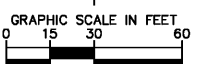
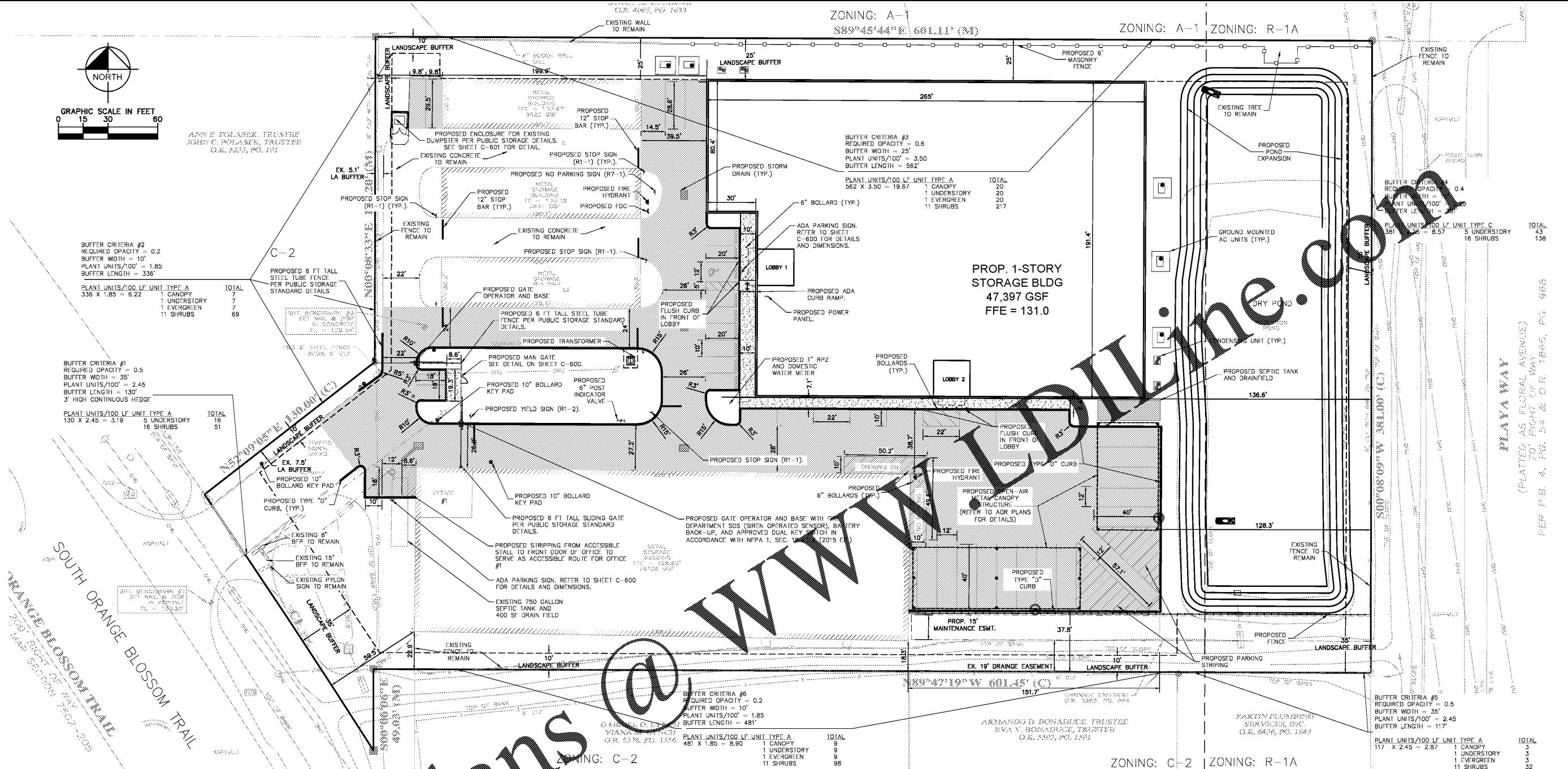


Plotted By: Anderson, Sarah - Sheet Set: 147654001 - Seminole Public Storage - Layout C-100 OVERALL SITE PLAN - June 11, 2020 06:28:01pm - K:\WB\LD\147654001 - Public Storage - Seminole County\CAD\PerSheets\C-100 OVERALL SITE PLAN - 147654001.dwg  
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ANN E. POLASEK, TRUSTEE  
 JOHN C. POLASEK, TRUSTEE  
 O.A. 5/23, PG. 102

**BUFFER CRITERIA #2**  
 REQUIRED OPACITY = 0.2  
 BUFFER WIDTH = 10'  
 PLANT UNITS/100' = 1.85  
 BUFFER LENGTH = 336'

PLANT UNITS/100 LF UNIT TYPE A	TOTAL
336 X 1.85 = 6.22	
1 CANOPY	7
1 UNDERSTORY	7
1 EVERGREEN	7
11 SHRUBS	69

**BUFFER CRITERIA #1**  
 REQUIRED OPACITY = 0.5  
 BUFFER WIDTH = 35'  
 PLANT UNITS/100' = 2.45  
 BUFFER LENGTH = 130'

PLANT UNITS/100 LF UNIT TYPE A	TOTAL
130 X 2.45 = 3.19	
5 UNDERSTORY	16
16 SHRUBS	51

**BUFFER CRITERIA #4**  
 REQUIRED OPACITY = 0.4  
 BUFFER WIDTH = 25'  
 PLANT UNITS/100' = 3.50  
 BUFFER LENGTH = 562'

PLANT UNITS/100 LF UNIT TYPE A	TOTAL
562 X 3.50 = 19.67	
1 CANOPY	20
1 UNDERSTORY	20
1 EVERGREEN	20
11 SHRUBS	217

**BUFFER CRITERIA #3**  
 REQUIRED OPACITY = 0.5  
 BUFFER WIDTH = 35'  
 PLANT UNITS/100' = 2.45  
 BUFFER LENGTH = 117'

PLANT UNITS/100 LF UNIT TYPE A	TOTAL
117 X 2.45 = 2.87	
1 CANOPY	9
1 UNDERSTORY	9
1 EVERGREEN	9
11 SHRUBS	98

**BUFFER CRITERIA #5**  
 REQUIRED OPACITY = 0.5  
 BUFFER WIDTH = 35'  
 PLANT UNITS/100' = 2.45  
 BUFFER LENGTH = 117'

PLANT UNITS/100 LF UNIT TYPE A	TOTAL
117 X 2.45 = 2.87	
1 CANOPY	9
1 UNDERSTORY	9
1 EVERGREEN	9
11 SHRUBS	98

**REQUIRED BUFFERS**

OPACITY	WIDTH	PLANT UNITS/100'	REQ'D ENHANCEMENTS
0.2	10'	1.85	NA
0.4	15'	2.25	3' hedge
0.5	25'	2.70	6' masonry wall
0.5 (alternate)	35'	2.45	3' hedge
0.5	25'	3.50	6' masonry wall

**Plant Unit Options**

Plant Unit Options	Number	Size	Plant Type
Plant Unit A (Basic)	1	3' caliper	Canopy
	1	1 1/2" caliper/8' tall	Understory
	1	8' tall	Evergreen
	11	3' tall	Shrubs
Plant Unit B (Basic)	1	3' caliper	Canopy
	2	1 1/2" caliper/8' tall	Understory
	17	3' tall	Shrubs
Plant Unit C (Height Restricted)	5	1 1/2" caliper/8' tall	Understory
	18	3' tall	Shrubs
Plant Unit D (Basic)	3	8' tall	Evergreen
	13	1 1/2" caliper/8' tall	Understory
	13	3' tall	Shrubs
Plant Unit E (Low Level Visibility)	2	3' caliper	Canopy
	4	3' tall	Shrubs

**SITE DATA**  
 LOCATION: SECTION 19, TOWNSHIP 21 S, RANGE 29 E  
 ADDRESS: 2431 S. ORANGE BLOSSOM TRAIL, APOPKA, FL 32703  
 EX. ZONING: C-2 & R-1A  
 PROP. ZONING: PD  
 EX. LAND USE: COMMERCIAL AND LDR (FLU) - SEMINOLE COUNTY  
 PROP. LAND USE: PD  
 PARCEL NO.: 19-21-29-300-0130-0000  
 OWNER: STORAGE TRUST PROPERTIES LP, A SUBSIDIARY OF PUBLIC STORAGE  
 TOTAL SITE AREA: 5.53 AC  
 SITE USES: SELF-STORAGE/SEMINOLE-STORAGE, EXISTING STORAGE LEASING OFFICE (1,025 SF), OUTDOOR STORAGE PARKING STALLS

**TOTAL PROJECT AREA:** 241,011 SF 5.53 AC (100%)  
**TOTAL IMPERVIOUS AREA:** 146,837 SF 3.37 AC (60.9%)  
 EXISTING BUILDING AREA: 40,614 SF 0.93 AC (16.8%)  
 PROPOSED BUILDING AREA: 47,397 SF 1.09 AC (19.7%)  
 TOTAL PAVEMENT AREA: 58,826 SF 1.35 AC (24.4%)  
**TOTAL OPEN SPACE AREA:** 94,174 SF 2.18 AC (39.1%)  
 MINIMUM OPEN SPACE REQUIRED: 20.0%

**FIRE NOTES**  
 1. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION (NFPA 1, 16.1.4).  
 2. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS (NFPA 1, 16.4.3.1).  
 3. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK (NFPA 1, 16.4.3.1.3).  
 4. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.  
 5. A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 IN. (NFPA 1, 18.5.7).  
 6. HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10 (2015).

**NOTES:**  
 1. THE SUBJECT PROPERTY IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (2015-33).  
 2. THIS DEVELOPMENT WILL MEET SEMINOLE COUNTY AND SURWMD DRAINAGE REQUIREMENTS.

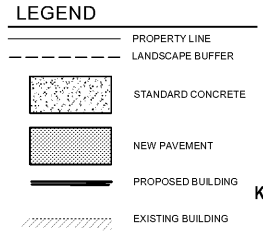
**SITE DATA**

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (WEST)	25'	59.5' (EX.)
SIDE STREET (EAST)	25'	136.6'
REAR (NORTH)	10'	25' (EX.)
SIDE INTERIOR (SOUTH)	25'	18.3' (EX.)
BUILDING HEIGHT:	50' MAX.	35' MAX.
FLOOR AREA RATIO	0.65	0.37

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
BUFFER CRITERIA #1 (SW)	35'	35'
BUFFER CRITERIA #2 (W)	10'	10'
BUFFER CRITERIA #3 (N)	25'	25'
BUFFER CRITERIA #4 (E)	15'	15'
BUFFER CRITERIA #5 (SE)	35'	35'
BUFFER CRITERIA #6 (S)	10'	10'

PARKING CALCULATIONS	REQUIRED	PROVIDED
STANDARD	56	17
ACCESSIBLE PER ADA	3	2
TOTAL (1 SP / 1500 SF)	59	19
PARKING RATIO	1 SP / 1500 SF	0.32 SP / 1500 SF

LOADING AND UNLOADING CALCULATIONS	REQUIRED	PROVIDED
1 SPACE/5,000-20,000 SF PLUS 1 SPACE FOR EACH ADDITIONAL 50,000 SF	2	2



**WATER SERVICE DEMANDS**

LAND USE	UNIT	GPD/UNIT	# OF UNITS	AGD (GPD)	AGD (MGD)	MGD (GPM)	PHF (GPM)
WAREHOUSE (SELF-STORAGE)	WAREHOUSE UNIT	1,199,890	1	1,199,890	0.06	0.32	0.34

**SEWER SERVICE DEMANDS**

LAND USE	UNIT	GPD/UNIT	# OF UNITS	AGD (GPD)	AGD (MGD)	MGD (GPM)	PHF (GPM)
WAREHOUSE (SELF-STORAGE)	WAREHOUSE UNIT	3,399,570	1	3,399,570	0.06	0.32	0.34

EXISTING PUBLIC STORAGE SITE HAS NO CONNECTION TO THE PUBLIC SANITARY SEWER SYSTEM BEFORE. \*GPD = GALLONS PER DAY  
 NO PUBLIC SANITARY IMPACTS ARE ANTICIPATED WITH THIS PROPOSED DEVELOPMENT. \*GPM = GALLONS PER MINUTE

**TRAFFIC IMPACTS**

ITU CODE	LAND USE	# OF UNITS	DAILY			PM PEAK HOUR		
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT
151	MINI-WAREHOUSE	51	1.51	77	0.17	9	4	5

**FIRE MARSHALL NOTES**  
 1. AT MINIMUM, A CLASS FIVE CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES. FIRE LINES SHALL BEGIN AT THE POINT IN WHICH THE PIPING IS USED EXCLUSIVELY FOR FIRE PROTECTION AND END AT A POINT 1-FOOT ABOVE THE FINISHED FLOOR.  
 2. THE FIRE LINE FOR SPRINKLED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE.  
 3. NO OTHER WATER CONNECTION SHALL BE OFF OF THE FIRE LINE.  
 4. THE FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 100 FEET OF THE FIRE HYDRANT IF STANDPIPE SYSTEM IS PROVIDED.  
 5. ANY FIRE LINE CHARGED BY THE FDC SHALL BE DR. 1.4 PIPE.  
 6. THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.  
 7. ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPARTMENT BEFORE BEING COVERED.

**FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN**

**PUBLIC STORAGE APOPKA**  
 2431 S. ORANGE BLOSSOM TRAIL  
 SEMINOLE COUNTY, FLORIDA

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PROFESSIONAL: CHRISTOPHER J. HOLLEN, P.E.  
 LICENSED PROFESSIONAL: 147654001  
 DATE: 10/22/19  
 SCALE: AS SHOWN  
 DESIGNED BY: DFD  
 DRAWN BY: DFD  
 CHECKED BY: C-JH  
 DATE:

NO. REVISIONS DATE BY

SHEET NUMBER: C-100