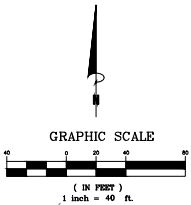


LAND USE	DEVELOPABLE LAND AREA (AC.)	REQUIRED					PROVIDED			TOTAL
		OPEN SPACE	CATEGORY A		CATEGORY B ²		WETLANDS			
			PUBLIC PARK & SQUARES	BUFFER/OPEN TRACTS	STORMWATER	LAKES				
CORP. CAMPUS MIXED USE	5.48	20%	1.10	1.23		0.51	0	0	1.74	
OPEN SPACE PROVIDED ADJUSTED PER 38-1234 (1)		B + C MAX 50% (EACH OF TOTAL) ¹					0.51			1.74
B + C MAX 75% OF TOTAL ¹		OPEN SPACE PROVIDED (ADJUSTED)					0.51			1.74

BUILDING	BUILDING AREA (SF)	BUILDING TYPE	REQUIRED FIRE FLOW (GPM)	SPRINKLERED	ADJUSTED REQUIRED FIRE FLOW (GPM) ³		NUMBER OF HYDRANTS SERVING BUILDING	AVERAGE SPACING (FT)	MAX DISTANCE TO HYDRANT (FT)
					ADJUSTED	ADJUSTED			
BUILDING A	14,700	III(200)	2250	YES	563	2000	2	450	225
BUILDING B	6,600	III(200)	1500	YES	375	2000	2	450	225
BUILDING C	6,600	III(200)	1500	YES	375	2000	2	450	225
BUILDING D	12,500	V(000)	3000	YES	750	2000	2	450	225
BUILDING E	8,000	III(200)	1500	YES	375	2000	2	450	225
BUILDING F	15,100	III(200)	2250	YES	563	2000	2	450	225

NOTE:
 1) For sprinklered buildings, a 75% reduction in required fire flow is allowed per 18.4.5.2.1 of the Florida Fire Prevention Code, Sixth Edition (NFPA 1 and 2013 EDITION).
 2) Per Orange County Subdivision Regulations, minimum fire flow is 2,000 gpm for Commercial Developments.
 3) Required fire flow is based on preliminary information and subject to change with final engineering plans.



ROADWAYS WITHIN PARCEL D	OWNERSHIP/MAINTENANCE	GENERAL/MISCELLANEOUS
PORTER RD	PRIVATE: TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION	VACANT COMMERCIAL ORANGE GROVE OFFICE/DAYCARE PLANNED DEVELOPMENT (PD) SCHOOL AGE POPULATION: N/A
DRAINAGE EASEMENTS	PRIVATE: TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION	
UTILITY EASEMENTS	PRIVATE: TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION	
WATER, WASTEWATER, & RECLAIMED WATER	PRIVATE: TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION	
WATER, WASTEWATER, & RECLAIMED WATER (PORTER ROAD AND HAMLIN RESERVE BLVD)	PUBLIC: TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES	
OPEN SPACE	PRIVATE: TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION	

IMPERVIOUS SURFACE RATIO (ISR)				
MAXIMUM ISR	0.80			
PROPOSED ISR	ISR	IMPERVIOUS	PERVIOUS	PARCEL AREA
PARCEL D	0.78	4.25 AC	1.23 AC	5.48 AC

BUILDING SUMMARY (PARCEL D)				
BUILDING	BUILDING AREA	PARCEL AREA	FAR PROVIDED	MAX FAR
BUILDING A	14,700 SF			
BUILDING B	6,600 SF			
BUILDING C	6,600 SF			
BUILDING D	12,500 SF			
BUILDING E	8,000 SF			
BUILDING F	15,100 SF			
TOTAL	63,500 SF	5.48 AC	0.27	0.32

BUILDING HEIGHT
 MAX (CODE): 12 STORIES, 150 FEET PER SECTION 18-130.56(C)(3)

LIGHTING
 SITE LIGHTING SHALL COMPLY WITH ARTICLE XVI OF ORANGE COUNTY CODE.

SIGNAGE
 SIGNAGE SHALL BE IN ACCORDANCE WITH THE HAMLIN PD MASTER SIGN PLAN AS ADOPTED.

SOILS
 PARCEL D
 CANDLER FINE SAND 100%

FLOOD PLAIN
 ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 FROM FIRM MAP NUMBER 12095C0375F, REVISED SEPTEMBER 25, 2009

PARKING SUMMARY (PARCEL D)			
DAYCARE	1 SP/10 KIDS + 1 SP/30 KIDS	260 X 1SP/10 KIDS + 1SP/10 KIDS	52
OFFICE	1 SP/200 SF	51,000 SF X 1SP/200	255
TOTAL REQUIRED ¹			307
PARKING PROVIDED			319
MAXIMUM COMPACT SPACE ALLOWED	25% OF REQUIRED	307 SF X 25%	77
COMPACT PARKING PROVIDED			2
BICYCLE PARKING REQUIRED ²			32
BICYCLE PARKING PROVIDED			38
HC PARKING REQUIRED	ADA MIN. (301-409)		8
HC PARKING PROVIDED			12
¹ PER SIC 38-1476(a)			

CONSERVATION AREA
 AN ORANGE COUNTY CONSERVATION AREA DETERMINATION CAD-11-08-096 WAS ISSUED ON 12/16/2011 AND REVISED ON 2/9/2012 THAT INCLUDED THIS PROJECT SITE. WETLAND CLASSIFICATIONS WERE DETERMINED ON 9/16/2011 AND AGREED UPON 9/23/2011. THE REVISED CERTIFIED SURVEY OF THE CONSERVATION AREA BOUNDARY WAS APPROVED ON 2/7/2012. ORANGE COUNTY CONSERVATION AREA IMPACT PERMITS CA-12-02-006 AND CA-13-12-038 WERE APPROVED. THIS PLAN WILL COMPLY WITH ALL RELATED PERMIT CONDITIONS OF APPROVAL.

CCM-4 ENTITLEMENTS		
	NON-RESIDENTIAL (SF)	RESIDENTIAL DUs
TOTAL ALLOWED	70,000	349
CONSTRUCTED IN HAMLIN RESERVE	0 SF	349
PROPOSED THIS DP	63,500 SF	0
REMAINING FOR FUTURE DEVELOPMENT	6,500 SF	0

TRIP GENERATION TABLE		
BUILDING	BUILDING AREA	TRIPS*
BUILDING A	14,700 SF	21.90
BUILDING B	6,600 SF	9.83
BUILDING C	6,600 SF	9.83
BUILDING D	12,500 SF	18.63
BUILDING E	8,000 SF	11.92
BUILDING F	15,100 SF	22.50
Total	63,500 SF	94.62

*Trips calculated using the Hamlin PD/MP Assignment of Trips Document. 1.491 trips per 1,000 sq. ft. of office.

NOTES:
 1. INDOOR AND OUTDOOR RECREATION/PLAY AREAS OR OUTDOOR USE AREAS SHALL BE PROVIDED AS REQUIRED BY THE STATE OF FLORIDA.
 2. IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.

KCGL
 KELLY, COLLINS & GENTRY, INC.
 6611 W. PALM BLVD., SUITE 400
 ORLANDO, FL 32835
 (407) 244-7600 FAX (407) 984-1168
 PREPARED FOR: SLY IV/BOYD HORIZON WEST JW LLC
 HAMLIN RESERVE PARCEL D
 OVERALL PLAN SHEET C-2.1

*subject to change