SIGN LEGEND

NO	TEXT OR SYMBOL	SIZE
R1-1	STOP	30"x30"
R5-1	DO NOT ENTER	30"x30"
R6-1L	ONE WAY - LEFT	36"x12"
R6-1R	ONE WAY - RIGHT	36"x12"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

STRIPING NOTES

1. *TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 4" WHITE PAINTED STRIPE.*
2. *HANDICAP PARKING TO COMPLY WITH ADA.*
3. *TYPICAL STOP BAR SHALL BE 24" WIDE WHITE THERMOPLASTIC STRIPE.*

PROPOSED CONSTRUCTION NOTES:

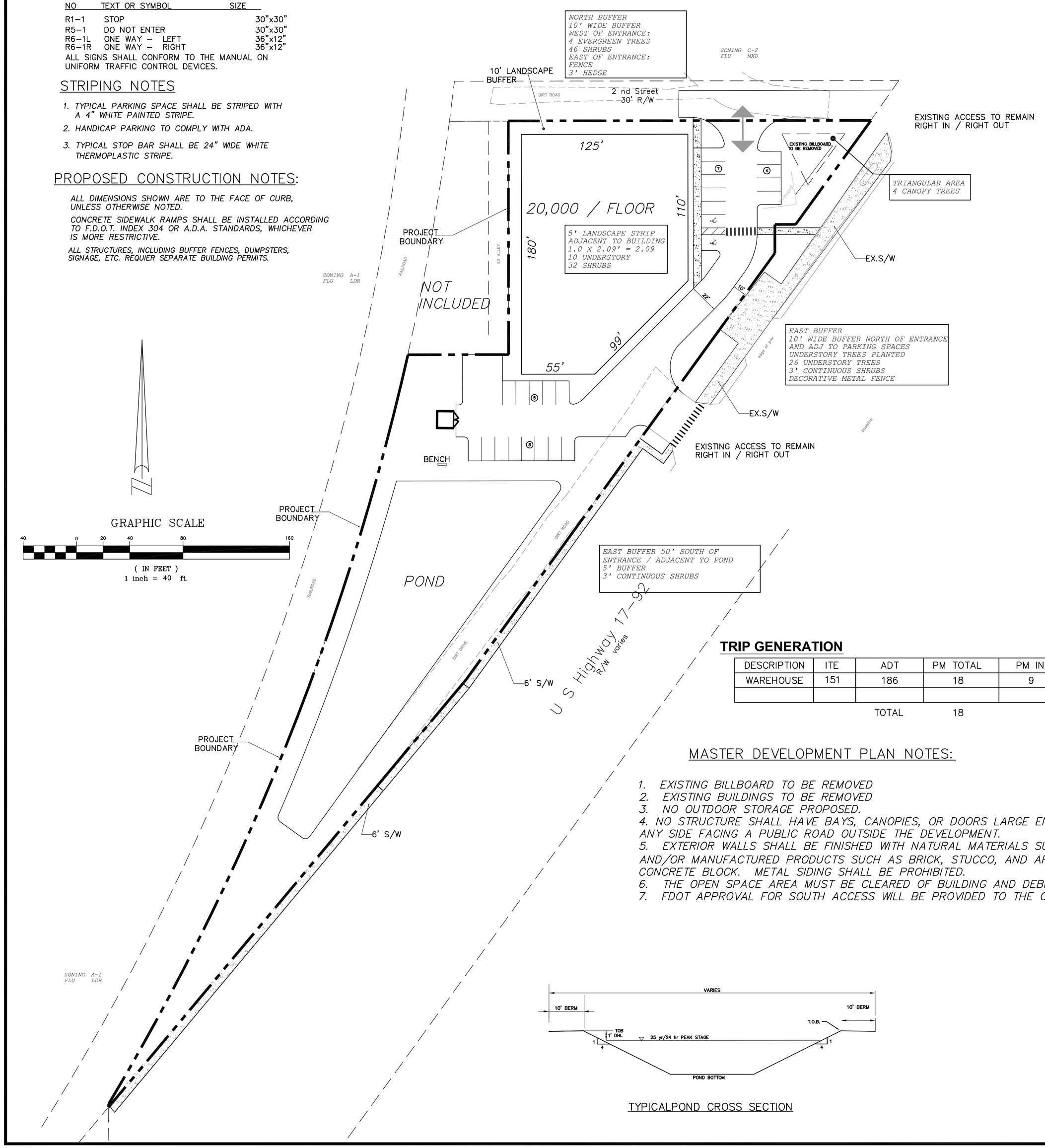
ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

CONCRETE SIDEWALK RAMPS SHALL BE INSTALLED ACCORDING TO F.D.O.T. INDEX 304 OR A.D.A. STANDARDS, WHICHEVER IS MORE RESTRICTIVE.

ALL STRUCTURES, INCLUDING BUFFER FENCES, DUMPSTERS, SIGNAGE, ETC. REQUIER SEPARATE BUILDING PERMITS.

MAJOR AMENDMENT

1. *TO INCLUDE PARCEL 19-21-30-300-057-0000*
2. *TO ADJUST THE LANDSCAPING CONDITIONS*



TRIP GENERATION

DESCRIPTION	ITE	ADT	PM TOTAL	PM IN	PM OUT
WAREHOUSE	151	186	18	9	9
		TOTAL	18		

MASTER DEVELOPMENT PLAN NOTES:

1. *EXISTING BILLBOARD TO BE REMOVED*
2. *EXISTING BUILDINGS TO BE REMOVED*
3. *NO OUTDOOR STORAGE PROPOSED.*
4. *NO STRUCTURE SHALL HAVE BAYS, CANOPIES, OR DOORS LARGE ENOUGH FOR VEHICLES ON ANY SIDE FACING A PUBLIC ROAD OUTSIDE THE DEVELOPMENT.*
5. *EXTERIOR WALLS SHALL BE FINISHED WITH NATURAL MATERIALS SUCH AS WOOD, STONE, AND/OR MANUFACTURED PRODUCTS SUCH AS BRICK, STUCCO, AND ARCHITECTURALLY DECORATIVE CONCRETE BLOCK. METAL SIDING SHALL BE PROHIBITED.*
6. *THE OPEN SPACE AREA MUST BE CLEARED OF BUILDING AND DEBRIS. TREES TO REMAIN*
7. *FDOT APPROVAL FOR SOUTH ACCESS WILL BE PROVIDED TO THE COUNTY OR REMOVED*

TYPICALPOND CROSS SECTION

SITE DATA

JURISDICTION: (permitting)

SITE PERMITTING -	SEMINOLE COUNTY
WATER -	CITY OF CASSELBERRY
SEWER -	CITY OF CASSELBERRY
STORMWATER MANAGEMENT DISTRICT -	ST. JOHNS WATER MANAGEMENT DISTRICT

PROJECT SCOPE:
TO CONSTRUCT A 5 STORY SELF STORAGE BUILDING WITH APPLICABLE INFRASTRUCTURE.

PROPOSED PERMITTED USES:
SELF STORAGE

PROPERTY LOCATION:
9700 S 17-92, MAITLAND

PARCEL ID No. :
19-21-30-508-0000-0030
19-21-30-508-0000-0090
19-21-30-508-0000-0010
19-21-30-300-0570-0000
19-21-30-300-057A-0000
19-21-30-300-057B-0000
19-21-30-300-0550-0000
19-21-30-300-057C-0000

PROPERTY ZONING:
PROPOSED ZONING: PD
EXISTING ZONING: PD

LAND USE:
EXISTING = PD

PROPOSED FAR
100,000 / 93,618 SF = 1.07

EXISTING PROPERTY AREA:
TOTAL = 2.15 ACRES

BUILDING DATA & SETBACKS
MAXIMUM BUILDING HEIGHT = 65 FEET
PROPOSED BUILDING HEIGHT = 5 FLOORS

MINIMUM BUILDING SETBACKS:
FRONT EAST = 25'
SIDE NORTH = 10'
SIDE SOUTH = 10'
REAR WEST = 5'

PARKING SPECIFICATIONS:
PARKING SPACES REQUIRED
CODE – WAREHOUSE = 1 / 1,000 SF OF FLOOR AREA
+ 1 SPACE PER 2 EMPLOYEES
= 100,000 / 1000 = 10 SPACES
+ 1 EMPLOYEES / 2 = 1 SPACE
= 11 SPACES REQUIRED
TOTAL PROVIDED- = 17 TOTAL SPACES

PROPOSED LOT COVERAGE CALCULATIONS:

	AREA (sf)	ACRES	% TOTAL
PARKING & DRIVEWAY AREA	16,389	0.38	17.51
BUILDING	20,000	0.46	21.36
TOTAL IMPERVIOUS	36,389	0.84	38.87
OPEN SPACE / GREEN SPACE	57,229	0.84	61.13
TOTAL AREA	93,618	2.15	100.0

FLOOD ZONE:
THE LOT DESCRIBED HEREON WAS DETERMINED TO LIE WITHIN FLOOD ZONE "X"

SITE LEGEND

- HANDICAP PARKING
- PROPOSED DRAINAGE INLET
- PROPOSED CURB
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY
- CONCRETE
- PROPOSED ROW DEDICATION
- EXISTING PAVEMENT
- TYP TYPICAL
- HC HANDICAP
- (10) 10 PARKING SPACES
- S/W SIDEWALK
- R5' 5' RADIUS
- LF LINEAR FEET
- SF SQUARE FEET
- BE BURIED ELECTRIC

CYCORP ENGINEERING INC.
CA# 30526

CIVIL ENGINEERS
LAND PLANNERS

1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

MORNINGSTAR SELF STORAGE

9700 S US 17-92
SEMINOLE COUNTY

REVISIONS

	Description	Date	By
1.	COUNTY COMMENTS	7/1/2018	KF
2.	COUNTY COMMENTS	10/22/18	KF
3.	PARCEL ADDITION	5/1/19	KF
4.	LANDSCAPING	5/20/19	KF
5.	LANDSCAPING	5/23/19	KF

MDP
MAJOR AMENDMENT

Date: JUNE 2018

Scale: 1: 40

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIM FISCHER, PE ON THE DATE AND/OR TIME STAMP 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.

5/23/2019
K. FISCHER, P.E.# 56942
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER

Sheet Number: 2