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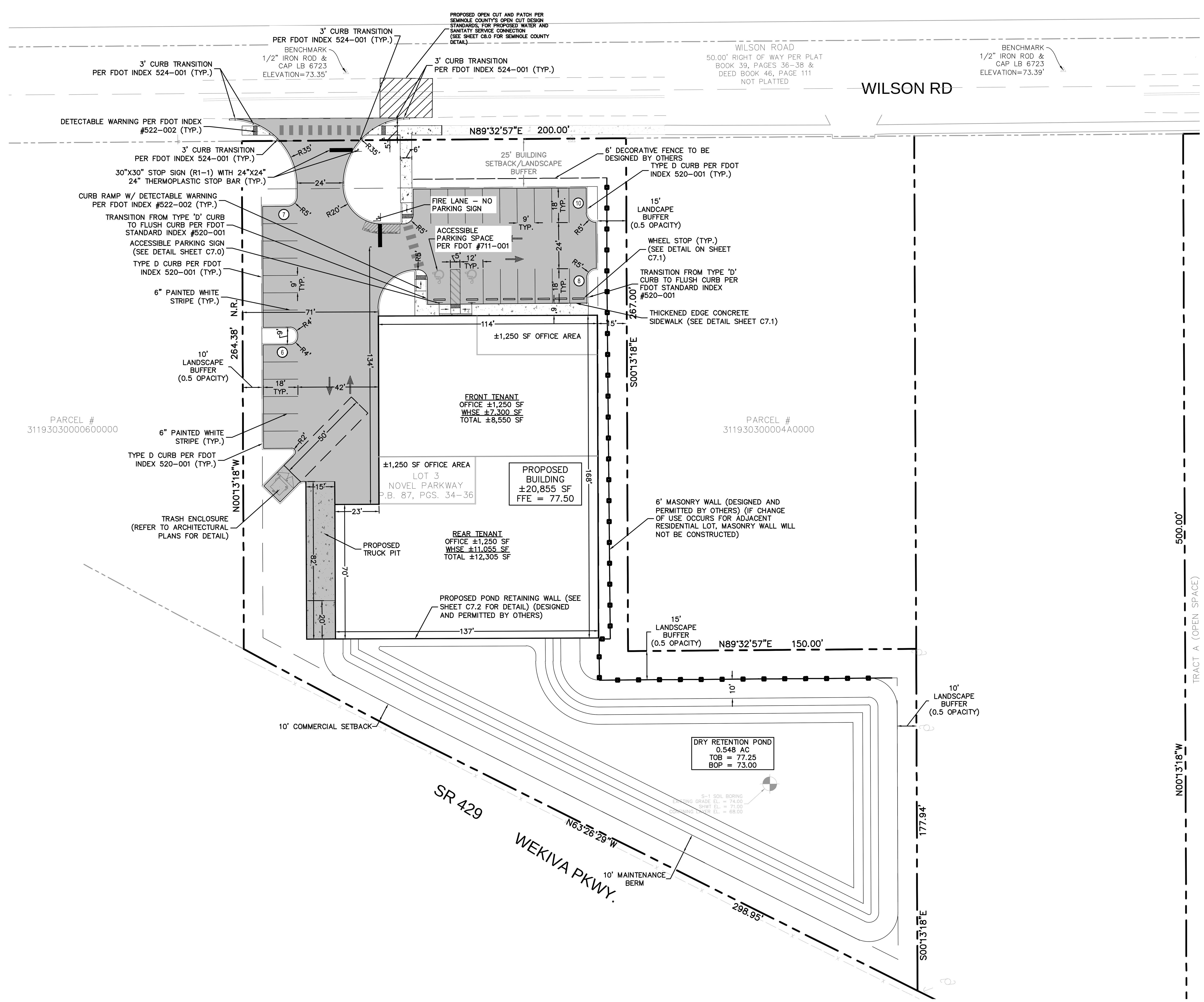

SITE DATA:

NOVEL PARKWAY OVERALL PD DEVELOPMENT DATA PER DEVELOPMENT ORDER 20-20500012:

OVERALL PD PROJECT AREA:	± 14.75 ACRES
LOT 1:	± 11.90 ACRES
LOT 2:	± 0.91 ACRES
LOT 3:	± 1.94 ACRES
ZONING:	PD PLANNED DEVELOPMENT
FUTURE LAND USE:	PD PLANNED DEVELOPMENT

NOVEL PARKWAY FUTURE LAND USE

WESTERN ABUTTING PARCEL	AGRICULTURE
EASTERN ABUTTING PARCEL	AGRICULTURE

LOT 3 SITE DATA:

PARCEL NUMBER	31-19-30-515-0000-0030
ON-SITE AREA:	1.94 ACRES
IMPERVIOUS AREA:	0.96 AC (49.5%)
PERVIOUS AREA:	0.98 AC (50.5%)
EXISTING ZONING:	PLANNED DEVELOPMENT
FLOOD ZONE:	X

PERMITTED USES

BUILDING AREA	±20,855 SF
PROPOSED USE:	WAREHOUSE
PERMITTED USES:	

TARGET INDUSTRY USES AND C-1 USES PLUS THE FOLLOWING:
PROFESSIONAL OFFICE; MEDICAL FACILITIES; PHARMACIES AND MEDICAL MARIJUANA FACILITIES; MICROBREWERY; WINE SHOP; RESTAURANTS W/DRIVE THRU; AND A LIQUOR STOR ASSOCIATED WITH A SUPERMARKET. A SPECIAL EXCEPTION APPROVAL SHALL NOT BE REQUIRED FOR THE FOREGOING ALCOHOLIC BEVERAGE ESTABLISHMENTS

BUILDING HEIGHT

MAXIMUM ALLOWABLE BUILDING HEIGHT:	35' FT
PROPOSED BUILDING HEIGHT:	1 STORY

FLOOR AREA RATIO

(F.A.R.) ALLOWED:	0.35
BUILDING	0.24

IMPERVIOUS SURFACE RATIO CALCULATION:

ISR ALLOWED:	1.46 AC (75.0%)
PARKING	0.49 AC
SIDEWALKS	0.01 AC
BUILDING FOOTPRINT	0.46 AC
ISR PROVIDED:	0.96 AC (49.5%)

OPEN SPACE:
THE NOVEL PARKWAY PD CONSISTS OF 3 LOTS; PER DEVELOPMENT ORDER #20-20500012 THE DEVELOPMENT MUST PROVIDE A MINIMUM OF 25% COMMON USABLE OPEN SPACE FOR THE OVERALL PD. OPEN SPACE MAY BE SHARED BETWEEN LOTS TO MEET THE MINIMUM REQUIREMENT.
A MINIMUM OF 25% OPEN SPACE (3.69 ACRES) SHALL BE PROVIDED FOR THE OVERALL MIXED-USE PD. EXCESS OPEN SPACE PROVIDED ON A LOT SHALL BE ALLOWED TO BE TRANSFERRED BETWEEN LOTS TO MEET THE MINIMUM REQUIREMENT. ALL BUFFERS, PASSIVE AND ACTIVE RECREATIONS AREAS, GREEN SPACE, AND AMENITIZED STORMWATER MANAGEMENT PONDS SHALL RECEIVE 100% CREDIT TOWARDS OPEN SPACE REQUIREMENT.
OPEN SPACE PROVIDED ON LOT 1 = 4.34 ACRES
OPEN SPACE PROVIDED ON LOT 2 = 0.39 ACRES
SURPLUS OPEN SPACE AVAILABLE FOR TRANSFER = 1.53 ACRES

REQUIRED OPEN SPACE:	0.49 AC (25.0%)
PROVIDED OPEN SPACE:	0.98 AC (50.5%)

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

MINIMUM REQUIRED SETBACKS:
LANDSCAPE BUFFERS:

MINIMUM	NORTH:	25 FT
	EAST:	15 FT
	SOUTH:	N/A
	WEST:	10 FT
PROVIDED	NORTH:	25 FT
	EAST:	15 FT
	SOUTH:	N/A
	WEST:	15 FT

BUILDING:

MINIMUM	NORTH:	25 FT
	EAST:	10 FT
	WEST:	10 FT
	SOUTH:	10 FT
PROVIDED	NORTH:	94 FT
	EAST:	15 FT
	WEST:	75 FT
	SOUTH:	10 FT

REQUIRED PARKING:

OFFICE 1 SPACE / 250 SF (2,500 / 250 = 10)	10 SPACES
WAREHOUSE 1 SPACE / 1,000 SF (18,355 / 1,000 = 19)	19 SPACES
1 SPACE / 2 EMPLOYEES (4 EMPLOYEES / 2)	2 SPACES
TOTAL PARKING REQUIRED:	31 SPACES
STANDARD PARKING PROVIDED (9' X 18'):	29 SPACES
HANDICAP PARKING PROVIDED (12' X 18):	2 SPACES
TOTAL PARKING PROVIDED:	31 SPACES

PARKING NOTE: PER MASTER DEVELOPMENT PLAN FOR NOVEL PARKWAY LOT 3 COMMERCIAL STANDARDS: PARKING SPACES SHALL BE A MINIMUM WIDTH OF 9 FT X 18 FT IN DEPTH. SHARED PARKING SHALL BE ALLOWED BETWEEN RESIDENTIAL AND COMMERCIAL USES TO MEET REQUIRED PARKING QUANTITIES UNLESS OTHERWISE NOTED.

NOTES:

1. ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. SEE TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. SEE TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
5. SEE MEP PLANS FOR ELECTRICAL DRAWINGS.
6. ALL DISTURBED AREAS WITHIN FDOT RIGHT-OF-WAY TO BE SODDED UPON COMPLETION OF CONSTRUCTION.
7. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
8. ANY SIDEWALK FRONTING THE PROPERTY THAT IS CRACKED, DAMAGED OR UNSTABLE AND IS CREATING ADA TRIP HAZARD MUST BE REPLACED BY SECTION, USING 2020-21 FDOT STANDARD PLANS INDEX #520-001, #522-001 AND #522-002 FOR THE CONSTRUCTION OF SIDEWALK AND MEET CURRENT ADA STANDARDS. ALL CONCRETE PLACED IN THE RIGHT OF WAY SHALL BE A MINIMUM OF 6" THICK, FDOT CLASS 1 NON-STRUCTURAL, 2500 PSI CONCRETE WITH FIBER MESH MATERIAL FROM A STATE APPROVED PLANT.
9. A TEMPORARY CONSTRUCTION FENCE NOT EXCEEDING 8 FEET IN HEIGHT MAY BE ERECTED DURING CONSTRUCTION IN ANY DISTRICT. SUCH FENCE SHALL BE REMOVED PRIOR TO ANY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION BEING APPROVED.
10. THE DEVELOPMENT IS REQUIRED TO CONNECT TO SEMINOLE COUNTY PUBLIC UTILITIES FOR WATER AND SEWER
11. ALL WORK WITHIN THE FDOT RIGHT OF WAY SHALL CONFORM TO THE MOST CURRENT DEPARTMENT STANDARDS AND SPECIFICATIONS OR PROOF OF TRANSFER.
12. IN ACCORDANCE WITH THE NOVEL PARKWAY PD DEVELOPMENT ORDER #20-20500012 AND ASSOCIATED MASTER DEVELOPMENT PLAN; BUFFERING BETWEEN INTERNAL LOT LINES SHALL NOT BE REQUIRED WHEN LOTS/USES ARE SEPARATED BY ACCESS PARKING AND/OR DRIVEWAYS.
13. NOVEL PARKWAY PD LOT 3 PROHIBITED USES: 24-HOUR RESTAURANTS; CONVENIENCE STORES OR MARKETS; GASOLINE/FUEL PUMPS; CAR WASH; AUTOMOBILE SERVICE OR REPAIR; TIRE SALES AND INSTALLATION; AMUSEMENT AND COMMERCIAL RECREATION; THEATERS; ADULT ENTERTAINMENT; STANDALONE BARS AND COCKTAIL LOUNGES; PRIVATE CLUBS AND LODGES; NIGHT CLUBS; TOBACCO STORES AND SMOKE SHOPS AND LOUNGES; OUTDOOR ADVERTISING SIGNS; FUNERAL HOMES; SELF OR FULL-SERVICE LAUNDRIES; PARKING GARAGES OR LOTS; AUTOMOBILE SALES WITH AND WITHOUT REPAIR FACILITIES; ALL COMMUNICATION TOWERS; HOSPITALS, NURSING HOMES, AND ASSISTED LIVING FACILITIES; LIVING QUARTERS IN CONJUCTION WITH COMMERCIAL USES OCCUPIED BY OWNER, OPERATOR, OR EMPLOYEE; SERVICE STATIONS OR MECHANICAL GARAGES; PUBLIC UTILITY STRUCTURES; LONG TERM PARKING OF SEMI TRAILER AND CARGO TRAILERS; RADIO AND T.V. BROADCASTING STUDIOS, EXCLUDING TOWERS; SELF STORAGE.
14. NOVEL PARKWAY PD STATES THAT LOT 3 RESIDENTIAL BUFFERYARD TO BE ELIMINATED AND A 10' SETBACK WILL APPLY IF THERE IS A CHANGE IN USE TO THE ADJACENT RESIDENTIAL LOT, PRIOR TO THE DEVELOPMENT OF LOT 3,
15. THE DEVELOPER MUST PROVIDE A PEDESTRIAN CIRCULATION SYSTEM GIVING ACCESS TO ALL PORTIONS OF THE DEVELOPMENT AS WELL AS CONNECTING TO THE EXISTING SIDEWALKS OUTSIDE OF THE DEVELOPMENT. SIDEWALKS LESS THAN FIVE (5) FEET ALONG ARTERIAL OR SIX (6) FEET ALONG COLLECTOR ROADS WILL BE BROUGHT INTO COMPLIANCE WITH SEMINOLE COUNTY REGULATIONS. BROKEN SIDEWALKS WITHIN THE COUNTY RIGHT-OF-WAY ADJACENT TO THE DEVELOPMENT WILL BE REPAIRED OR REPLACED.
16. THE ONSITE DUMPSTER WILL MEET THE REQUIREMENTS OF SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1233 – MISCELLANEOUS DESIGN STANDARDS.
17. ALL LIGHTING WILL MEET THE REQUIREMENTS OF SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1234 – OUTDOOR LIGHTING REQUIREMENTS.
18. THE SUBJECT DEVELOPMENT IS WITHIN THE COUNTY'S URBAN BEAR MANAGEMENT AREA AND MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 258 OF THE SEMINOLE COUNTY CODE OF ORDINANCES (215-33).
19. ALL PROJECT SIGNAGE MUST COMPLY WITH THE SEMINOLE COUNTY LAND DEVELOPMENT CODE.
20. NO WETLAND AREAS WERE IDENTIFIED ON-SITE PER TERRACON, ENVIRONMENTAL PLANNING SERVICES REPORT, DATED FEB. 14, 2020
21. WATER AND SEWER SERVICE TO BE PROVIDED BY SEMINOLE COUNTY.
22. REUSE SERVICE SHALL BE PROVIDED BY SEMINOLE COUNTY, IF AVAILABLE.
23. ALL PROPOSED UTILITY LINES SHALL BE DESIGNED TO MEET SEMINOLE COUNTY REQUIREMENTS.
24. UTILITY EASEMENTS DEDICATED TO SEMINOLE COUNTY SHALL BE PROVIDED OVER ALL PUBLIC WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
25. FIRE PROTECTION WILL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH ALL APPLICABLE SEMINOLE COUNTY CODES AND REGULATIONS.
26. AT A MINIMUM, LANDSCAPING WILL COMPLY WITH CHAPTER 30, PART 67 OF THE SMINOLE COUNTY LAND DEVELOPMENT CODE, UNLESS OTHERWISE NOTED.
27. ALL OUTDOOR LIGHTING SHALL BE FULLY SHIELDED AND IMPLEMENT DARK SKY LIGHTING IN ACCORDANCE WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE, WITHOUT EXCEPTION OR EXEMPTION.
28. A PEDESTRIAN, BICYCLE, AND VEHICULAR LINKAGE PLAN SHALL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN. INTERNAL SIDEWALKS SHALL CONNECT TO THE EXISTING SIDEWALKS ALONG INTERNATIONAL PARKWAY AND WILSON ROAD.
29. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. (NFPA 1, 16.1.4)
30. A SECOND ENTRANCE/EXIT MIGHT BE REQUIRED PER AHJ IF THE RESPONSE TIME FOR EMERGENCY IS EXCEEDED PER NFPA 1, SECTION 18.2.3.3. MULTIPLE ACCESS ROADS.
31. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1.3)
32. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION OF WORK.
33 FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
34. A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2 IN. NFPA 1, 18.5.7.
35. HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10.8.
36. ACCESS TO GATED SUBDIVISIONS OR DEVELOPMENTS SHALL PROVIDE FIRE DEPARTMENT ACCESS THROUGH AN APPROVED SOS AND SEMINOLE COUNTY KNOX KEY SWITCH.
37. ALL NEW, EXISTING, OR ALTERED DRIVEWAYS MUST CONFORM TO ADA REGULATIONS. ANY BROKEN SIDEWALK WITHIN SEMINOLE COUNTY ROW ABUTTING PROPERTY FRONTAGE WILL BE REPLACED. ANY SIDEWALK LESS THEN 5 WIDE (6 ALONG ARTERIAL AND COLLECTOR ROADS) WILL BE BROUGHT INTO COMPLIANCE WITH SEMINOLE COUNTY REGULATIONS. ANY VACATED DRIVEWAYS, CULVERTS, BRIDGES ETC. MUST BE REMOVED AND THE ROW RESTORED TO ABUTTING CONDITIONS.

LEGEND

(dash-dot line)	PROPERTY LINE (TYP.)
(grey fill)	HEAVY DUTY ASPHALT PAVEMENT
(stippled)	PROPOSED CONCRETE SIDEWALK
(grey stippled)	HEAVY DUTY CONCRETE PAVEMENT
(#)	PARKING COUNT

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

REVISIONS	DATE	BY

Kimley»Horn
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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL JOSEPH T. PELLARIN, LICENSE No. 92385, STATE OF FLORIDA, PROFESSIONAL ENGINEER
DATE: 05/01/2024

KHA PROJECT	149746007
DATE	05/01/2024
SCALE	AS SHOWN
DESIGNED BY	JTP
DRAWN BY	JTP
CHECKED BY	BAL

SITE PLAN

LOT 3 NOVEL PARKWAY PD SITE PLAN

PREPARED FOR
CENTRAL PARC GROUP

SEMINOLE COUNTY FLORIDA

SHEET NUMBER
C4.0