1:	±153,924 SF
OFFICE AREA:	±1,000 SF
SELF-STORAGE AREA:	±152,924 SF
BUILDING #2:	±4,295 SF
SELF-STORAGE AREA:	±4,295 SF
SITE AREA:	±170,149 SF (±3.91 AC)
TOTAL IMPERVIOUS AREA:	±89,338 SF (±2.05 AC)
BUILDING AREA:	±55,603 SF (±1.28 AC)
PAVEMENT / SIDEWALK AREA:	±33,735 SF (±0.77 AC)
PERVIOUS AREA:	±80,811 SF (±1.86 AC)
NET-BUILDABLE AREA:	TOTAL SITE AREA - FLOOD COMPENSATION AREA = ±170,149 SF - ±40,096 SF = ±130,053 SF (±2.99 AC)
TOTAL LIMITS OF DEVELOPMENT:	±172,896 SF (±3.97 AC)
ON-SITE LIMITS OF DEVELOPMENT:	±170,149 SF (±3.91 AC)
OFF-SITE LIMITS OF DEVELOPMENT:	±2,747 SF (±0.06 AC)

	REQUIRED	PROPOSED
SETBACKS:		
FRONT:	25'	25.2'
SIDE:	10'	19.9'
REAR:	10'	182.6'
LANDSCAPE BUFFERS (WIDTH / OPACITY):		
NORTH:	0' / 0.0	0' / 0.0
EAST:	25' / 0.5	25' / 0.5
SOUTH:	15' / 0.3	15' / 0.3
WEST:	0' / 0.0	0' / 0.0
OPEN SPACE:	25% (MIN)	(PERVIOUS AREA / TOTAL SITE AREA) X 100 = (±80,811 SF / ±170,149 SF) X 100 = ±47%
FAR:	1.25 (MAX)	GFA / NET-BUILDABLE AREA = ±153,924 SF / ±130,053 SF = ±1.22
BUILDING HEIGHT:		
BUILDING #1:	45' (MAX)	39'-6"
BUILDING #2:	15' (MAX)	12'-4 1/2"
TOTAL PARKING SPACES:	PER ITE PARKING GENERATION MANUAL (1 SPACE / 10,000 SF GFA), 158,219 SF GFA / 10,000 SF GFA = 16 SPACES	17
ADA PARKING SPACES:	1	3

- ### SITE NOTES:
- ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
 - ALL RADI DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION, AND LOCAL JURISDICTION LAND DEVELOPMENT CODE.
 - FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
 - FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.4.1).
 - A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCY IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3 MULTIPLE ACCESS ROADS.
 - 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 DEVELOPMENTS. (NFPA 1, 16.4.3.1).
 - WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1.3).
 - FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
 - A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 212 IN. NFPA 1, 18.5.7.
 - PLACED SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6 IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.
 - ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS SHALL PROVIDE FIRE DEPARTMENT ACCESS THROUGH AN APPROVED SOS AND SEMINOLE COUNTY KNOX KEY SWITCH. NFPA 1, 18.2.2.2.
 - THE PROJECT SHALL BE IN COMPLIANCE WITH PER SEC. 30.1294, SCREENING, MECHANICAL EQUIPMENT, REFUSE AREAS, AND UTILITIES VISIBLE FROM RESIDENTIAL PROPERTIES OR PUBLIC RIGHTS-OF-WAY MUST BE SCREENED IN ACCORDANCE WITH THIS SECTION.
 - THE PROJECT SHALL BE IN COMPLIANCE PER SEC. 30.1292 - PARKING LOT LANDSCAPING.
 - ALL PROJECT SIGNAGE SHALL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
 - THE PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
 - SIDEWALKS SHALL BE CONSTRUCTED IN COMPLIANCE WITH SEMINOLE COUNTY.
 - THE DEVELOPER SHALL PROVIDE AN INTERNAL PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT.
 - MECHANICAL UNITS FOR THE SITE ARE REQUIRED TO BE SCREENED FROM VIEW FROM RESIDENTIAL PROPERTIES AND/OR PUBLIC RIGHTS-OF-WAYS.
 - TWO (2) ELECTRIC VEHICLE STALLS SHALL BE PLACED ON SITE.
 - OUTDOOR STORAGE WILL BE PROHIBITED.
 - THE WATER AND SEWER PROVIDER IS CITY OF CASSEBERRY.
 - UTILITY LINES SHALL BE DESIGNED TO MEET CITY OF CASSEBERRY STANDARDS.
 - THE STORMWATER SYSTEM SHALL BE DESIGNED IN COMPLIANCE WITH SEMINOLE COUNTY.
 - A 6' WALL SHALL NOT BE PROVIDED FOR THE EASTERN LANDSCAPE BUFFER.

TRIP GENERATION CALCULATIONS:

DESCRIPTION/ITE CODE	UNITS	ITE VEHICLE TRIP GENERATION RATES								EXPECTED UNITS	TOTAL GENERATED TRIPS						TOTAL DISTRIBUTION OF GENERATED TRIPS					
		WEEKDAY AM	WEEKDAY PM	PASS-BY	AM IN	AM OUT	PM IN	PM OUT	DAILY		AM HOUR	PM HOUR	AM IN	AM OUT	PASS-BY	PM IN	PM OUT	PASS-BY				
MINI WAREHOUSE 151	STORAGE UNITS (100S)	17.96	1.21	1.68	0	51%	49%	50%	50%	11.15	200	13	19	7	7	0	9	9	0			
GENERAL OFFICE 710	KSF ²	10.84	1.52	1.44	0	88%	12%	17%	83%	0.8	9	1	1	1	0	0	0	1	0			

ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

HOURS OF OPERATION:

MON-FRI: 9:30 AM - 6:00 PM
SAT-SUN: 9:30 AM - 5:00 PM

FEMA MAP INFORMATION:

THE SITE APPEARS TO BE IN FLOOD ZONE AE, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN IN THE FLOOD INSURANCE RATE MAP, 121170165F MAP REVISED 09/29/2007 NATIONAL FLOOD INSURANCE PROGRAM.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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MASTER PLAN

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: FLB2300005
DRAWN BY: OR
CHECKED BY: RM
DATE: 06/18/2024
CAD ID.: SITE

MASTER DEVELOPMENT PLAN

FOR
Public Storage

CASSEBERRY PUBLIC STORAGE
1131 STATE ROAD 436,
SEMINOLE COUNTY, FL 32707

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

THIS FIRM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT MORGADO, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VIEWED ON ANY ELECTRONIC COPIES.

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE - 06/18/2024