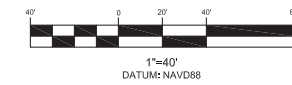


TUSKAWILLA STORAGE PD

GRAPHIC SCALE



SITE DATA

PROPERTY LOCATION: TUSKAWILLA RD & AVERY LAKE DR.
 PARCEL ID: 01-21-30-501-0000-0330
 LOCAL MUNICIPALITY: SEMINOLE COUNTY
 FUTURE LAND USE: INDUSTRIAL (IND)
 CURRENT ZONING: M-1 / A-1
 PROPOSED ZONING: PD
 PROPOSED USE: SELF-STORAGE
 MAXIMUM FLOOR AREA RATIO: 0.65
 MINIMUM OPEN SPACE: 20%
 TOTAL OVERALL PARCEL AREA: 4.81 AC
 NET BUILDABLE AREA: 3.80 AC

BUILDING SETBACKS
 FRONT (WEST) 25'
 SIDE (NORTH) 10'
 SIDE (SOUTH) 20'
 REAR (EAST) 15' MIN. / 25' AVERAGE
 WETLAND 15' MIN. / 25' AVERAGE

LANDSCAPE BUFFERS
 FRONT (WEST) 25' (SEE NOTE 15)
 SIDE (NORTH) 10'
 SIDE (SOUTH) 10'
 REAR (EAST) 20' (SEE NOTE 16)

BUILDING HEIGHT
 MAXIMUM 1-STORY NOT TO EXCEED 12' WITHIN 200' OF THE EAST PROPERTY LINE
 3-STORY ON BALANCE OF PROPERTY NOT TO EXCEED 35' TO THE FLAT ROOF.
 ARCHITECTURAL ELEMENTS CAN GO UP TO 45'.

WETLANDS
 THERE ARE WETLANDS LOCATED ON SOUTH SIDE OF THE PROJECT SITE. WETLAND LINE IS APPROXIMATE AND WILL BE DELINEATED AT THE TIME OF FINAL DEVELOPMENT PLAN.

VEGETATION
 THE SITE IS CURRENTLY A WOODED FIELD.

PHASING
 THE SITE WILL BE DEVELOPED IN ONE PHASE.
 PHASE 1: LOT 1

SOLID WASTE SERVICE
 ON-SITE REFUSE PICK UP SERVICE THROUGH WASTE MANAGEMENT

STORMWATER
 1. THE SITE WILL MEET SEMINOLE COUNTY AND SJRWMD STORMWATER REQUIREMENTS.
 2. THE WETLANDS LINE IS SUBJECT TO SJRWMD AND SEMINOLE COUNTY APPROVAL.

SOILS

SOIL NUMBER	NAME	USDA TEXTURE	HYDROLOGIC GROUP
20	MYAKKA EAU GALLIE	FINE SAND	A/D
28	UDORTHENTS	EXCAVATED	A
31	TAVARES / MILLHOPPER	FINE SAND	A

SOILS DATA FROM SOILS.USDA.GOV SURVEY FOR SEMINOLE CO. DATED AUGUST 27, 2021

UTILITIES
 ELECTRICAL POWER: PROGRESS ENERGY 407-629-1010
 TELEPHONE: CENTURY LINK 800-339-1811
 CABLE: BRIGHT HOUSE 407-291-2500
 WATER: PRIVATE WELL
 SEWER: ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM

WATER / WATERWATER SERVICE
 WATER: 350 GPD PER RESTROOM x 2 = 700 GPD
 SEWER: 280 GPD PER RESTROOM x 2 = 560 GPD

1. IN ACCORDANCE WITH SECTION 381.2065 (1)(B) AND 2(A), FLORIDA STATUTES, AS THE ESTIMATED SEWAGE FLOW RATE IS LESS THAN 1,000 GALLONS PER DAY, THE PD ZONING PROHIBITS INDUSTRIAL OR MANUFACTURING USES AND THERE IS NO PUBLICLY OWNED OR INVESTOR OWNED SEWERAGE SYSTEM WITH GRAVITY FLOW AVAILABLE ABOUTING THE PROPERTY, AN ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM MAY BE USED.
 2. CENTRAL WATER SHALL NOT BE DEEMED "AVAILABLE" UNLESS THE CITY OF WINTER SPRINGS AGREES TO UNCONDITIONALLY SERVE THE PROPERTY FOR THE PROPOSED USE, IN WHICH EVENT A PRIVATE WELL MAY BE USED.

ITE CALCULATIONS - 11th Edition

LAND USE	ITE CODE	SIZE	AVERAGE WEEKDAY DRIVEWAY VOLUMES		AM PEAK HOUR		PM PEAK HOUR	
			DAILY TRIPS	ENTER	EXIT	ENTER	EXIT	
MIN-WAREHOUSE	151	107,593 SQUARE FEET	157	10	10	10	10	

LAND USE	ITE CODE	SIZE	AVERAGE SATURDAY DRIVEWAY VOLUMES		
			DAILY TRIPS	ENTER	EXIT
MIN-WAREHOUSE	151	107,593 SQUARE FEET	191	95	95

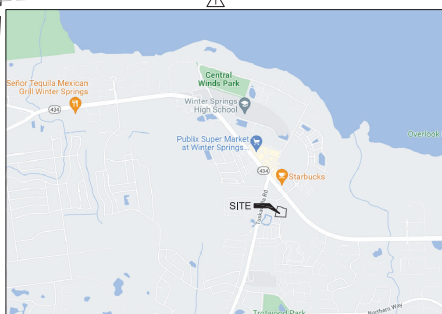
PROPOSED USE:

- SELF-STORAGE SHALL BE THE PRINCIPAL USE OF THE DEVELOPMENT, AS AN ACCESSORY USE, THE FACILITY MAY INCLUDE A BUSINESS OFFICE AND/OR LIMITED RETAIL AREA SELLING ITEMS RELATED TO MOVING AND STORAGE ACTIVITIES. THIS SUPPORTING OFFICE/COMMERCIAL USE SHALL BE LIMITED TO 1,000 SQUARE FEET OR 10 PERCENT OF TOTAL FLOOR AREA, WHICHEVER IS LESS. OTHER ACTIVITIES SHALL NOT BE PERMITTED WITHIN ANY STRUCTURE.
- THERE SHALL BE NO PART OF THE PROPERTY USED FOR INDUSTRIAL OR MANUFACTURING PURPOSE, ONLY FOR THE COMMERCIAL PURPOSE OF SELF-STORAGE AND ACCESSORY USES AS NOTED IN NOTE 1, UNLESS THE PD IS REVISED SUCH THAT THERE IS A CONNECTION TO A PUBLICLY-OWNED OR INVESTOR-OWNED SEWERAGE SYSTEM.
- NO INDIVIDUAL BAY OR UNIT IN A SELF-STORAGE FACILITY SHALL BE USED AS A PLACE OF BUSINESS APART FROM THAT OF THE SELF-STORAGE OWNER/OPERATOR.
- NO STORAGE BAY SHALL CONTAIN FLAMING.
- PARKING SHALL CONSIST OF A MINIMUM OF 1 PARKING SPACE PER 10,000 S.F., PLUS 1 PARKING SPACE FOR EACH 2 EMPLOYEES ON THE LARGEST SHIFT.
- HOURS OF OPERATION SHALL BE 7:00 A.M. TO 8:00 P.M., MON-SUN.
- THE DEVELOPMENT WILL MEET THE CRITERIA IN PART 69 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
- A SIDEWALK WILL BE PROVIDED ALONG TUSKAWILLA ROAD FRONTAGE PER SEMINOLE COUNTY REQUIREMENTS.
- NO EXTERNAL STORAGE BAY DOORS MAY FACE EAST TOWARD EXISTING RESIDENTIAL DEVELOPMENT. FURTHER, ALL STORAGE BAY DOORS SHALL NOT BE READILY VISIBLE FROM THE GROUND LEVEL AT THE BOUNDARY OF THE PROPERTY.
- DUMPSTER DOORS, MECHANICAL EQUIPMENT, AND FIRE PROTECTION EQUIPMENT, INCLUDING WATER TANKS, SHALL BE SCREENED SO THEY ARE NOT VISIBLE FROM OUTSIDE THE PROPERTY.
- ON-PREMISE SIGNS SHALL BE LIMITED TO BUILDING FACE MOUNTED SIGNS ON THE WEST AND SOUTH SIDES OF THE BUILDING AND A GROUND MOUNTED MONUMENT SIGN PROXIMATE TO THE PROJECT VEHICULAR ENTRANCE. POLE SIGNS SHALL BE PROHIBITED.
- THE PROPERTY WILL BE ACCESS CONTROLLED INCLUDING VEHICULAR ACCESS GATES BEYOND THE BUSINESS OFFICE PARKING.
- EXTERIOR LIGHTING SHALL COMPLY WITH PART 64, SECTION 30.1234 OF THE SEMINOLE COUNTY LAND DEVELOPMENT CODE (S.L.D.C.), EXCEPT THAT OFF-SITE LIGHT SPILLAGE SHALL NOT EXCEED 0.25 FOOT CANDLES, SHALL BE FULLY SHIELDED AND LIGHTING SHALL BE 3000 KELVIN COLOR TEMPERATURE OR LESS.
- THERE WILL BE NO OUTDOOR STORAGE PERMITTED, INCLUDING AUTOMOBILES, BOATS, RECREATIONAL VEHICLES, OR MOVING TRUCK/RENTAL VEHICLES.
- THE FRONT (WEST) BUFFER SHALL HAVE AN OPACITY OF 0.5 WITH 27 PLANT UNITS PER 100 L.F. AND MAY INCLUDE A 5' TALL DECORATIVE ALUMINUM FENCE, THE SEPTIC TANK, DRAINFIELD, AND MONUMENT SIGN MAY BE LOCATED IN SUCH BUFFER, AND BUILDING ARCHITECTURAL ELEMENTS AND BUILDING MOUNTED SIGNAGE MAY EXTEND INTO SUCH BUFFER ABOVE GROUND LEVEL.
- THE REAR (EAST) BUFFER SHALL HAVE AN OPACITY OF 0.4 WITH 22 PLANT UNITS PER 100 L.F. AND MAY INCLUDE A 5' TALL FENCE WHICH IF OPAQUE, SHALL BE LOCATED ALONG THE INSIDE EDGE OF THE BUFFER, AND IF OPEN METAL DECORATIVE, MAY BE LOCATED AT THE PROPERTY LINE. THE WET DETENTION POND MAINTENANCE BERM MAY EXTEND 5' INTO THIS BUFFER. NO PLANTINGS SHALL BE REQUIRED IN THE WETLAND OR WETLAND BUFFER.

LEGAL DESCRIPTION:

AS SURVEYED DESCRIPTION BEING PART OF LOTS 18, 19, 22, 33, 36 AND 37 AND THE VACATED UNNAMED ROADS BETWEEN, D.R. MITCHELL'S SURVEY OF THE LEVY GRANT ON LAKE JESSUP, AS RECORDED IN PLAT BOOK 1, PAGE 5, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT FD-4, TUSKAWILLA CROSSINGS PHASE 1, AS RECORDED IN PLAT BOOK 83, PAGES 75 THROUGH 89, INCLUSIVE; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID TRACT FD-4 AND TRACT R THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 74°47'43" EAST, A DISTANCE OF 244.40 FEET; (2) SOUTH 11°15'12" WEST, A DISTANCE OF 47.95 FEET; (3) SOUTH 81°22'45" EAST, A DISTANCE OF 188.78 FEET; (4) SOUTH 87°17'24" EAST, A DISTANCE OF 15.00 FEET TO AN INSIDE CORNER OF SAID TRACT R; THENCE RUN SOUTH 02°42'38" WEST, ALONG THE WEST LINE OF SAID TRACT R, A DISTANCE OF 372.00 FEET TO A POINT ON THE NORTH LINE OF TRACT A, AFORESAID TUSKAWILLA CROSSING PHASE 1; THENCE RUN NORTH 87°17'24" WEST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 87°58'15" WEST, ALONG SAID TRACT A AND TRACT FD-2, A DISTANCE OF 511.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD ACCORDING TO THE SEMINOLE COUNTY RIGHT-OF-WAY MAPS OF TUSKAWILLA ROAD PHASE II; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 13°13'34" EAST, A DISTANCE OF 505.99 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EAST, HAVING A RADIUS OF 4,040.18 FEET, A CENTRAL ANGLE OF 00°00'17", AND A CHORD LENGTH OF 0.33 FEET WHICH BEARS NORTH 13°13'34" EAST; (2) RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 0.33 FEET; RETURNING TO THE POINT OF BEGINNING.

CONTAINING 209,321 SQUARE FEET SQUARE FEET OR 4.805 ACRES ACRES MORE OR LESS.

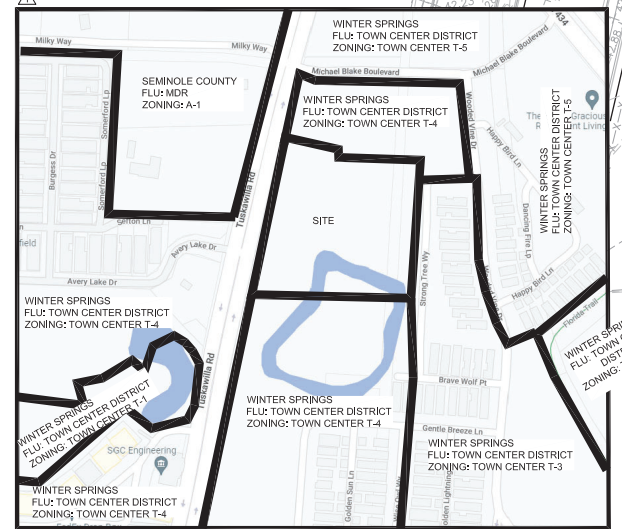


WETLAND 1 LINE TABLE

LINE #	DIRECTION	LENGTH
L52	N33°30'32"E	40.77'
L53	N28°16'22"E	43.05'
L54	N28°59'02"E	72.86'
L55	N13°32'29"E	32.38'
L56	N64°16'31"E	40.06'
L57	S47°04'36"E	58.97'
L58	S65°50'32"E	51.71'
L59	S56°45'53"E	37.09'
L60	S76°07'05"E	61.47'
L61	S74°20'09"E	78.82'

WETLAND 2 LINE TABLE

LINE #	DIRECTION	LENGTH
L67	S87°56'32"E	88.26'
L68	S84°16'06"E	31.81'



REVISED PER COMMENTS	NO.	REVISIONS	BY	DATE
BRP	03/18/23			
BRP	03/14/23			
BRP	02/27/23			
CMF	01/18/23			
DDP	10/19/22			
BRP	05/17/22			



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MASTER DEVELOPMENT PLAN
TUSKAWILLA STORAGE
 TUSKAWILLA RD & AVERY LAKE DR.
 WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA

DATE	05/17/22
SCALE	1"=40'
DRAWN-BY	DDP
PROJECT NUMBER:	030-026
C-4.0	SHEET NO.

