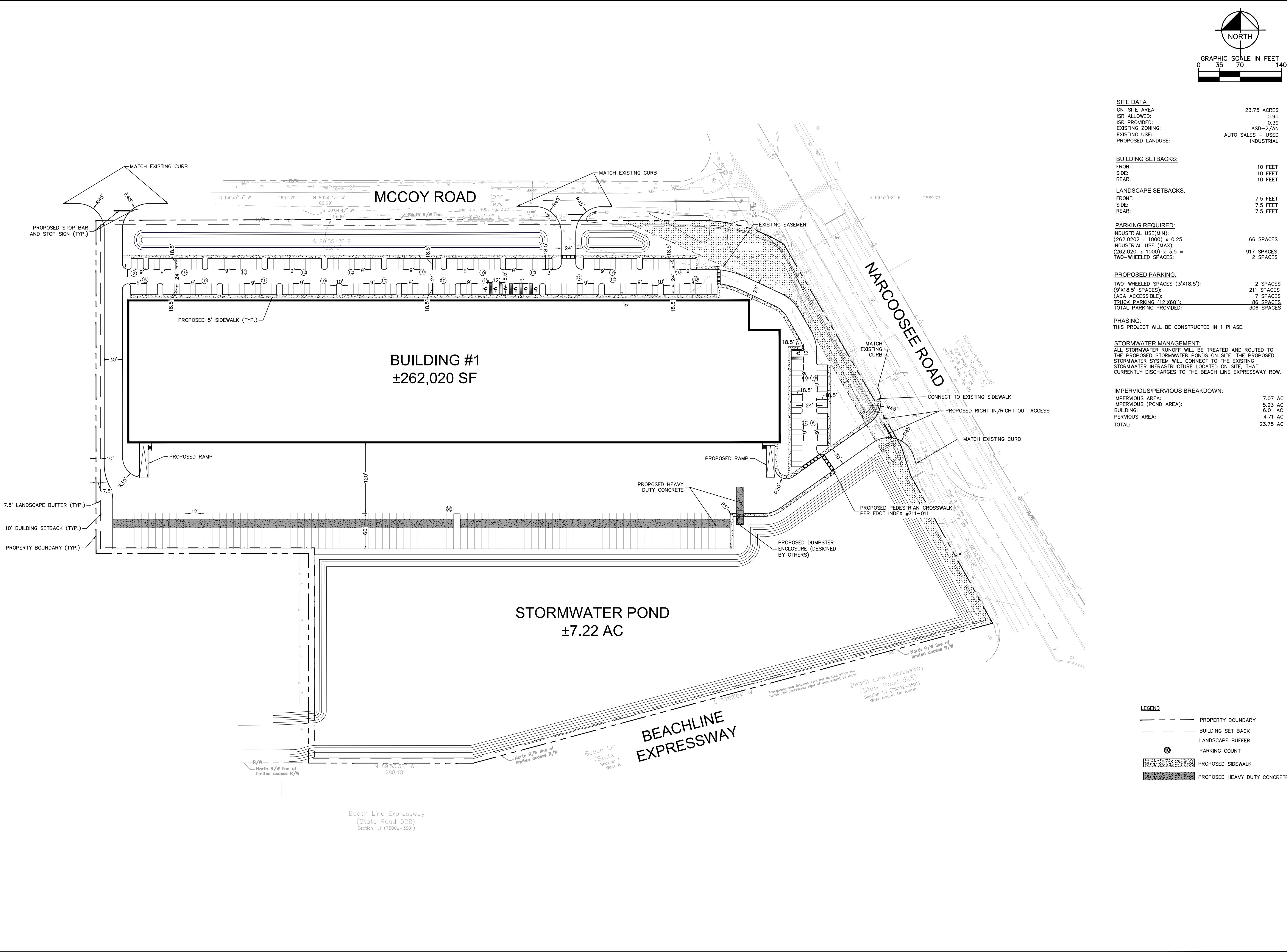


Plotted By: Washington, Jovani. Sheet: Set NARCOOSSEE RD. INDUSTRIAL. Layout: MP1.0 - EXISTING CONDITIONS PLAN. July 26, 2021. 10:01:24am. K:\ORL\Civil\249012000-Narcoossee Rd Distribution\ADD MP\PLANSHEETS\MP1.0-SITE PLAN.dwg

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:
ON-SITE AREA: 23.75 ACRES
ISR ALLOWED: 0.90
ISR PROVIDED: 0.39
EXISTING ZONING: ASD-2/AN
EXISTING USE: AUTO SALES - USED
PROPOSED LANDUSE: INDUSTRIAL

BUILDING SETBACKS:
FRONT: 10 FEET
SIDE: 10 FEET
REAR: 10 FEET

LANDSCAPE SETBACKS:
FRONT: 7.5 FEET
SIDE: 7.5 FEET
REAR: 7.5 FEET

PARKING REQUIRED:
INDUSTRIAL USE (MIN):
(262,020 ± 1000) x 0.25 = 66 SPACES
INDUSTRIAL USE (MAX):
(262,020 ± 1000) x 3.5 = 917 SPACES
TWO-WHEELED SPACES: 2 SPACES

PROPOSED PARKING:
TWO-WHEELED SPACES (3'x18.5'):
(9'x18.5' SPACES): 211 SPACES
(ADA ACCESSIBLE): 7 SPACES
TRUCK PARKING (12'x60'):
TOTAL PARKING PROVIDED: 306 SPACES

PHASING:
THIS PROJECT WILL BE CONSTRUCTED IN 1 PHASE.

STORMWATER MANAGEMENT:
ALL STORMWATER RUNOFF WILL BE TREATED AND ROUTED TO THE PROPOSED STORMWATER PONDS ON SITE. THE PROPOSED STORMWATER SYSTEM WILL CONNECT TO THE EXISTING STORMWATER INFRASTRUCTURE LOCATED ON SITE, THAT CURRENTLY DISCHARGES TO THE BEACH LINE EXPRESSWAY ROW.

IMPERVIOUS/PERVIOUS BREAKDOWN:
IMPERVIOUS AREA: 7.07 AC
IMPERVIOUS (POND AREA): 5.93 AC
BUILDING: 6.01 AC
PERVIOUS AREA: 4.71 AC
TOTAL: 23.75 AC

KHA PROJECT 249012000		DATE JULY 26, 2021		LICENSED PROFESSIONAL TYLER S. SUDETH, P.E.	
SCALE AS SHOWN		DESIGNED BY TSS		FLORIDA LICENSE NUMBER 84820	
DRAWN BY KCN		CHECKED BY TSS		DATE: 07/26/2021	
CONCEPTUAL SITE PLAN				NARCOOSSEE RD. INDUSTRIAL	
CITY OF ORLANDO				FLORIDA	
SHEET NUMBER MP1.0				REVISIONS	
				BY DATE	