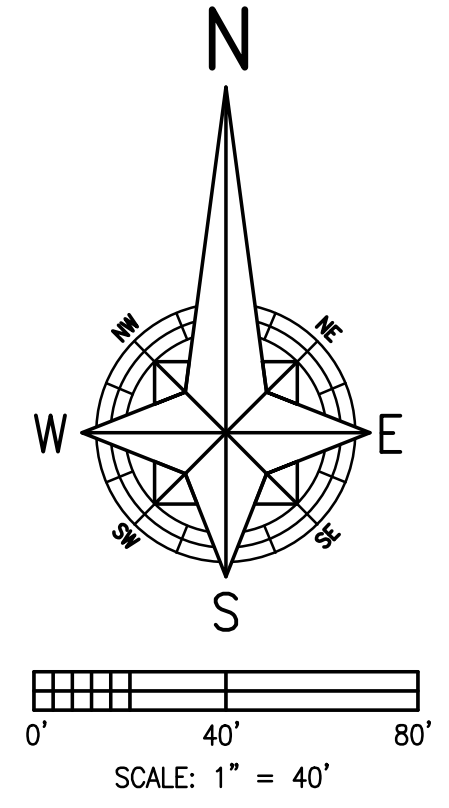
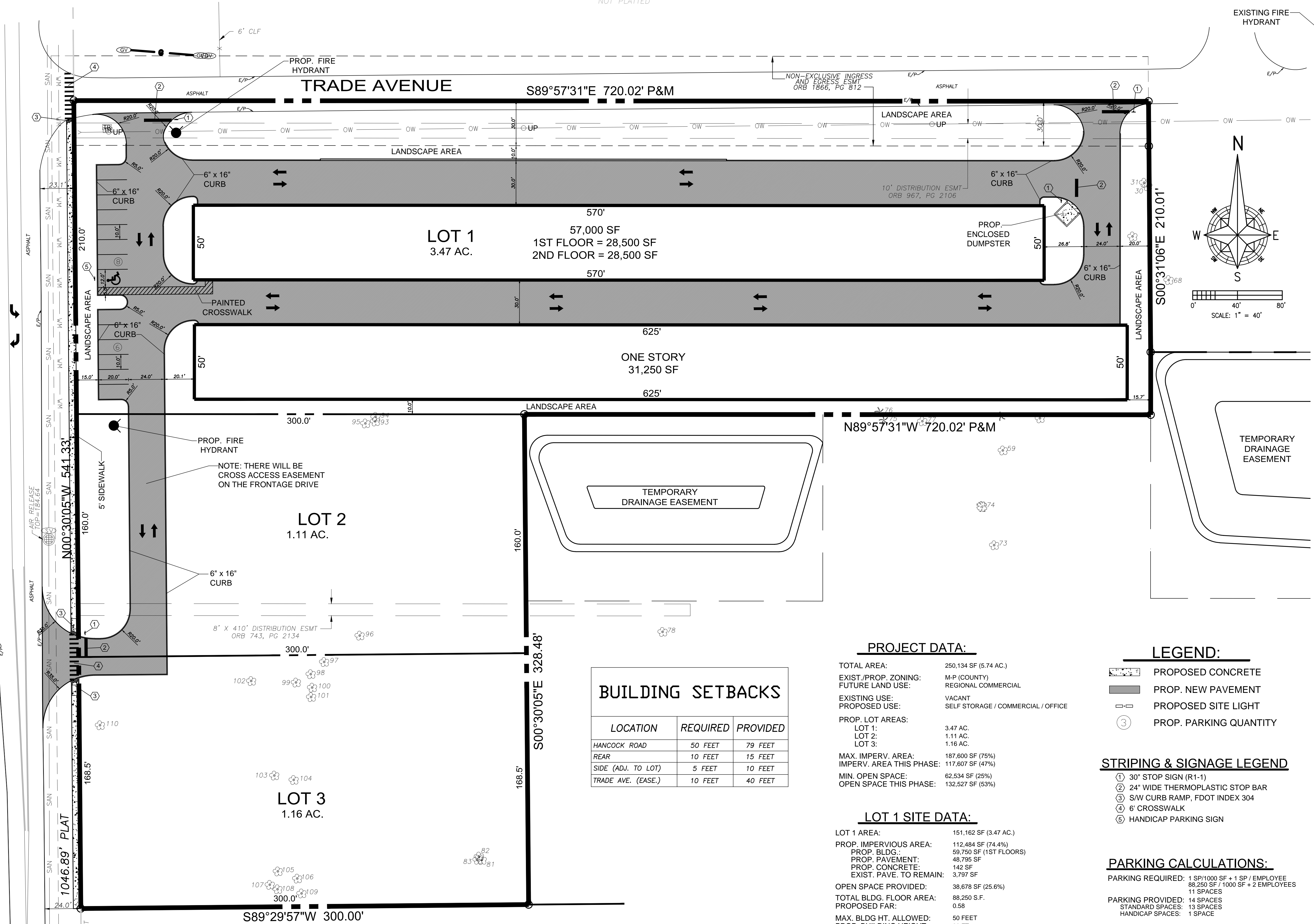


NOT PLATTED

HANCOCK ROAD 80' RW



BUILDING SETBACKS

LOCATION	REQUIRED	PROVIDED
HANCOCK ROAD	50 FEET	79 FEET
REAR	10 FEET	15 FEET
SIDE (ADJ. TO LOT)	5 FEET	10 FEET
TRADE AVE. (EASE.)	10 FEET	40 FEET

PROJECT DATA:

TOTAL AREA: 250,134 SF (5.74 AC.)
 EXIST./PROP. ZONING: M-P (COUNTY)
 FUTURE LAND USE: REGIONAL COMMERCIAL
 EXISTING USE: VACANT
 PROPOSED USE: SELF STORAGE / COMMERCIAL / OFFICE
 PROP. LOT AREAS:
 LOT 1: 3.47 AC.
 LOT 2: 1.11 AC.
 LOT 3: 1.16 AC.
 MAX. IMPERV. AREA: 187,600 SF (75%)
 IMPERV. AREA THIS PHASE: 117,607 SF (47%)
 MIN. OPEN SPACE: 62,534 SF (25%)
 OPEN SPACE THIS PHASE: 132,527 SF (53%)

LOT 1 SITE DATA:

LOT 1 AREA: 151,162 SF (3.47 AC.)
 PROP. IMPERVIOUS AREA: 112,484 SF (74.4%)
 PROP. BLDG.: 59,750 SF (1ST FLOORS)
 PROP. PAVEMENT: 48,795 SF
 PROP. CONCRETE: 142 SF
 EXIST. PAVE. TO REMAIN: 3,797 SF
 OPEN SPACE PROVIDED: 38,678 SF (25.6%)
 TOTAL BLDG. FLOOR AREA: 88,250 S.F.
 PROPOSED FAR: 0.58
 MAX. BLDG. HT. ALLOWED: 50 FEET
 PROP. BUILDING HEIGHT: 36 FT
 BLDG. CONSTRUCT. TYPE: VB, SPRINKLED

LEGEND:

- PROPOSED CONCRETE
- PROP. NEW PAVEMENT
- PROPOSED SITE LIGHT
- PROP. PARKING QUANTITY

STRIPING & SIGNAGE LEGEND

- ① 30" STOP SIGN (R1-1)
- ② 24" WIDE THERMOPLASTIC STOP BAR
- ③ S/W CURB RAMP, FDOT INDEX 304
- ④ 6' CROSSWALK
- ⑤ HANDICAP PARKING SIGN

PARKING CALCULATIONS:

PARKING REQUIRED: 1 SP/1000 SF + 1 SP / EMPLOYEE
 88,250 SF / 1000 SF + 2 EMPLOYEES
 11 SPACES
 PARKING PROVIDED: 14 SPACES
 STANDARD SPACES: 13 SPACES
 HANDICAP SPACES: 1 SPACE

DATE:	JANUARY 28, 2016
SCALE:	1" = 30'
DESIGNED:	THS
DRAWN:	SCM
CHECKED BY:	THS
JOB NO.:	15130
EMAIL:	tomskelton46@gmail.com

REVISIONS	DATE

**AMERICAN CIVIL
ENGINEERING CO.**

207 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708
 PHONE: (407) 327-7700 FAX: (407) 327-0227
 CERTIFICATE OF AUTHORIZATION NO.: 0000729

SITE PLAN
CUBESMART
@ HANCOCK ROAD
LAKE COUNTY, FLORIDA