

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES:

PD BOUNDARY AREA: 32.16-ACRES
 PARCEL ID'S: 16-21-31-5CA-0000-0510
 16-21-31-5CA-0000-051A
 16-21-31-5CA-0000-0520
 16-21-31-5CA-0000-052A
 16-21-31-5CA-0000-0540
 16-21-31-5CA-0000-054A
 29-21-31-300-0010-0000

EXISTING FUTURE LAND USE: IND (INDUSTRIAL)

EXISTING ZONING: A-1 (AGRICULTURAL) & PD (PLANNED DEVELOPMENT)

PROPOSED ZONING: PD (PLANNED DEVELOPMENT)

SPECIFIC USE: WAREHOUSE

DAYS/HOURS OF OPERATION: 11PM SUNDAY THROUGH 11PM FRIDAY

BUILDING SETBACK

NORTH: 50'
 SOUTH: 25'
 EAST: 25'
 WEST: 50'

LANDSCAPE BUFFER

NORTH: 25' OPACITY = 0.4
 SOUTH: 25' OPACITY = 0.7 (WITH 3' HEDGE)
 EAST: 25' OPACITY = 0.0
 WEST: 25' OPACITY = 0.5 (WITH 3' HEDGE)

LAND USE DATA:

PD BOUNDARY AREA: 32.16-ACRES
 DEVELOPABLE AREA: 18.07-ACRES
 MAX FAR: 0.65
 MAX BUILDING HEIGHT: 50 FEET

PROPOSED USE:

INDUSTRIAL: 252,000 SF
 PROPOSED FAR: 0.32

PARKING:

MINIMUM REQUIRED PARKING: 80 SPACES (1 SPACE/3,150 SF)
 MINIMUM PARKING STALL SIZE: 10' X 20'

1. WATER WILL BE PROVIDED BY SEMINOLE COUNTY.
2. SANITARY SEWER WILL BE HANDLED ON-SITE THROUGH THE USE OF A SEPTIC SYSTEM.
3. UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER WATER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY AS APPROPRIATE.
4. ALL UTILITY LINES WILL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
5. STORMWATER RUNOFF GENERATED ON SITE SHALL BE TREATED USING AN ON-SITE STORMWATER SYSTEM UTILIZING WET OR DRY RETENTION.
6. THE STORMWATER RETENTION/DETENTION SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
7. EXTERIOR FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODES AND NFPA.
8. ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY.
9. SEMINOLE COUNTY DETAILS SHALL BE UTILIZED ON THE FINAL ENGINEERING PLAN.
10. PROJECT SIGNAGE WILL COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE, EXCEPT AS ALLOWED WITHIN THE DEVELOPMENT ORDER.
11. FINAL SERVICE DEMANDS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.
12. THIS PROJECT WILL REQUIRE A 20' FIRE DEPARTMENT ACCESS IN ACCORDANCE WITH NFPA 1, CHAPTER 18 (2015 EDITION)
13. MAXIMUM BUILDING HEIGHT OF 50 FEET.
15. TOTAL PARKING SPACES REQUIRED IS 80 STALLS.
15. LANDSCAPE BUFFERS WILL MEET THE REQUIREMENTS OF SCLDC SECTIONS 30.1282 AND 30.1284.
16. BUFFER COMPOSITION WILL BE DETERMINED AT THE TIME OF SITE PLAN APPLICATION.
17. PARKING LOT LANDSCAPING WILL MEET THE REQUIREMENTS OF SCLDC SECTION 30.1292.
18. PROPOSED LOCATION OF BUILDINGS AND STORMWATER IS SUBJECT TO CHANGE LOCATIONS AT FINAL ENGINEERING.
19. PROPOSED LOCATION OF W. CHAPMAN ROAD IMPROVEMENTS AND RIGHT OF WAY DEDICATION IS SUBJECT TO CHANGE AT FINAL ENGINEERING.
20. THE SIDEWALK FUND WILL BE CONTRIBUTED TO IN LIEU OF CONSTRUCTING A SIDEWALK ALONG THE PROPERTY TO THE PROPOSED DEVELOPMENT
21. THERE WILL BE A 15-FOOT MINIMUM, 25-FOOT OVERALL AVERAGE WETLAND BUFFER PROVIDED AROUND ALL POST DEVELOPMENT WETLANDS.
22. REQUIRED PLANT UNITS WILL BE PROVIDED ACCORDING TO REQUIRED OPACITIES.

DEVELOPMENT PROGRAM & ESTIMATED SERVICE DEMANDS:

	UNITS	TRIP GENERATION		UTILITIES	
		ADT	PM-PEAK HR	WATER (GPD)	SEWER (GPD)
WAREHOUSE	252,000 SF	444	48	2,500	2,500

UTILITY SERVICE PROVIDERS:

POTABLE WATER/SANITARY SEWER: SEMINOLE COUNTY
 POWER: DUKE ENERGY
 GAS: TECO GAS

SITE DATA:

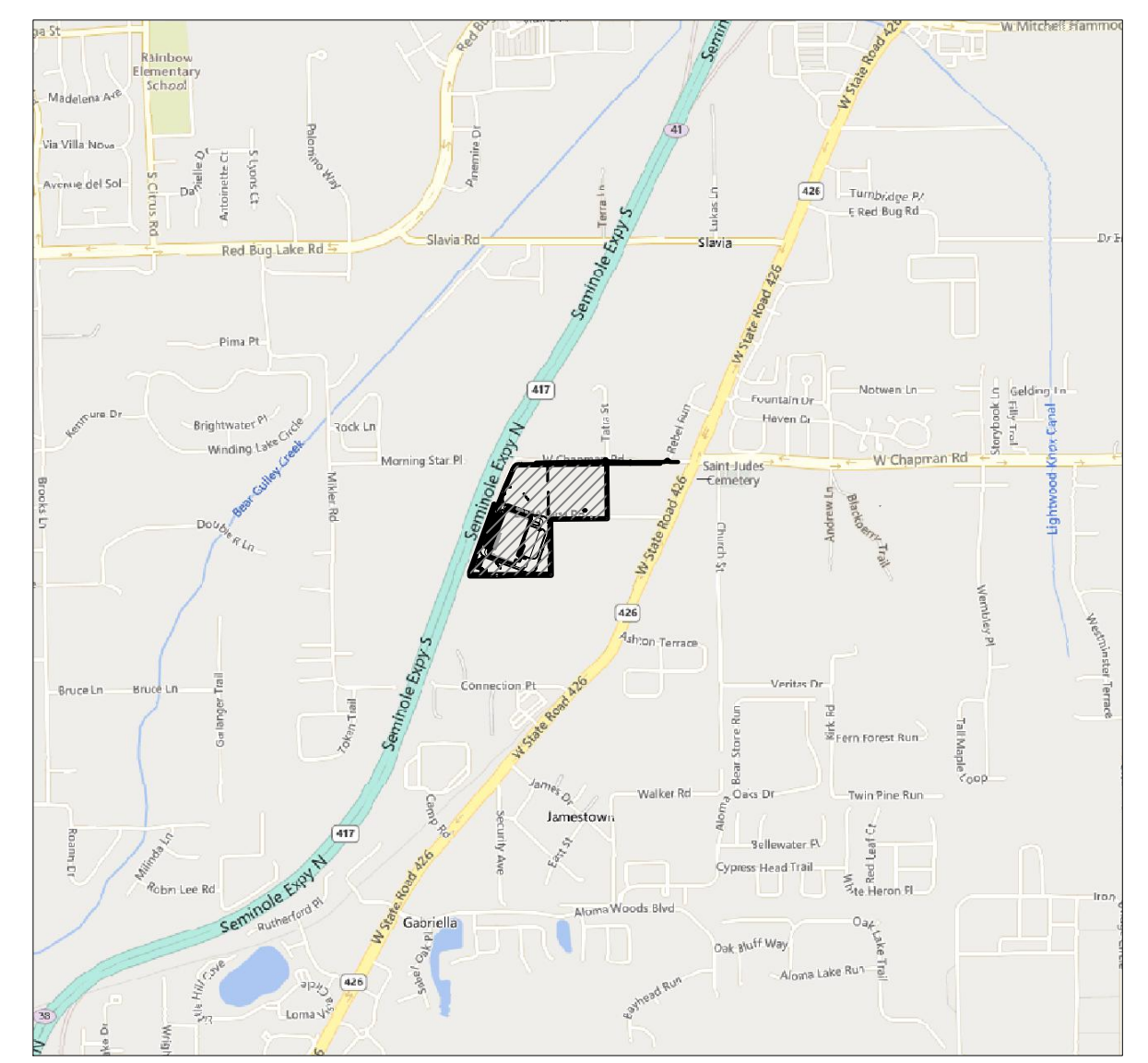
SITE AREA: 32.16-ACRES
 EXISTING WETLAND AREA: 19.08-ACRES
 PROPOSED WETLAND IMPACTS: 4.99-ACRES
 PROPOSED WETLAND AREA: 14.09-ACRES
 NET DEVELOPABLE AREA: 18.07-ACRES
 OPEN SPACE
 OPEN SPACE REQUIRED (25%): 8.04-ACRES
 OPEN SPACE PROVIDED: 16.24-ACRES
 PROPOSED R.O.W DEDICATION: 0.50-ACRES

LEGAL DESCRIPTION:

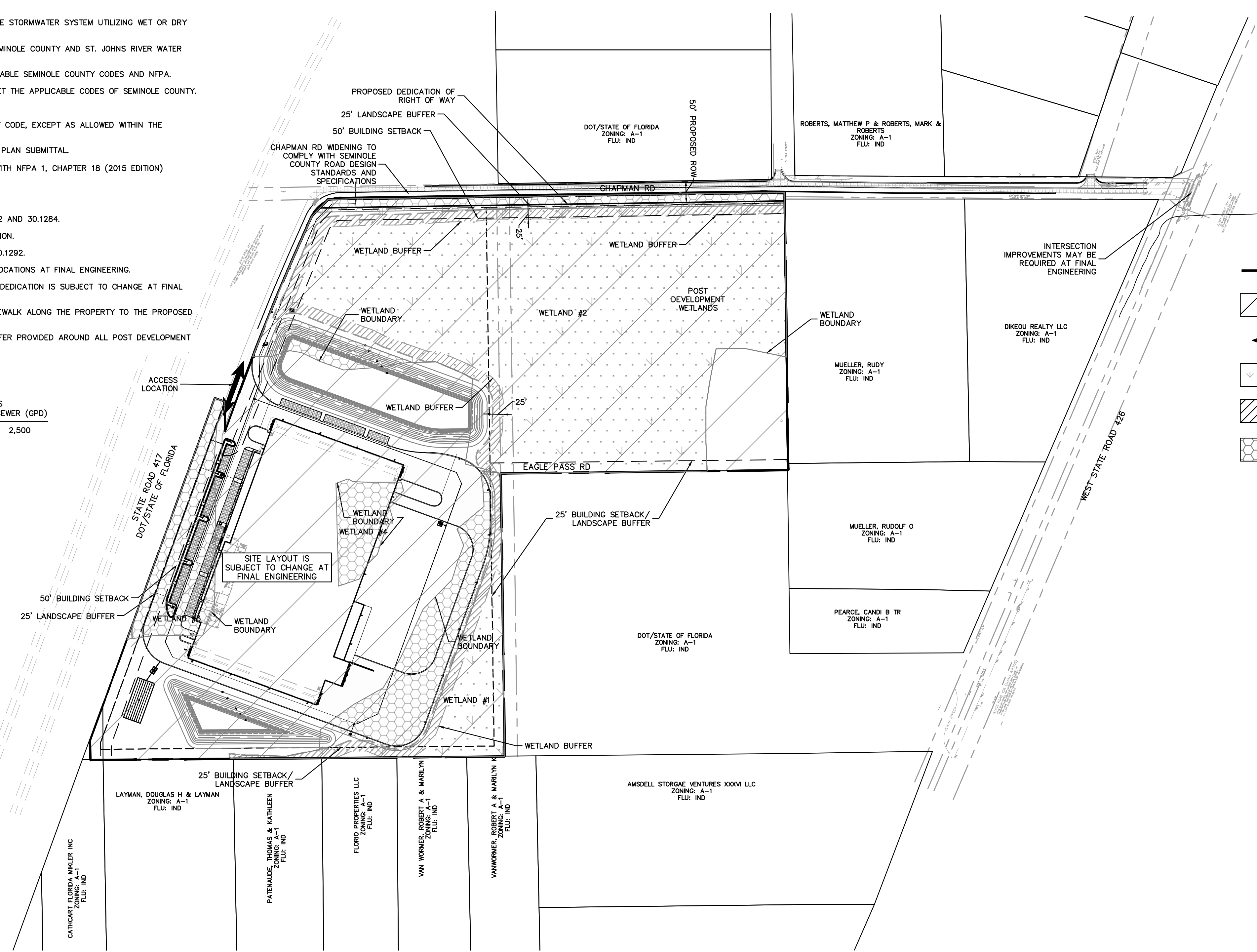
A PARCEL OF LAND BEING A PORTION OF LOT 51, ALL OF LOTS 52 AND 54 AND THE RIGHT-OF-WAY LYING BETWEEN LOTS 51 AND 54, THE SLAVIA COLONY COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 71, PUBLIC RECORDS SEMINOLE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 54 FOR A POINT OF BEGINNING; THENCE RUN SOUTH 00°40'08" EAST, ALONG THE EAST LINE OF SAID LOT 54, A DISTANCE OF 656.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 54; THENCE RUN SOUTH 89°19'57" WEST, ALONG THE SOUTH LINE SAID LOT 54 AND SAID SOUTH LINE EXTENDED, 679.52 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 52; THENCE RUN SOUTH 00°03'11" EAST ALONG THE EAST LINE OF SAID LOT 52; A DISTANCE OF 488.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52; THENCE RUN SOUTH 89°31'12" WEST, ALONG THE SOUTH LINE OF SAID LOT 52 AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 979.96 FEET; THENCE DEPARTING SAID SOUTH LINE EXTENDED, RUN NORTH 00°59'57" WEST, 45.45 FEET TO THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 417, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 97770-2309, PREPARED BY DYER, RIDDLE, MILLS & PRECOURT, LAST REVISED 6-16-98, THENCE RUN NORTH 20°00'15" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 862.35 FEET; THENCE CONTINUE ALONG SAID LIMITED ACCESS EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 69°59'47" EAST, 25.00 TO THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE PER OFFICIAL RECORDS BOOK 2290, PAGE 1619 AND OFFICIAL RECORDS BOOK 2555, PAGE 571 OF SAID PUBLIC RECORDS, SAID POINT ALSO LIES ON THE WESTERLY LINE OF THAT CERTAIN INGRESS AND EGRESS EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2290, PAGE 1619 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°56'48" EAST, 69.92 FEET TO THE EAST LINE OF SAID INGRESS AND EGRESS EASEMENT; THENCE RUN THE FOLLOWING 3 COURSES ALONG SAID EASTERLY LINE, NORTH 20°00'13" EAST, 94.78 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS LENGTH OF 5259.58 FEET, A CENTRAL ANGLE OF 04°40'59", AN ARC LENGTH OF 451.95 FEET, A CHORD LENGTH OF 451.83 FEET AND A CHORD BEARING OF NORTH 22°20'42" EAST; THENCE RUN NON-TANGENT TO SAID CURVE, NORTH 44°08'15" EAST, 56.57 FEET TO THE NORTH LINE OF AFORESAID LOT 51, THENCE RUN NORTH 89°08'46" EAST, ALONG THE NORTH LINE OF SAID LOT 51 AND THE NORTH LINE OF SAID LOT 51 EXTEND AND THE NORTH LINE OF AFORESAID LOT 54, A DISTANCE OF 1078.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL LIES IN SEMINOLE COUNTY, FLORIDA AND CONTAINS 32.162 ACRES, MORE OR LESS.

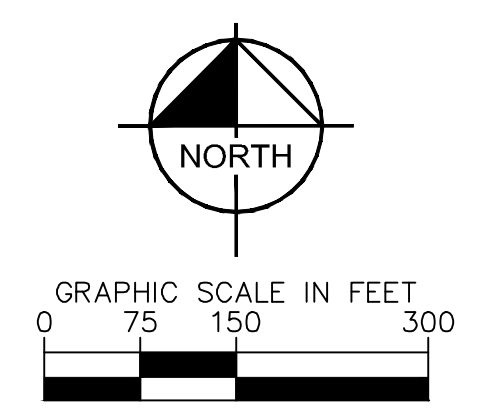


VICINITY MAP
NTS



LEGEND:

- PROPERTY LINE
- INDUSTRIAL USE
- ACCESS POINT
- REMAINING WETLANDS
- WETLAND BUFFER
- *IMPACTED WETLANDS
- *FINAL LIMITS TO BE DETERMINED AT FINAL ENGINEERING AND PERMITTING



NO.	REVISIONS	DATE	BY

Kimley-Horn

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LICENSED PROFESSIONAL
 BRENT A. LENZEN, P.E.
 FLORIDA LICENSE NUMBER: 78537
 DATE: 11/5/2021

MASTER DEVELOPMENT PLAN

ALRO METALS

FLORIDA

ORLANDO