



SITE LEGEND

- TRACT BOUNDARY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROJECT AREA LIMITS
- LIMITS OF HEAVY DUTY ASPHALT PAVEMENT
- LIMITS OF PROPOSED BUILDING EXPANSION
- EXISTING TREE TO REMAIN
- SOIL BOUNDARY LINES
- SOILS MAP UNIT SYMBOL

SITE DATA

PROPERTY LOCATION: 6851 TPC DRIVE, ORLANDO, FL 32822

EXISTING PROPERTY ZONING: I-P/AN

PROPOSED PROPERTY ZONING: I-P/AN

PROPERTY FUTURE LAND USE DESIGNATION: INDUSTRIAL

EXISTING USE: INDUSTRIAL

PROPOSED USE: INDUSTRIAL

TOTAL AREA: 5.32±± ACRES

PROJECT AREA: 2.52± ACRES

PROPOSED WAREHOUSE/STORAGE: 35,100 S.F.

TOTAL FLOOR AREA: 83,745 S.F.

MAXIMUM ALLOWABLE F.A.R.: 0.70

PROPOSED F.A.R.: 0.361

BUILDING SETBACKS (REQUIRED)				BUILDING SETBACKS (PROPOSED)			
FRONT	(WEST)	50'		FRONT	(WEST)	101.96'	
SIDE	(SOUTH)	20'		SIDE	(SOUTH)	20.20'	
SIDE	(NORTH)	20'		SIDE	(NORTH)	18.94'	
STREET SIDE	(EAST)	40'		REAR	(EAST)	78.25'	

MAXIMUM ALLOWABLE BUILDING HEIGHT: 75'

BUILDING HEIGHT (PROPOSED): 32' (MATCH EXISTING)

BUILDING CONSTRUCTION TYPE

CONCRETE TILT-UP w/METAL ROOF

PARKING

PARKING REQUIRED

WAREHOUSE & STORAGE: (0.25 SPACES PER 1,000 SF GFA) 82,541/1,000 = 82.54x0.25 = 21 SPACES

OFFICE: (2.5 SPACES PER 1,000 SF GFA) 1,204x2.5/1,000 = 3 SPACES

TOTAL PARKING REQUIRED: 24 SPACES

SPACES REQUIRED TO BE RESERVED FOR HANDICAP: 1 SPACE

PARKING PROVIDED (EXISTING)

STANDARD PARKING SPACES: 80 SPACES

HANDICAP PARKING: 4 SPACES

TRUCK BAY DOORS: 5 SPACES

TOTAL PARKING PROVIDED: 89 SPACES

SITE AREA CALCULATIONS

	EXISTING				PROPOSED			
BUILDING	48,669 S.F.				83,745 S.F.			
DUMPSTER	392 S.F.				268 S.F.			
PAVING/CURBS	83,194 S.F.				64,869 S.F.			
SIDEWALK	4,572 S.F.				4,572 S.F.			
IMPERVIOUS AREA	136,827 S.F.	3.14 AC.	59.09 %		153,454 S.F.	3.52 AC.	66.27 %	
PERVIOUS AREA	94,738 S.F.	2.17 AC.	40.91 %		78,111 S.F.	1.79 AC.	33.73 %	
TOTAL SITE AREA	231,565 S.F.	5.31 AC.	100.00 %		231,565 S.F.	5.31 AC.	100.00 %	

MAXIMUM ALLOWABLE ISR: 0.80

PROPOSED ISR: 0.67

PHASING

THIS PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.

FLOOD ZONE

FLOOD ZONE "X" AND "A" PER FEMA F.I.R.M. PANEL 12095C435G DATED: JUNE 20, 2018

SOILS 3 - BASINGER FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES; 26 - ONA FINE SAND, 0 TO 2 PERCENT SLOPES; 41 - SAMSULA-HONTTOON-BASINGER ASSOCIATION, DEPRESSIONAL; 44 - SMYRNA-SMYRNA, WET, FINE SAND, 0 TO 2 PERCENT SLOPES.

WETLAND STATEMENT

THERE ARE NO WETLANDS ON-SITE.

HAZARDOUS MATERIALS STATEMENT

DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE IN SUCH QUANTITIES AS DEEMED HAZARDOUS BY THE FIRE OFFICIAL, ACCESS ROADS & A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.

LIGHTING NOTE

LIGHTING SHALL COMPLY WITH CITY OF ORLANDO COMMERCIAL DESIGN STANDARDS.

COMMERCIAL DESIGN STANDARDS NOTE

THE PROJECT SHALL COMPLY WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN THE CITY OF ORLANDO LAND DEVELOPMENT CODE.

DUMPSTER NOTE

THE DUMPSTER SHALL HAVE OPAQUE GATING AND THE WALL SHALL HAVE A DECORATIVE CONCRETE CAP. WALL SHALL BE ARCHITECTURALLY COMPATIBLE MATERIAL TO THE PRINCIPLE BUILDING.

SIGNAGE NOTE

BILLBOARDS & POLE SIGNS SHALL BE PROHIBITED. GROUND & FASCIA SIGNS SHALL BE PER CITY OF ORLANDO LAND DEVELOPMENT CODE.

ITE TRIP GENERATION (35K S.F. BLDG.)

DESCRIPTION	ITE CODE	ADT	PM	AM
WAREHOUSE	150	94	31	-

SOILS LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME
3	BASINGER FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES
26	ONA FINE SAND. 0 TO 2 PERCENT SLOPES
41	SAMSULA-HONTTOON-BASINGER ASSOCIATION, DEPRESSIONAL
42	SANIBEL MUCK
44	SMYRNA-SMYRNA, WET, FINE SAND, 0 TO 2 PERCENT SLOPES

DATE	REVISIONS	BY	CHECKED		

MASTER SITE PLAN
TPC BUILDING EXPANSION
6851 TPC DRIVE
CITY OF ORLANDO, FL

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OVERALL SITE PLAN

DESIGNED BY GRC	DRAWN BY JWM	CHECKED BY GRC	APPROVED BY GRC
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PROJECT NO. 23-092
SCALE 1" = 30'
DATE SEPTEMBER, 2025
SHEET NO. C-4
SHEET 4 OF 9

23092 23-092_OverallSitePlan.dwg