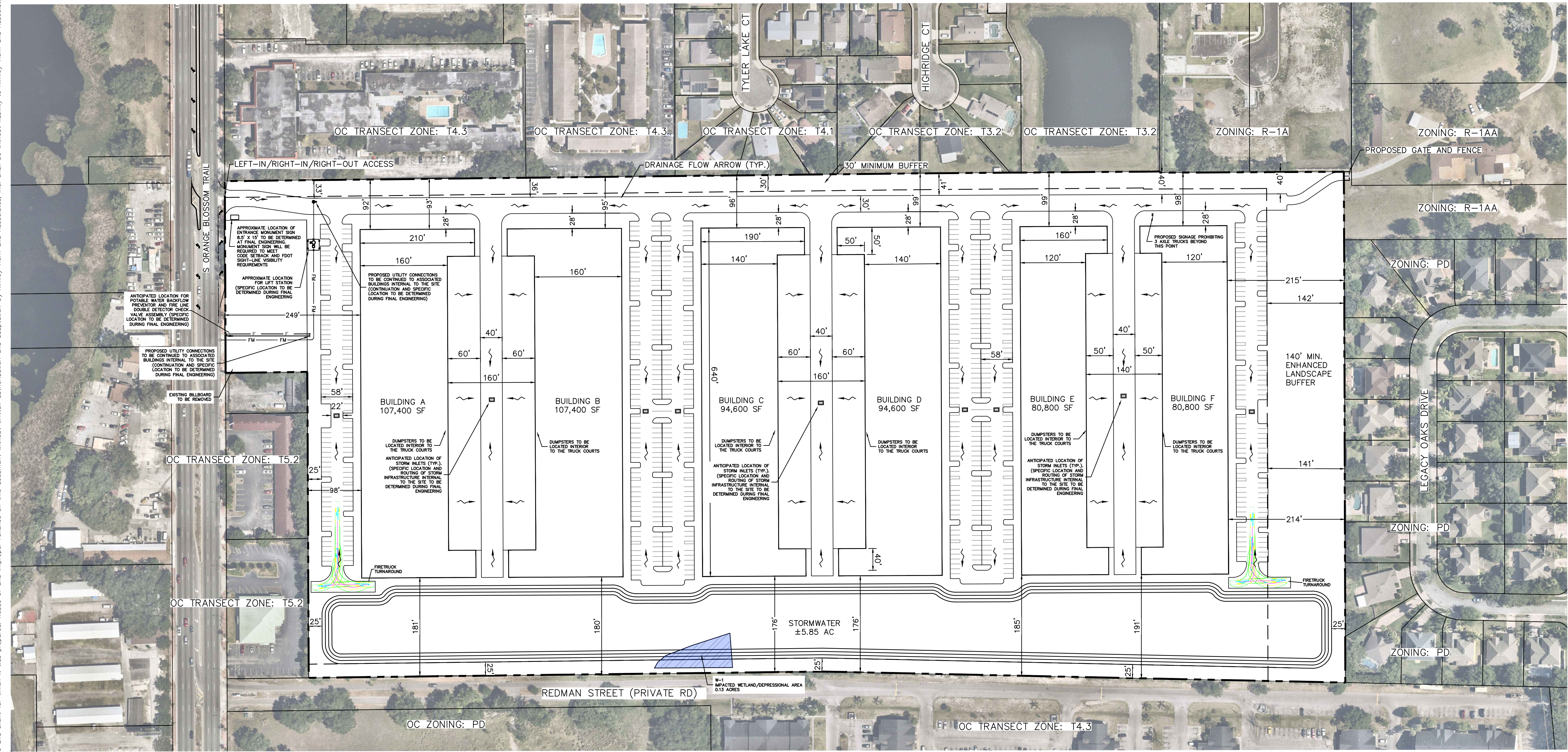
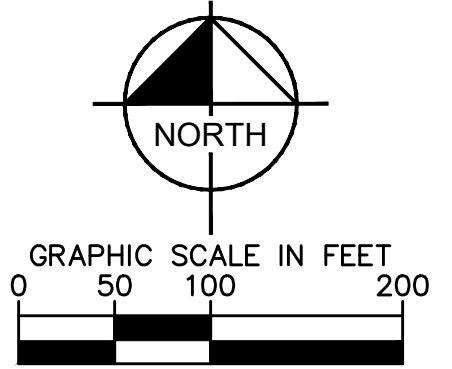


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SITE DATA:

| | |
|--|--|
| SITE AREA: | 41.43 ACRES (1,804,900 SF) |
| EXISTING ZONING: | C-1 & R-3 |
| EXISTING FUTURE LAND USE: | MEDIUM DENSITY RESIDENTIAL & COMMERCIAL |
| PROPOSED ZONING: | OC PD (COMPREHENSIVE PLAN PLANNED DEVELOPMENT) |
| PROPOSED FUTURE LAND USE: | SSP (SITE SPECIFIC PLAN) |
| PERMITTED USES: | DISTRIBUTION/LOGISTIC CENTER LIGHT ASSEMBLY/FABRICATING WHOLESALE TRADE ESTABLISHMENTS TRAINING/VOCATIONAL/BUSINESS OPERATIONS WAREHOUSING OTHER SIMILAR USES |
| SECONDARY USES: | OFFICE ANCILLARY TO PRIMARY USES |
| OPEN SPACE PROVIDED: | 13.38 AC |
| FAR: | 565,600 SF/1,804,900 SF = 0.31 |
| REQUIRED PARKING: | |
| 1 SPACE/1 BAY, 1 SPACE/1000 SF BUILDING: | 78 SPACES |
| 78 BAYS: | 566 SPACES |
| 565,600 PROPOSED BUILDING SF: | 644 SPACES |
| TOTAL SPACES REQUIRED: | 644 SPACES |
| PROVIDED PARKING: | |
| STANDARD SPACES: | 684 SPACES |
| HANDICAP SPACES: | 34 SPACES |
| TOTAL SPACES PROVIDED: | 718 SPACES |
| BUILDING REQUIREMENTS | PROPOSED |
| MINIMUM FRONT SETBACK (WEST): | 90 FT |
| MINIMUM SIDE SETBACK (NORTH): | 90 FT |
| MINIMUM SIDE SETBACK (SOUTH): | 170 FT |
| MINIMUM REAR SETBACK (EAST): | 210 FT |
| MINIMUM LOT AREA: | 12,000 SF |
| MINIMUM LOT WIDTH: | 125 FT |
| MAXIMUM BUILDING HEIGHT: | 43 FT - 1 STORY |
| PROPOSED BUILDING A & B: | 38 FT - 1 STORY |
| PROPOSED BUILDING C & D: | 29 FT (32 FT AT ENTRANCE) - 1 STORY |
| PROPOSED BUILDING E & F: | 29 FT (32 FT AT ENTRANCE) - 1 STORY |
| MAXIMUM IMPERVIOUS AREA: | 70% |

PHASING:
THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

ON-SITE VEGETATION:
THE SITE IS UNDEVELOPED AND HAS AREAS OF CANOPY TREE COVERAGE AND AREAS OF OPEN, SHRUBBY/GRASSY LAND. A FEW PATCHES OF BARE SAND ARE VISIBLE.

SITE LIGHTING:
ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH CHAPTER 102 SECTION 102-23 EXTERIOR LIGHTING STANDARDS AND ALL CURRENT APPLICABLE CITY OF EDGEWOOD STANDARDS.

WILDLIFE:
DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN.

SIGNAGE:
THE GENERAL LOCATION OF ENTRANCE MONUMENT SIGNAGE IS DEPICTED ON THE SITE PLAN AND IS SUBJECT TO CHANGE DURING FINAL ENGINEERING. SIGNAGE SHALL COMPLY WITH CHAPTER 122 OF THE EDGEWOOD LAND DEVELOPMENT CODE, AS MAY BE AMENDED. TENANT SIGNS ARE NON-ILLUMINATED. REFER TO THE SIGN PLAN INCLUDED AS AN EXHIBIT WITHIN THIS SUBMITTAL PACKAGE FOR DETAILS.

LANDSCAPE:
LANDSCAPE BUFFERS SHALL BE PROVIDED AS SHOWN BELOW AND IDENTIFIED ON THE SITE PLAN.
NORTH: 30 FT. MIN. (TYPE B OPAQUE BUFFER)
SOUTH: 25 FT. MIN. (TYPE B OPAQUE BUFFER)
EAST: 140 FT. MIN. (TYPE A OPAQUE BUFFER)
WEST: 7 FT. MIN. (PER SEC. 114-4.1)

TREE PRESERVATION:
TREE PROTECTION PLAN TO BE PROVIDED AT FINAL CONSTRUCTION DOCUMENT APPROVAL. REFER TO THE DEVELOPMENT AGREEMENT FOR METHODOLOGY.

WETLANDS:
A SMALL AREA OF POTENTIALLY JURISDICTIONAL WETLAND WAS IDENTIFIED ON THE PROPERTY, AS DEPICTED ON THE SITE PLAN. REGULATORY APPROVALS, IF REQUIRED, WILL BE OBTAINED PRIOR TO SITE DEVELOPMENT.

ACCESS:
FDOT ACCESS PERMIT SHALL BE REQUIRED ON S. ORANGE BLOSSOM TRAIL. ONE EXISTING CURB-CUT ALONG S. ORANGE BLOSSOM TRAIL WILL BE REMOVED, WHILE ONE CURB CUT WILL BE UPGRADED TO A COMMERCIAL DRIVEWAY. THE DIRECTIONAL MEDIAN OPENING MAY BE MODIFIED TO IMPROVE THE ALIGNMENT BETWEEN THE TURN LANE AND PROPERTY DRIVEWAYS. A NORTHBOUND DECELERATION LANE MAY BE INSTALLED IF WARRANTED.

REFUSE STORAGE:
DUMPSTERS WILL BE LOCATED INTERIOR TO THE SITE WITHIN THE TRUCK COURTS AND SCREENED BY THE BUILDINGS AND DUMPSTER ENCLOSURES. THE GENERAL LOCATION IS SHOWN ON THE SITE PLAN.

ESTIMATED NEEDED FIRE FLOW:

| Building A & B | |
|---|-----------|
| per NFPA 1 Uniform Fire Code Handbook, 2021 Edition | |
| Building Fire Area (SF) = | 107,400 |
| Building Type (per NFPA 220) = | II(000) |
| Associated Min. Required Fire Flow = | 7,000 |
| <small>(per Table H.5.1 of the NFPA Uniform Fire Code Handbook)</small> | |
| Fire Sprinkler - Yes or No = | YES |
| <small>(75% fire sprinkler credit, if applicable)</small> | |
| Minimum Calculated Fire Flow = | 1,750 GPM |
| Minimum Fire Flow per NFPA = | 1,750 GPM |
| Fire Flow Provided = | 1,750 GPM |
| <small>*Fire Flow estimates are per individual building</small> | |
| Building C & D | |
| per NFPA 1 Uniform Fire Code Handbook, 2021 Edition | |
| Building Fire Area (SF) = | 94,600 |
| Building Type (per NFPA 220) = | II(000) |
| Associated Min. Required Fire Flow = | 6,500 |
| <small>(per Table H.5.1 of the NFPA Uniform Fire Code Handbook)</small> | |
| Fire Sprinkler - Yes or No = | YES |
| <small>(75% fire sprinkler credit, if applicable)</small> | |
| Minimum Calculated Fire Flow = | 1,625 GPM |
| Minimum Fire Flow per NFPA = | 1,625 GPM |
| Fire Flow Provided = | 1,625 GPM |
| <small>*Fire Flow estimates are per individual building</small> | |
| Building E & F | |
| per NFPA 1 Uniform Fire Code Handbook, 2021 Edition | |
| Building Fire Area (SF) = | 80,800 |
| Building Type (per NFPA 220) = | II(000) |
| Associated Min. Required Fire Flow = | 6,000 |
| <small>(per Table H.5.1 of the NFPA Uniform Fire Code Handbook)</small> | |
| Fire Sprinkler - Yes or No = | YES |
| <small>(75% fire sprinkler credit, if applicable)</small> | |
| Minimum Calculated Fire Flow = | 1,500 GPM |
| Minimum Fire Flow per NFPA = | 1,500 GPM |
| Fire Flow Provided = | 1,500 GPM |
| <small>*Fire Flow estimates are per individual building</small> | |

UTILITY PROVIDERS:
POTABLE WATER: ORLANDO UTILITIES COMMISSION
SANITARY WATER: ORANGE COUNTY UTILITIES
RECLAIMED WATER: NOT AVAILABLE. IRRIGATION SOURCE IS POTABLE WATER.
POWER: DUKE ENERGY
CABLE/TELEPHONE: CHARTER / AT&T

NOTE: THE CONTINUATION OF POTABLE WATER AND FIRE MAIN WILL BE SHOWN AT FINAL ENGINEERING.

OWNERSHIP/MAINTENANCE NOTES:
1. STORMWATER OPERATIONS AND MAINTENANCE TO BE OWNED AND MAINTAINED BY PROPERTY OWNER.
2. ALL INTERNAL PRIVATE DRIVEWAYS TO BE OWNED AND MAINTAINED BY PROPERTY OWNER.
3. WATER AND SEWER UTILITIES ONSITE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

Kimley >>> Horn
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LICENSED PROFESSIONAL
KHA PROJECT 049004001
DATE 11/05/2024
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

REVISIONS
No. DATE BY

SITE PLAN

EDGEWOOD PARK OF COMMERCE
ORANGE COUNTY FLORIDA

SHEET NUMBER DP2.0