



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

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

PROVIDED PARKING:
 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 THE 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 BOG 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.