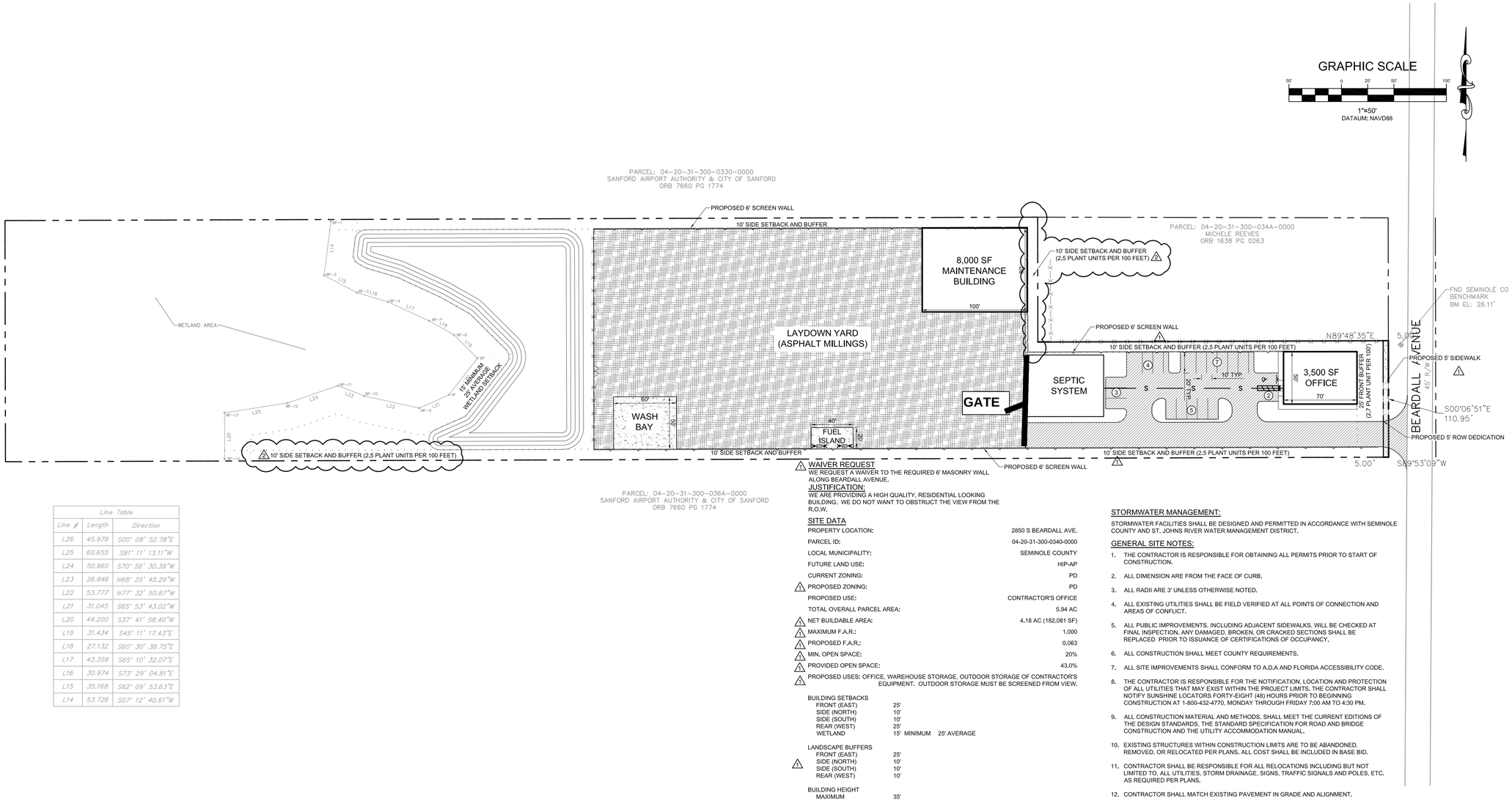

Line Table		
Line #	Length	Direction
L26	45.979	S00° 08' 52.78"E
L25	60.655	S81° 11' 13.11"W
L24	50.960	S70° 56' 30.39"W
L23	26.846	N68° 25' 45.29"W
L22	53.777	N77° 32' 50.87"W
L21	31.045	S65° 53' 43.02"W
L20	44.200	S37° 41' 58.40"W
L19	31.434	S45° 11' 17.43"E
L18	27.132	S60° 30' 38.75"E
L17	43.359	S65° 10' 32.07"E
L16	30.974	S73° 29' 04.81"E
L15	35.168	S62° 09' 53.63"E
L14	53.726	S07° 12' 40.61"W

1 WAIVER REQUEST

WE REQUEST A WAIVER TO THE REQUIRED 6' MASONRY WALL ALONG BEARDALL AVENUE.

JUSTIFICATION:

WE ARE PROVIDING A HIGH QUALITY, RESIDENTIAL LOOKING BUILDING. WE DO NOT WANT TO OBSTRUCT THE VIEW FROM THE R.O.W.

SITE DATA

PROPERTY LOCATION:	2850 S BEARDALL AVE.
PARCEL ID:	04-20-31-300-0340-0000
LOCAL MUNICIPALITY:	SEMINOLE COUNTY
FUTURE LAND USE:	HIP-AP
CURRENT ZONING:	PD
1 PROPOSED ZONING:	PD
PROPOSED USE:	CONTRACTOR'S OFFICE
TOTAL OVERALL PARCEL AREA:	5.94 AC
1 NET BUILDABLE AREA:	4.18 AC (182,081 SF)
1 MAXIMUM F.A.R.:	1.000
1 PROPOSED F.A.R.:	0.063
1 MIN. OPEN SPACE:	20%
1 PROVIDED OPEN SPACE:	43.0%

1 PROPOSED USES: OFFICE, WAREHOUSE STORAGE, OUTDOOR STORAGE OF CONTRACTOR'S EQUIPMENT. OUTDOOR STORAGE MUST BE SCREENED FROM VIEW.

BUILDING SETBACKS

FRONT (EAST)	25'
SIDE (NORTH)	10'
SIDE (SOUTH)	10'
REAR (WEST)	25'
WETLAND	15' MINIMUM 25' AVERAGE

LANDSCAPE BUFFERS

FRONT (EAST)	25'
1 SIDE (NORTH)	10'
SIDE (SOUTH)	10'
REAR (WEST)	10'

BUILDING HEIGHT

MAXIMUM	35'

PROPOSED BUILDINGS

1 OFFICE	3,500 SF
MAINTENANCE BUILDING	8,000 SF

WETLANDS

1 THERE ARE WETLANDS LOCATED ON THE WEST SIDE OF THE PROJECT SITE. A 15-FOOT MINIMUM, 25-FOOT AVERAGE UNDISTURBED UPLAND BUFFER SHALL BE PROVIDED FROM ALL APPROVED JURISDICTIONAL WETLAND BOUNDARIES, CONSERVATION EASEMENTS, DEDICATED TO SEMINOLE COUNTY, WILL BE REQUIRED OVER THE WETLANDS AND REQUIRED BUFFERS.

VEGETATION

THE SITE IS CURRENTLY AN UNDEVELOPED SITE.

PARKING REQUIRED

OFFICE	3,500 SQ. FT. X (1 SPACE PER 200 SQ. FT.)	18 SPACES
TOTAL PARKING REQUIRED		18 SPACES

1 PARKING PROVIDED (10' x 20' STALLS)

STANDARD PARKING SPACES	20 SPACES
HANDICAPPED PARKING SPACES	1 SPACES
TOTAL PARKING PROVIDED	21 SPACES

STORMWATER MANAGEMENT:

STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH SEMINOLE COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

GENERAL SITE NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO START OF CONSTRUCTION.
2. ALL DIMENSION ARE FROM THE FACE OF CURB.
3. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREAS OF CONFLICT.
5. ALL PUBLIC IMPROVEMENTS, INCLUDING ADJACENT SIDEWALKS, WILL BE CHECKED AT FINAL INSPECTION, ANY DAMAGED, BROKEN, OR CRACKED SECTIONS SHALL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATIONS OF OCCUPANCY.
6. ALL CONSTRUCTION SHALL MEET COUNTY REQUIREMENTS.
7. ALL SITE IMPROVEMENTS SHALL CONFORM TO A.D.A AND FLORIDA ACCESSIBILITY CODE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL NOTIFY SUNSHINE LOCATORS FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING CONSTRUCTION AT 1-800-432-4770, MONDAY THROUGH FRIDAY 7:00 AM TO 4:30 PM.
9. ALL CONSTRUCTION MATERIAL AND METHODS, SHALL MEET THE CURRENT EDITIONS OF THE DESIGN STANDARDS, THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED PER PLANS.
12. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRYAN POTTS ON THE DATE AND TIME SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	REVISIONS	BY	DATE
1	REVISED PER COUNTY COMMENTS	DDP	08/16/21
2	REVISED PER COUNTY COMMENTS	DDP	07/01/21
3	ISSUED FOR PERMITTING	BRP	05/26/21
4			
5			
6			
7			
8			

Sunshine 811

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(407) 982-0870
www.tannathdesign.com
FL. CERT. OF AUTH. #27199

SITE PLAN

BEARDALL CONSTRUCTION OFFICE

2850 S BEARDALL AVE
SANFORD, FLORIDA 32773

DATE	05/26/21
SCALE	1"=50'
DRAWN-BY	DDP

PROJECT NUMBER:
093-001

C-1.0
SHEET NO.