

LEGEND

- PROPERTY BOUNDARY
- LANDSCAPE BUFFER
- BUILDING SETBACK
- WETLAND LIMITS
- 25' WETLAND BUFFER LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- POND TOP OF BANK
- POND BOTTOM
- FEMA FLOOD ZONE LINE
- EXISTING FENCE LINE
- STANDARD ASPHALT PAVEMENT
- HEAVY-DUTY ASPHALT PAVEMENT
- HEAVY-DUTY CONCRETE PAVEMENT
- OUTDOOR STORAGE (CRUSHED CONCRETE)
- WETLAND CONSERVATION AREA SETBACK

SITE INFORMATION

PROJECT INFORMATION
 PARCEL ID: P-27-28-22-ZZZZ-000006-03480.9
 FOLIO: 203862-2029
 PARCEL AREA: 114.16 AC
 ZONING: PD (PB-2022-16)
 LAND USE: VACANT
 PROPOSED USE: INDUSTRIAL WAREHOUSE
 MAX BUILDING HEIGHT: 70.00'
 TOTAL BUILDING AREA: 1,800 SF
 FLOOR AREA RATIO: 0.50

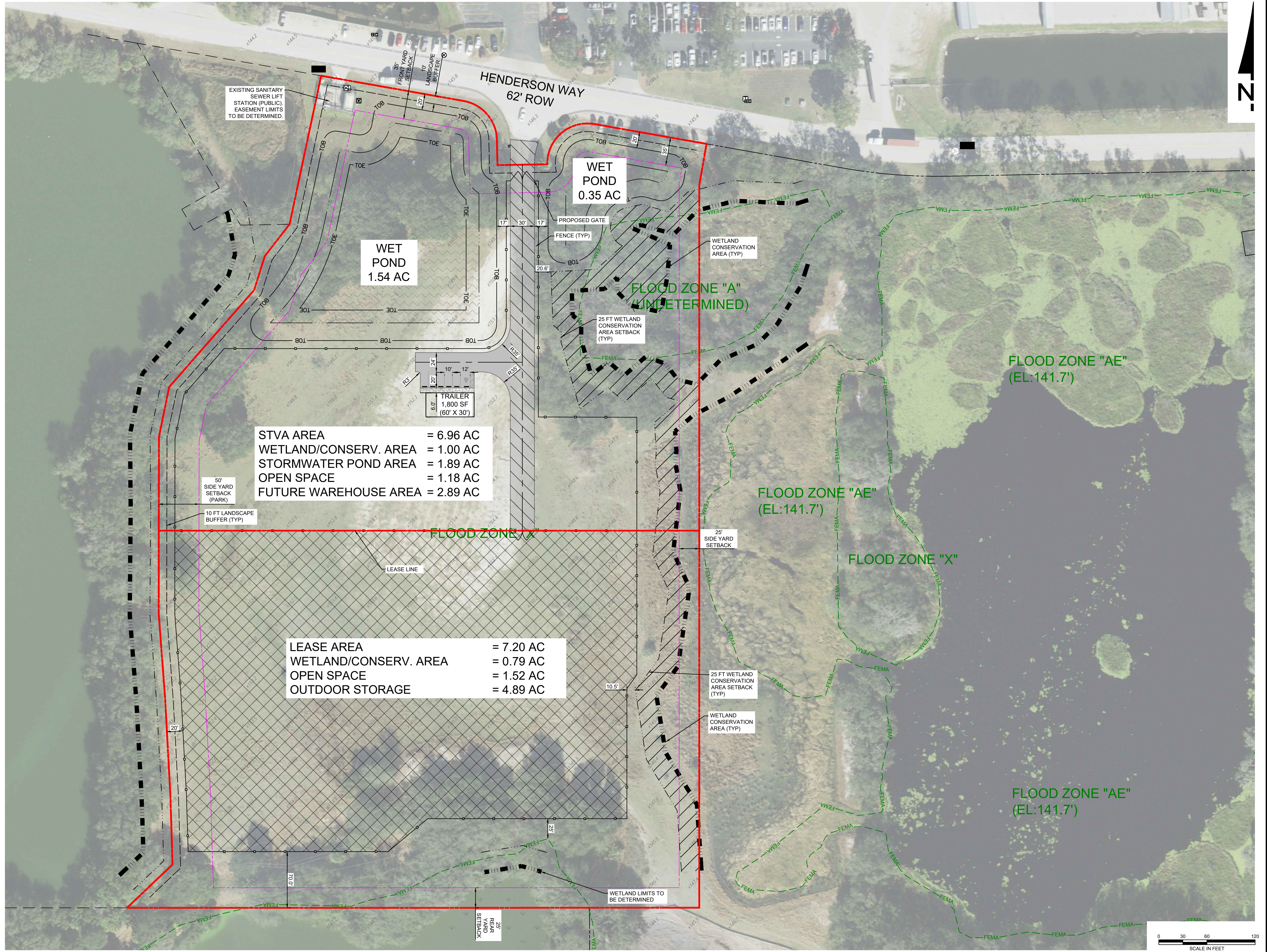
LANDSCAPE BUFFER
 NORTH: 10'
 EAST: 10'
 SOUTH: 10'
 WEST: 10'

BUILDING SETBACK
 FRONT (NORTH): 35'
 REAR (SOUTH): 25'
 SIDE (WEST): 50' (FUTURE PARK)
 SIDE (EAST): 25'

REQUIRED PARKING: GENERAL OFFICE - 3 SPACE PER 1,000 SQ. FT.
 1,800 SF X 3 SPACES/1,000 SF = 6 SPACES
 (10'X20'); 5 SPACES PROVIDED
 REGULAR: 12'X20'; 1 SPACE PROVIDED
 HANDICAP: 6 SPACES PROVIDED
 TOTAL: 6 SPACES PROVIDED

FLOOD ZONE: THE PROPERTY IS LOCATED ZONE X, ZONE AE, AND ZONE A PER FLOOD INSURANCE RATE MAP NO. 12057C0288H, EFFECTIVE DATE AUGUST 28, 2008.

- NOTES/ASSUMPTIONS:**
- THIS PLAN IS INTENDED TO BE USED FOR CONCEPTUAL PURPOSES ONLY.
 - EXISTING LIFT STATION EASEMENT LIMITS TO BE DETERMINED. MAY IMPACT POND GEOMETRY AT ENTRANCE.
 - SIDEWALK LAYOUT SHOWN IS CONCEPTUAL AND MAY CHANGE PENDING BUILDING ACCESS LOCATIONS AND PLANT CITY REQUIREMENTS.
 - NO OFFSITE IMPROVEMENT IS SHOWN.
 - DUMPSTER ENCLOSURE IS SHOWN FOR ILLUSTRATION PURPOSES ONLY. ACTUAL DUMPSTER LOCATION TO BE DETERMINED.
 - WETLAND LINEWORK RECEIVED FROM LANDMARK ENGINEERING & SURVEYING CORPORATION, DATED JUNE 16, 2022.
 - SITE GRADING HAS NOT BEEN ANALYZED. CURBING, SWALES AND RETAINING WALLS MAY BE REQUIRED.
 - THE LIMITS OF THE OUTDOOR STORAGE AREA IS CONCEPTUAL AND MAY BE UPDATED AS NEEDED.
 - OPEN AREA INCLUDES LANDSCAPE SETBACK AND THE COUNTY LIFT STATION AREA, POND MAINTENANCE BERM, AND SIDE GRADING AREAS.



STVA AREA = 6.96 AC
 WETLAND/CONSERV. AREA = 1.00 AC
 STORMWATER POND AREA = 1.89 AC
 OPEN SPACE = 1.18 AC
 FUTURE WAREHOUSE AREA = 2.89 AC

LEASE AREA = 7.20 AC
 WETLAND/CONSERV. AREA = 0.79 AC
 OPEN SPACE = 1.52 AC
 OUTDOOR STORAGE = 4.89 AC

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