



SITE DATA:
TOTAL AREA: 541.5 ACRES
EXISTING ZONING: PD
FUTURE LAND USE: PLANNED DEVELOPMENT
MAXIMUM ALLOWED BUILDING HEIGHT: 400 FEET (PER PD)

| BUILDING SETBACKS | REQUIRED |
|----------------------|----------|
| UNIVERSAL BLVD: | 40 FT |
| PROPOSED KIRKMAN RD: | 40 FT |
| PD PERIMETER: | 25 FT |

| PROVIDED PARKING: | REQUIRED |
|-----------------------|--------------|
| REGULAR SPACES: | 4,820 SPACES |
| HANDICAP SPACES: | 201 SPACES |
| BUS SPACES: | 68 SPACES |
| TOTAL SPACES PROVIDED | 5,089 SPACES |

REQUIRED OPEN SPACE:
PER THE UNIVERSAL BOULEVARD PD OPEN SPACE REQUIRED
IS PER TOURIST COMMERCIAL (25%) 541.50 X .25 = 135.38 ACRES REQ.

PROVIDED OPEN SPACE:
CATEGORY A: 372.03 AC
CATEGORY B: 67.35 AC (ON-SITE STORMWATER PONDS)
CATEGORY C: 34.18 AC (OFF-SITE WETLANDS WITHIN PD)
TOTAL: 473.56 AC (84.5%)
NOTE: CATEGORY B & C COMBINED CANNOT EXCEED 75% OF THE
REQUIRED OPEN SPACE (135.38 AC X .75 = 101.53 AC)

IMPERVIOUS CALCULATIONS
MAXIMUM ALLOWABLE IMPERVIOUS AREA: NONE
ASPHALT AREA: 100.72 AC
SIDEWALK AREA: 1.40 AC
TOTAL IMPERVIOUS AREA: 102.12 AC (18.8%)

ON-SITE VEGETATION:
THIS SITE IS BEING MASS GRADED UNDER PERMITS
#18-MGF-0032 AND #18-MGF-0033.

CONSERVATION AREAS:
ORANGE COUNTY CONSERVATION AREA DETERMINATION (CAD) #92-18

PHASING:
THIS PROJECT WILL BE COMPLETED IN ONE PHASE.

UTILITY SERVICE:
THE DEVELOPER SHALL OBTAIN WASTEWATER SERVICE FROM ORANGE
COUNTY UTILITIES. ORANGE COUNTY SHALL NOT OWN, OPERATE OR
MAINTAIN THE ON-SITE RECLAIMED WATER AND WASTEWATER SYSTEMS.
FINAL LOCATION OF UTILITIES TO BE DETERMINED AT TIME OF
CONSTRUCTION PLAN REVIEW. RECLAIMED WATER WILL BE PROVIDED BY
ORANGE COUNTY UTILITIES. WATER WILL BE PROVIDED BY ORLANDO
UTILITIES COMMISSION.

PRIOR TO CONSTRUCTION PLAN APPROVAL, HYDRAULIC CALCULATIONS
WILL BE SUBMITTED SHOWING THAT THE PROPOSED WASTEWATER AND
RECLAIMED WATER SYSTEMS HAVE BEEN SIZED APPROXIMATELY.

STORMWATER MANAGEMENT:
THE MASTER STORMWATER MANAGEMENT SYSTEM FOR THE UNIVERSAL
BOULEVARD PD HAS BEEN DESIGNED TO MEET ORANGE COUNTY CODE
AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT
DISTRICT.

SITE LIGHTING:
LIGHTING PLANS WILL BE SUBMITTED DURING BUILDING PLAN
SUBMISSION AND ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH
CHAPTER 9, ORANGE COUNTY CODE.

LANDSCAPING
LIGHTING PLANS WILL BE SUBMITTED DURING BUILDING PLAN
SUBMISSION AND ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH
ORANGE COUNTY CODE.

SIGNAGE:
NEW BILLBOARDS AND POLE SIGNS ARE PROHIBITED. GROUND AND
FASCIA SIGNS SHALL COMPLY WITH ORANGE COUNTY CODE CHAPTER 31.5

FIRE PROTECTION:
FIRE HYDRANTS SHALL BE INSTALLED SO THE DESIGN AND
CALCULATIONS MEET THE REQUIREMENTS OF FFPC 6TH (NFPA 1 AND
101 2015 EDITION).

GENERAL NOTES:
1. ALL CONSTRUCTION DETAILS AND ELEVATIONS ARE
CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING
THE APPROVAL OF FINAL CONSTRUCTION PLANS.

2. SEE SHEETS DP1.2-DP1.20 FOR DRAINAGE AND UTILITY
DETAILS.

3. IN ACCORDANCE WITH ORANGE COUNTY CODE SECTION
38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM
STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN
EXPRESSLY APPROVED BY THE BOCC ARE INVALID.

4. BICYCLE RACK DESIGN SHALL COMPLY WITH ORANGE COUNTY
CODE SECTION 38-1485.

5. ANY MISCELLANEOUS GARBAGE, WASTE AND CONSTRUCTION
DEBRIS OR DEMOLITION DEBRIS, OR WASTE MATERIAL FOUND ON
SITE DURING CLEARING AND GRADING OF PROPERTY SHALL BE
PROPERLY DISPOSED OF OFF-SITE ACCORDING TO THE SOLID
WASTE AND HAZARDOUS WASTE REGULATIONS. USE CAUTION IF
ANY HAZARDOUS WASTE IS PRESENT.

6. PRIOR TO ANY DEWATERING ACTIVITIES OCCURRING ON SITE, THE
APPLICANT SHALL OBTAIN APPROVAL OF THE DEWATERING PLANS
FROM THE LOCAL WATER MANAGEMENT DISTRICT AND THE
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND WILL
PROVIDE THE SUPPORTING DOCUMENTATION OF APPROVAL TO THE
ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION.

7. NEITHER POTABLE WELLS NOR IRRIGATION USING LOCAL
GROUNDWATER WILL BE ALLOWED ON SITE.

8. EXISTING TOPOGRAPHY SHOWN IS PER PERMITS #18-MGF-0032
AND #18-MGF-0033.