

No.	REVISIONS	DATE

ENGINEER
 ROBERT HORN AND ASSOCIATES, INC.
 2500 W. UNIVERSITY BLVD., SUITE 500
 WEST PALM BEACH, FL 33411
 PHONE: 561-832-1469
 WWW.RHORN.COM

FOR EXHIBIT PURPOSES ONLY
 KIMLEY-HORN AND ASSOCIATES, INC.
 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2002
 PHONE: 813-650-1469
 WWW.KIMLEY-HORN.COM

SCALE NOTED
 DESIGNED BY: KHA
 DRAWN BY: KHA
 CHECKED BY: RJC

MASTER DEVELOPMENT PLAN
 STORE SPACE
 PREPARED FOR
 STORAGE CAP
 ALTIMONTE SPRINGS LP
 SEMINOLE COUNTY
 FLORIDA

DATE: 3/23/2023
 PROJECT NO.: 248990
 SHEET NUMBER: PD-1

LEGEND

[Symbol]	PROPERTY BOUNDARY
[Symbol]	PRICELINE
[Symbol]	BUILDING SETBACK
[Symbol]	LANDSCAPE BUFFER
[Symbol]	LIMIT OF TREES TO BE PRESERVED
[Symbol]	POUND TOP OF BERM
[Symbol]	FIRE ACCESS ROAD
[Symbol]	LOADING ZONE
[Symbol]	PROPOSED FENCE

GENERAL INFORMATION

OWNER/DEVELOPER: STORAGE CAP/ALTIMONTE SPRINGS LP
 ENGINEER: ROBERT HORN AND ASSOCIATES, INC.
 PREPARED BY: RJC
 UTILITY PROVIDERS: COVINGTON REGIONAL WATER TREATMENT PLANT, WATER: CITY OF CASSELBERRY, WASTE: CITY OF CASSELBERRY

SITE ANALYSIS TABLE

ITEM	REQUIREMENT	PROVIDED
TOTAL SITE AREA	6.83 AC	6.83 AC
CURRENT ZONING	ANCHOR ROAD PD	ANCHOR ROAD PD
PROPOSED ZONING	PD PLANNED DEVELOPMENT	PD
CURRENT FLU	SELF STORAGE	SELF STORAGE
PERMITTED PERMITS	FLORIDA FLOOD INFORMATION ZONE "X" (SEE MAPS 301, 305, 307 EFFECTIVE DATE 11/14/2018)	11
MINIMUM OPEN SPACE	25% INCLUDING LANDSCAPE BUFFERS AND STORAGE PRESERVATION AREAS	25%
MAXIMUM BUILDING HEIGHT	(110.00) SF (10.45) FT	10.45 FT
MAXIMUM COVER AREA	(110.00) SF (10.45) FT	10.45 FT
MAXIMUM SURFACE PAVEMENT	25%	25%
PROPOSED DRIVEWAY	5.11 AC (22,838 SF)	5.11 AC (22,838 SF)
PROPOSED DRIVEWAY	0.72 AC (31,242 SF)	0.72 AC (31,242 SF)
PROPOSED DRIVEWAY	1.00 AC (43,560 SF)	1.00 AC (43,560 SF)
TOTAL	1.74 (75,840 SF)	1.74 (75,840 SF)

LANDSCAPE BUFFERS

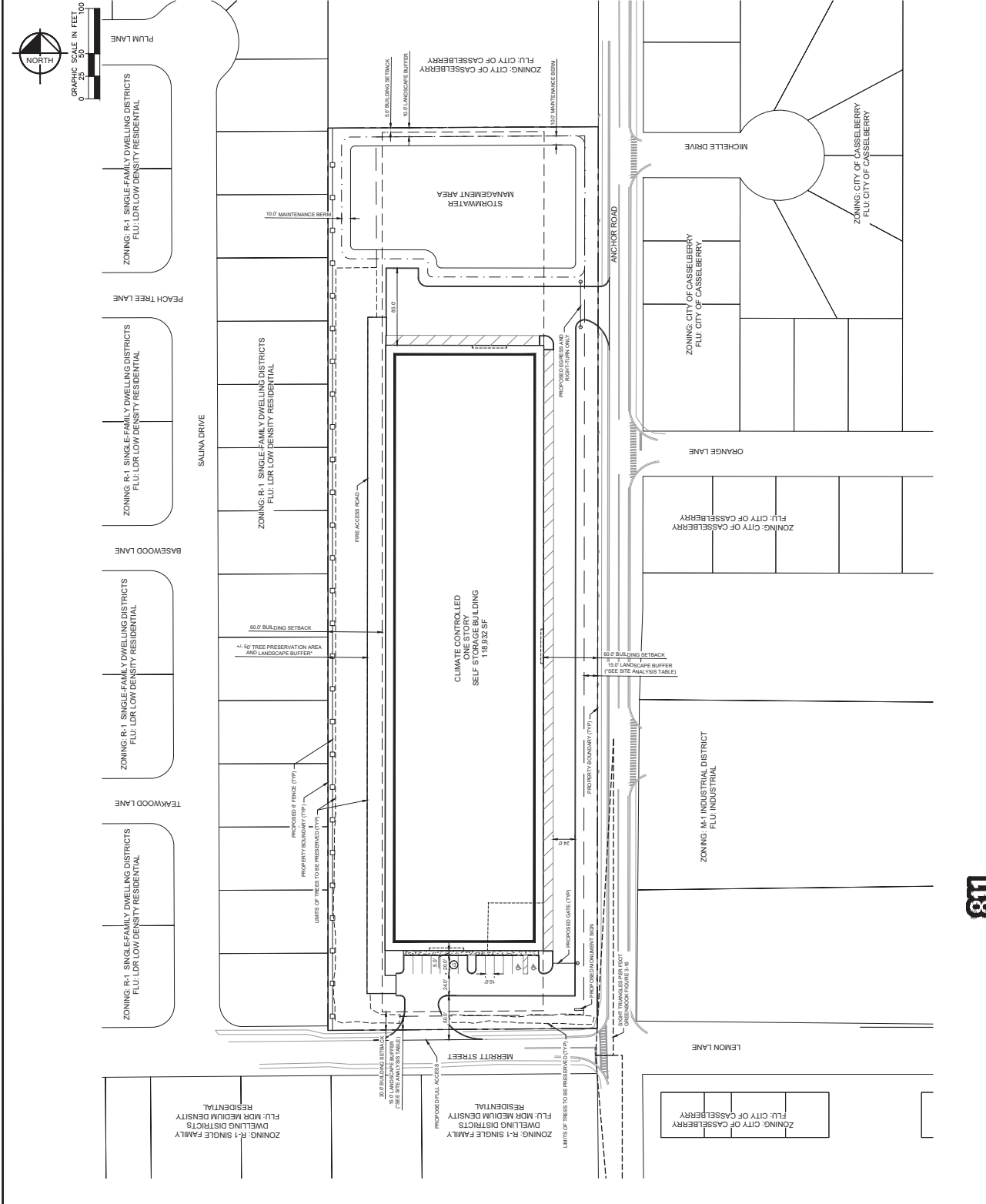
LOCATION	TYPE	WIDTH	DEPTH
NORTH	5 FT	5 FT	5 FT
EAST	5 FT	5 FT	5 FT
SOUTH	5 FT	5 FT	5 FT
WEST	5 FT	5 FT	5 FT

PARKING DATA

TYPE	REQUIRED	PROVIDED
STANDARD SPACES (10' X 20')	11	11
ADA ACCESSIBLE SPACES	2	2
TOTAL	13	13

SITE NOTES

- A SCHOOL BAY AREA SHALL NOT BE REQUIRED.
- ALL UTILITIES TO BE DELETED FROM THE PLAN. ANY REMAINING UTILITIES SHALL BE DELETED FROM THE PLAN.
- ADDITIONAL AND EXISTING UTILITIES SHALL BE DELETED FROM THE PLAN.
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GRAPHIC SCALE IN FEET: 0, 25, 50, 100

PROPERTY BOUNDARY, PRICELINE, BUILDING SETBACK, LANDSCAPE BUFFER, LIMIT OF TREES TO BE PRESERVED, POUND TOP OF BERM, FIRE ACCESS ROAD, LOADING ZONE, PROPOSED FENCE

ZONING: R-1 SINGLE-FAMILY DWELLING DISTRICTS
 FLU: LDR LOW DENSITY RESIDENTIAL

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Know what's below.
 Call before you dig.

GROUNDWATER/DEWATERING NOTE:

THIS PROJECT IS SCHEDULED TO TAKE PLACE IN AN AREA WITH KNOWN GROUNDWATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND CONDUCTING GROUNDWATER MONITORING AND DEWATERING OPERATIONS AS REQUIRED BY THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND CONDUCTING GROUNDWATER MONITORING AND DEWATERING OPERATIONS AS REQUIRED BY THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES.