

FLOOD_ZONE
 FLOOD_ZONE X PER FEMA F.I.R.M. PANEL No. 12095C0440F DATED: 09/25/2009.

SOILS
 03 - BASINGER FINE, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES, HSG TYPE 'A/D'
 44 - SMYRNA-SMYRNA, WET, FINE SAND, 0 TO 2 PERCENT SLOPES, HSG TYPE 'A/D'

LEGEND

CONCRETE PAVEMENT

HEAVY DUTY ASPHALT PAVEMENT

WETLAND STATEMENT
 THERE IS A WETLAND WITHIN THE PROJECT SITE.

LANDSCAPING AND TREE PROTECTION NOTES:

- LANDSCAPING SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF ORLANDO REQUIREMENT.
- ALL TREES TO BE SAVED SHALL BE PROTECTED PER CITY OF ORLANDO REQUIREMENTS.

FUTURE LAND USE CONSERVATION ZONING CONSERVATION

SITE DATA
 PROPERTY LOCATION: 10701 CENTRAL PORT DR, ORLANDO, FL

OVERALL SITE 43.98± ACRES
SITE AREA 1-G
PROPERTY ZONING 1-G
FUTURE LAND USE INDUSTRIAL

PROJECT SITE 12.22± ACRES
PROJECT AREA 1-G
PROPERTY ZONING 1-G
FUTURE LAND USE INDUSTRIAL

EXISTING USE: INDUSTRIAL DISTRIBUTION I (WAREHOUSING)
PROPOSED USE: 171,780 S.F. WAREHOUSE/WAREHOUSE DISTRIBUTION/OFFICE

FLOOR AREA RATIO (ALLOWABLE): 0.70
FLOOR AREA RATIO (PROPOSED): (16.43 AC/ 43.98 AC) 0.37

NEW BUILDING SITE DATA
BUILDING HEIGHT (ALLOWABLE): 75' **BUILDING HEIGHT (PROPOSED):** <75'
BUILDING TYPE OF CONSTRUCTION: TYPE II B

BUILDING SETBACKS

SIDE	REQUIRED	PROPOSED
SIDE (EAST)	0' OR 3'	170'
REAR (SOUTH)	10'	191.6'
FRONT (NORTH)	0'	115.4'
SIDE (WEST)	0' OR 3'	93.2'

BUFFERS YARDS

PROPOSED USE	INTENSITY CLASS	ABUTTING USE	INTENSITY CLASS	REQUIRED BUFFER
WAREHOUSE	V	SOUTH: INDUSTRIAL & VACANT LAND	V	NONE
WAREHOUSE	V	NORTH: INDUSTRIAL LAND	V	NONE
WAREHOUSE	V	EAST: INDUSTRIAL FACILITY	V	NONE
WAREHOUSE	V	WEST: INDUSTRIAL FACILITY	V	NONE

PROJECT PHASING
 THE PROJECT WILL BE DEVELOPED IN ONE PHASE.

PARKING (WAREHOUSE ADDITION)

TYPE	OFFICE (APPROXIMATE)	WAREHOUSE/STORAGE	TOTAL
REQUIRED (MIN.)	17,178 S.F. x (2.5 SPACES PER 1,000 S.F.)	154,602 S.F. x (0.25 SPACE PER 1,000 S.F.)	43 SPACES
REQUIRED (MAX.)	17,178 S.F. x (4 SPACES PER 1,000 S.F.)	154,602 S.F. x (3.5 SPACES PER 1,000 S.F.)	69 SPACES
PROVIDED	150 SPACES	15 SPACES	165 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	150 SPACES
HANDICAP PARKING	6 SPACES
TOTAL PARKING PROVIDED	156 SPACES
TOTAL BICYCLE PARKING PROVIDED	8 SPACES
TOTAL EV PARKING PROVIDED (10% OF TOTAL SPACES PROVIDED, ROUND DOWN)	15 SPACES

PARKING (EXISTING)

STANDARD PARKING SPACES	275 SPACES
HANDICAP PARKING	5 SPACES
TOTAL PARKING PROVIDED	280 SPACES

SITE AREA CALCULATIONS (OVERALL EXISTING SITE)

EXISTING BUILDINGS FOOTPRINT	544,067 ±S.F.		
ASPHALT PAVING	519,438 ±S.F.		
SIDWALK & CONCRETE	129,288 ±S.F.		
IMPERVIOUS AREA	1,192,793 ±S.F.	27.38 ±AC.	62.26 %
PERVIOUS AREA	723,064 ±S.F.	16.60 ±AC.	37.74 %
TOTAL SITE AREA	1,915,857 ±S.F.	43.98 ±AC.	100.00 %

FLOOR AREA RATIO: (544,067 SF/43,560 SF)/43.98 AC = 0.28

SITE AREA CALCULATIONS (PROPOSED)

BUILDING FOOTPRINT	171,780 ±S.F.		
ASPHALT PAVING	116,093 ±S.F.		
SIDWALK & CONCRETE	48,275 ±S.F.		
IMPERVIOUS AREA	336,148 ±S.F.	7.72 ±AC.	63.18 %
PERVIOUS AREA	196,217 ±S.F.	4.50 ±AC.	36.82 %
TOTAL SITE AREA	532,365 ±S.F.	12.22 ±AC.	100.00 %

FLOOR AREA RATIO: (171,780 SF/43,560 SF)/12.22 AC = 0.32

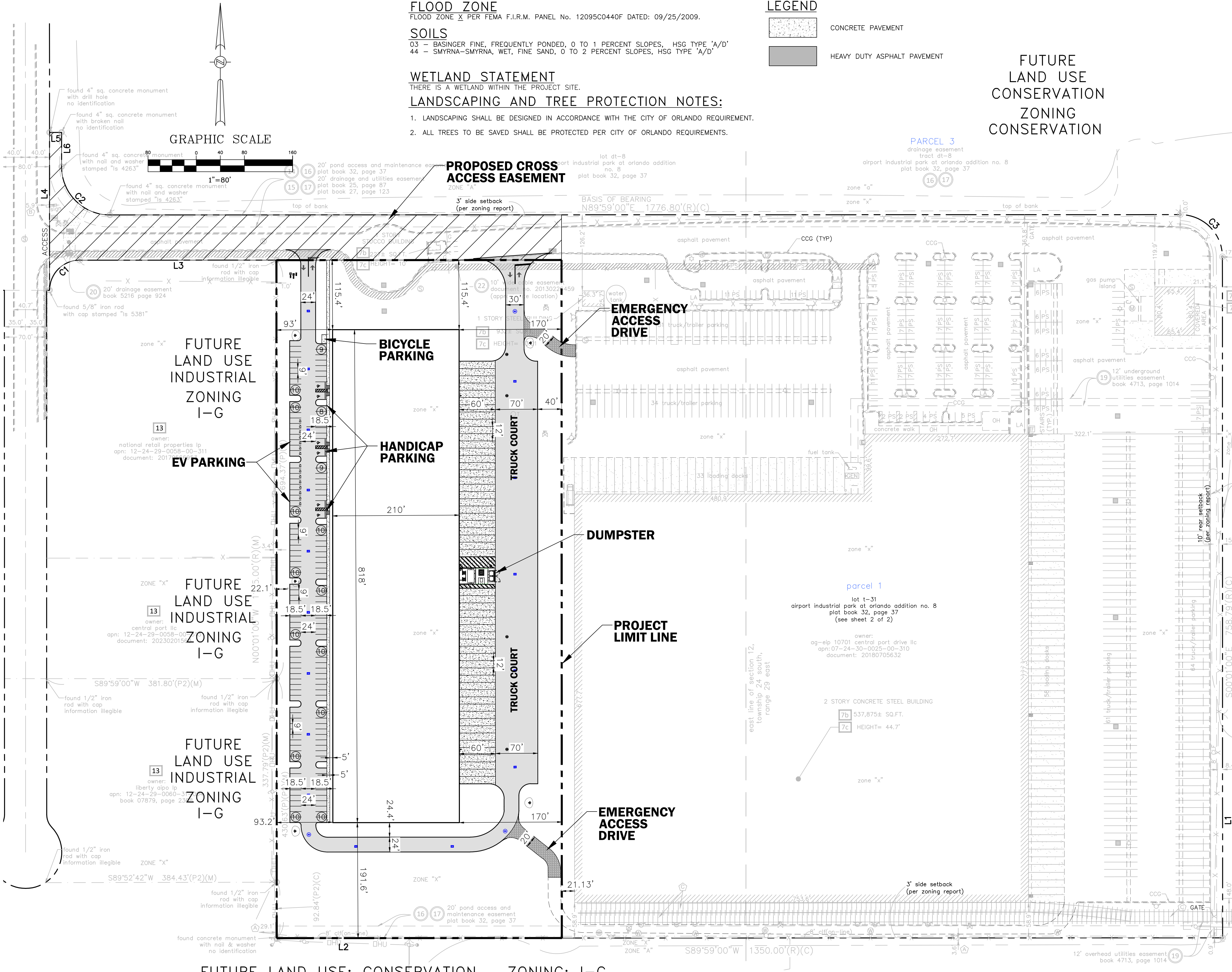
SITE AREA CALCULATIONS (OVERALL TOTAL EXISTING & PROPOSED SITE)

BUILDINGS FOOTPRINT (EXISTING & PROPOSED)	715,847 ±S.F.		
ASPHALT PAVING (EXISTING & PROPOSED)	635,531 ±S.F.		
SIDWALK & CONCRETE (EXISTING & PROPOSED)	177,563 ±S.F.		
IMPERVIOUS AREA	1,529,041 ±S.F.	35.10 ±AC.	79.81 %
PERVIOUS AREA	386,816 ±S.F.	8.88 ±AC.	20.19 %
TOTAL SITE AREA	1,915,857 ±S.F.	43.98 ±AC.	100.00 %

FLOOR AREA RATIO: (715,847 SF/43,560 SF)/43.98 AC = 0.37

MAXIMUM IMPERVIOUS REQUIREMENTS

ALLOWABLE IMPERVIOUS SURFACE RATIO - ISR - CITY OF ORLANDO	0.90
PROPOSED IMPERVIOUS SURFACE RATIO - ISR - SFWMD	0.80
PROPOSED IMPERVIOUS SURFACE RATIO - ISR (SEE SITE AREA CALCULATIONS ABOVE)	0.80



FUTURE LAND USE: CONSERVATION ZONING: I-G

MASTER PLAN
 AIPO T-31 LOT
 WAREHOUSE EXPANSION
 ORLANDO, FLORIDA

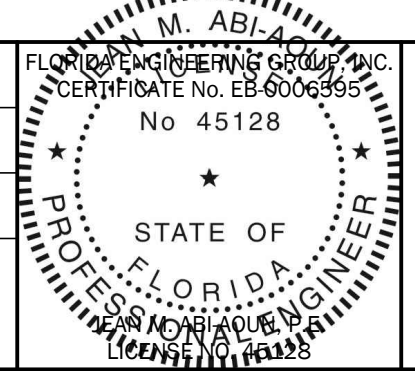


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MASTER SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	WA	JAA	JAA

PROJECT NO.	24-077
SCALE	1"=80'
DATE	OCTOBER 31, 2024
SHEET NO.	C-4
SHEET	4 OF 8



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DATE	REVISIONS	BY	CHECKED