

Plotted By: Martinez, Khustin
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.

SITE DATA:
TOTAL PARCEL AREA: 2.262 ACRES / 98,551 SF
BUILDING AREA: 0.266 ACRES / 11,587 SF
JURISDICTION: CITY OF SANFORD
EXISTING ZONING: (PD) PLANNED DEVELOPMENT
PROPOSED ZONING: (PD) PLANNED DEVELOPMENT
EXISTING USE: VACANT LAND
FUTURE LAND USE: (WIC) WESTSIDE INDUSTRY AND COMMERCE
PROPOSED USE: COMMERCIAL
MAX. ALLOWED BUILDING HEIGHT: 35' (OR 2 STORIES)
PROVIDED BUILDING HEIGHT: 23'-4" (1 STORY)
PROPOSED NUMBER OF PHASES: 1 PHASE
FLOOD ZONE: FLOOD ZONES "X" AND "A" PER FEMA PANEL 12117C0065F, EFFECTIVE DATE 09/28/2007.

MAXIMUM IMPERVIOUS SURFACE AREA (ERP PERMIT NO. 112311-4): 42,791 SF
PROPOSED IMPERVIOUS SURFACE AREA (DRAINS TO APPROVED STORM SYSTEM NO. 112311-4): 41,304 SF
PROPOSED IMP. SURF. AREA (DRAINS TO PROPOSED DRY POND W/ EXFILTRATION SYSTEM): 21,202 SF
TOTAL PROPOSED IMPERVIOUS SURFACE AREA: 62,506 SF
MINIMUM OPEN SPACE AREA (ERP PERMIT NO. 112311-4): 29,565 SF
PROPOSED OPEN SPACE AREA: 36,045 SF

SETBACKS (COMMERCIAL)	REQUIRED LANDSCAPE	PROVIDED LANDSCAPE
NORTH :	5 FT	5 FT
SOUTH:	5 FT	10 FT
EAST:	5 FT	54 FT
WEST (ADJACENT TO POND):	5 FT	5 FT

REQUIRED PARKING:
RETAIL SALES 1 SPACE / 200 SF) 33 SPACES
RESTAURANT 0.4 SPACE / SEAT) 40 SPACES
TOTAL PARKING SPACES REQUIRED: 73 SPACES

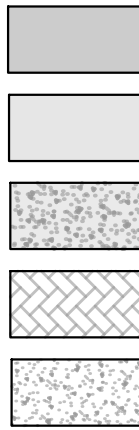
PROVIDED PARKING:
STANDARD SPACES (9'X20') 104 SPACES
ACCESSIBLE SPACES (12'X20') 4 SPACES
TOTAL PARKING SPACES PROVIDED: 108 SPACES

PROVIDED BICYCLE PARKING SPACES:
1 BICYCLE PARKING / 20 PARKING SPACES 8 SPACES

VERTICAL DATUM:
THE ELEVATIONS SHOWN HEREON ARE BASED ON SEMINOLE COUNTY DATUM PER BENCHMARK NUMBER GPS0270, ELEVATION = 29.636, NAVD 1988 DATUM.

- NOTES:**
- ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - SEE TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - SEE TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
 - SEE MEP PLANS FOR ELECTRICAL DRAWINGS.
 - ALL DISTURBED AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE SODDED UPON COMPLETION OF CONSTRUCTION.
 - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
 - ALL PAVEMENTS MARKINGS WITHIN THE HOLIDAY TRAIL RIGHT OF WAY SHALL BE THERMOPLASTIC AND MUST COMPLY WITH FDOT INDEX 711-001.
 - ALL SIGNAGE AND STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) STANDARDS AND SPECIFICATIONS.
 - ALL CURB RAMPS AND SIDEWALKS AT PROJECT ENTRANCES WILL BE FDOT AND ADA COMPLIANT, WHERE REQUIRED.
 - SIDEWALK CURB RAMPS WILL BE DESIGNED AS DIRECTIONAL PER FDOT STANDARD PLANS INDEX 522-002.
 - HANDICAP (HC) RAMPS MUST BE CONSTRUCTED AT THE INTERSECTIONS AND DRIVEWAY CONNECTIONS TO COMPLY WITH AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
 - SIDEWALKS TO BE CONSTRUCTED PER ADA AND CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 - ANY SIDEWALK FRONTING THE PROPERTY THAT IS CRACKED, DAMAGED OR UNSTABLE AND IS CREATING ADA TRIP HAZARD MUST BE REPLACED BY SECTION, USING 2020-21 FDOT STANDARD PLANS INDEX #520-001, #522-001 AND #522-002 FOR THE CONSTRUCTION OF SIDEWALK AND MEET CURRENT ADA STANDARDS. ALL CONCRETE PLACED IN THE RIGHT OF WAY SHALL BE A MINIMUM OF 6" THICK, FDOT CLASS 1 NON-STRUCTURAL, 2500 PSI CONCRETE WITH FIBER MESH MATERIAL FROM A STATE APPROVED PLANT.
 - DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER CHAPTER 16, NFPA 1 2012 EDITION (FFPC 5TH EDITION).
 - ANY MISCELLANEOUS GARBAGE, WASTE AND CONSTRUCTION DEBRIS OR DEMOLITION DEBRIS, OR WASTE MATERIAL FOUND ON SITE DURING CLEARING AND GRADING SHALL BE PROPERLY DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS. USE CAUTION IF ANY HAZARDOUS WASTE IS PRESENT.

LEGEND

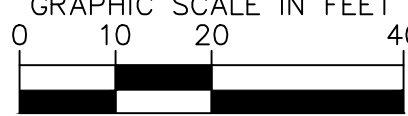
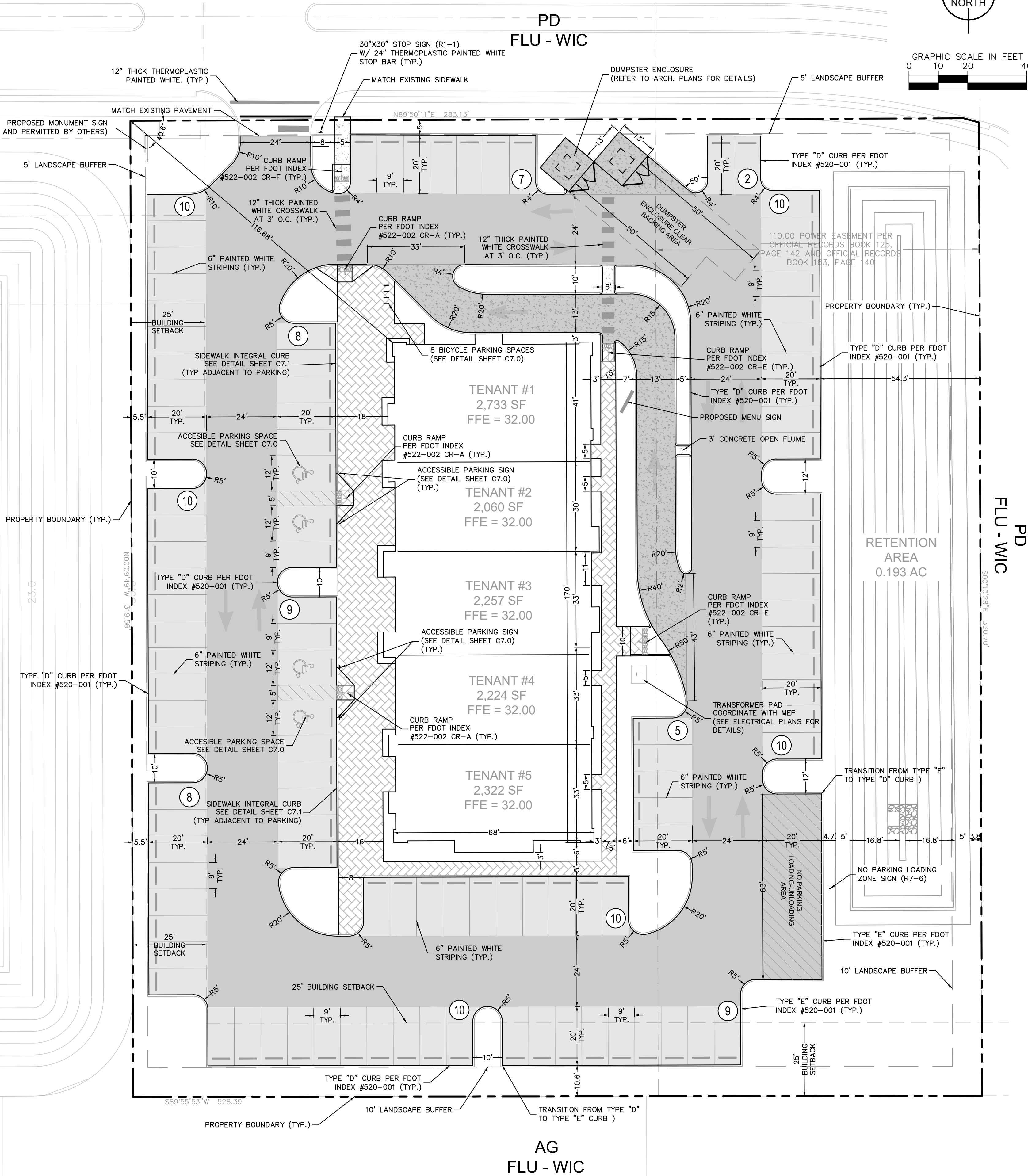
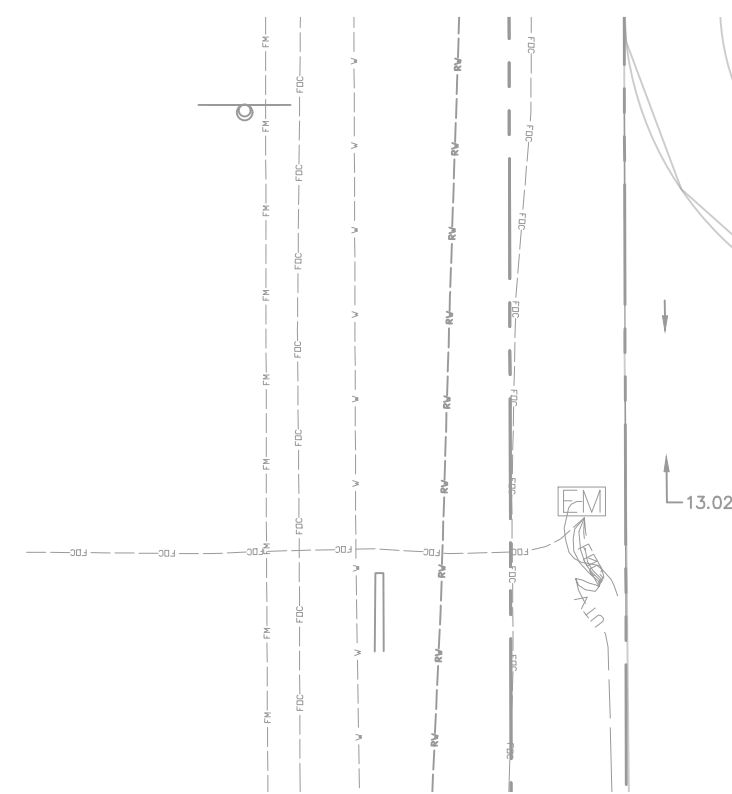


PROPERTY LINE
PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.1)
PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C7.1)
PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET C7.1)
PROPOSED STAMPED & COLORED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.1)
PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C7.1)
PARKING COUNT
ZONING
FUTURE LAND USE

AG
FLU - WIC

PD
FLU - WIC

EXISTING
MASTER
POND



Always call 811 two full business days before you dig to have underground utilities located and marked.



NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

Professional Engineer
BENJAMIN A. LEITZEN
FLORIDA
LICENSED PROFESSIONAL ENGINEER
KHA PROJECT 149746005
DATE 08/22/2023
SCALE AS SHOWN
DESIGNED BY JGE
DRAWN BY KML
CHECKED BY BAL
DATE 08/22/2023

SITE PLAN

RINEHART PARC
CITY OF SANFORD
FLORIDA
SHEET NUMBER
C4.0