

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBER	09-1N-27-3316-00800-0300 09-1N-27-3316-00800-0100 09-1N-27-3316-00800-0200 09-1N-27-3316-00800-0300 09-1N-27-3316-00800-0400 09-1N-27-3316-00800-0500 09-1N-27-3316-00800-0600 09-1N-27-3316-00800-0700 09-1N-27-3316-00800-0800 09-1N-27-3316-00800-0900 09-1N-27-3316-00800-1000 09-1N-27-3316-00800-1100
TOTAL SITE BOUNDARY	12.69 ACRES
FLOOD ZONE	ZONE "X"
FEMA PANEL	12113C0455H
OVERLAY ZONE	EAST MILTON WELLFIELD OVERLAY
MILITARY AIRPORT ZONE	SANTA ROSA COUNTY NOLF MAZ
LAND USE	VACANT
FUTURE LAND USE	INDUS
PROPOSED USE	DISTRIBUTION CENTER
CURRENT ZONING	LIGHT INDUSTRIAL (M1)
BUFFER REQUIREMENT	FROM LIGHT INDUSTRIAL (EAST) (SOUTH) NONE

BUILDING SETBACK REQUIREMENT	
MINIMUM FRONT SETBACK	50 FEET
MINIMUM REAR SETBACK	25 FEET
MINIMUM SIDE SETBACK	5 FEET
MINIMUM CORNER SETBACK	50 FEET
MAXIMUM BUILDING HEIGHT	50 LF
PROPOSED DISTRIBUTION WAREHOUSE #1	53,598 SF
PROPOSED DISTRIBUTION WAREHOUSE #2	127,482 SF
PROPOSED TOTAL BUILDING AREA	181,080 SF
PROPOSED FLOOR AREA RATIO	32.75% OF SITE
MAXIMUM FLOOR AREA RATIO	3.4
PARKING REQUIRED - WAREHOUSE #100	
WAREHOUSE (1/2000 SF)	27 SPACES
TOTAL PARKING SPACES PROVIDED	33 SPACES
ADA SPACES PROVIDED	3 SPACES
TRUCK AND TRAILER LOADING PROVIDED	31 SPACES
PARKING REQUIRED - WAREHOUSE #200	
WAREHOUSE (1/2000 SF)	64 SPACES
TOTAL PARKING SPACES PROVIDED	128 SPACES
ADA SPACES PROVIDED	4 SPACES
TRUCK AND TRAILER LOADING PROVIDED	60 SPACES

NOTES:

- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED DECEMBER 14, 2023, BY SOUTHEASTERN SURVEYING AND MAPPING CORPORATION.
- ALL ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED USING A TRAFFIC RATED PAINT AND A HIGH SLIP RESISTANT FINISH. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY ARE TO BE PAINTED USING THERMOPLASTIC PAINT.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- A UTILITY PERMIT FROM THE COUNTY ROAD AND BRIDGE DEPARTMENT IS REQUIRED BEFORE COMMENCING WORK IN A COUNTY RIGHT-OF-WAY.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
- MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2% (1:50).
- MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% (1:50) IN ANY DIRECTION.
- A SEPARATE PERMIT IS REQUIRED FOR ALL SIGNAGE.
- AT COMPLETION OF CONSTRUCTION, ALL EXPOSED DIRT SHALL BE STABILIZED WITH SOD, A HAY/SEED MIX OR HYDRO-SEED.
- NO MORE THAN 50% OF THE REQUIRED LANDSCAPING MATERIAL MAY BE OF THE SAME SPECIES.
- THE CONTRACTOR/OWNER SHOULD COORDINATE WITH THE COMMUNITY PLANNING, ZONING AND DEVELOPMENT DIVISION PRIOR TO PURCHASING OR INSTALLING LANDSCAPING TO DETERMINE CREDIT FOR EXISTING VEGETATION TO (PARTIALLY) MEET THE LANDSCAPING REQUIREMENTS SHOWN ON THE LANDSCAPING PLAN.

EAST MILTON WELL FIELD OVERLAY ZONE APPLICABLE NOTES:

- NO NON-RESIDENTIAL FACILITY SHALL DISCHARGE ANY REGULATED SUBSTANCE, EITHER DIRECTLY OR INDIRECTLY, INTO THE SOIL OR GROUNDWATER.
- ALL PERMITTED FACILITIES MUST ADHERE TO APPROPRIATE FEDERAL AND STATE STANDARDS FOR STORAGE, HANDLING, TRANSPORTATION AND DISPOSAL OF ANY HAZARDOUS MATERIALS. WHERE THERE IS A CONFLICT BETWEEN THE FEDERAL AND STATE STANDARDS AND THIS SECTION, THE MOST RESTRICTIVE REGULATION APPLIES.
- AREAS WHERE REGULATED SUBSTANCES ARE STORED SHALL NOT DRAIN TO THE SOIL, A STORMWATER SYSTEM, WATER BODY, OR A SEWAGE DISPOSAL SYSTEM. THIS DOES NOT APPLY TO DISCHARGES TO A PUBLIC SEWER UTILITY SYSTEM THAT ARE APPROVED BY THE SEWER UTILITY, CONSISTENT WITH FDEP REGULATIONS.
- THE WASHING OF VEHICLES USED TO TRANSPORT UNPACKAGED REGULATED SUBSTANCES AND EQUIPMENT USED IN PROCESSING OF REGULATED SUBSTANCES MUST BE DONE IN A SELF-CONTAINED AREA (EG WITH RECYCLING SYSTEM) DESIGNED TO ENSURE THAT HAZARDOUS MATERIALS DO NOT REACH THE SOIL, A WATER BODY OR A SEWER DISPOSAL SYSTEM. THIS DOES NOT APPLY TO DISCHARGES TO A PUBLIC SEWER UTILITY SYSTEM THAT ARE APPROVED BY THE SEWER UTILITY, CONSISTENT WITH FDEP REGULATIONS.
- ALL NEW COMMERCIAL AND INDUSTRIAL LAND USES THAT INVOLVE THE USE, HANDLING, OR STORAGE OF REGULATED MATERIALS SHALL BE REQUIRED TO PREVENT CONTACT BETWEEN THE AFOREMENTIONED MATERIALS AND STORMWATER.

PAVEMENT LEGEND

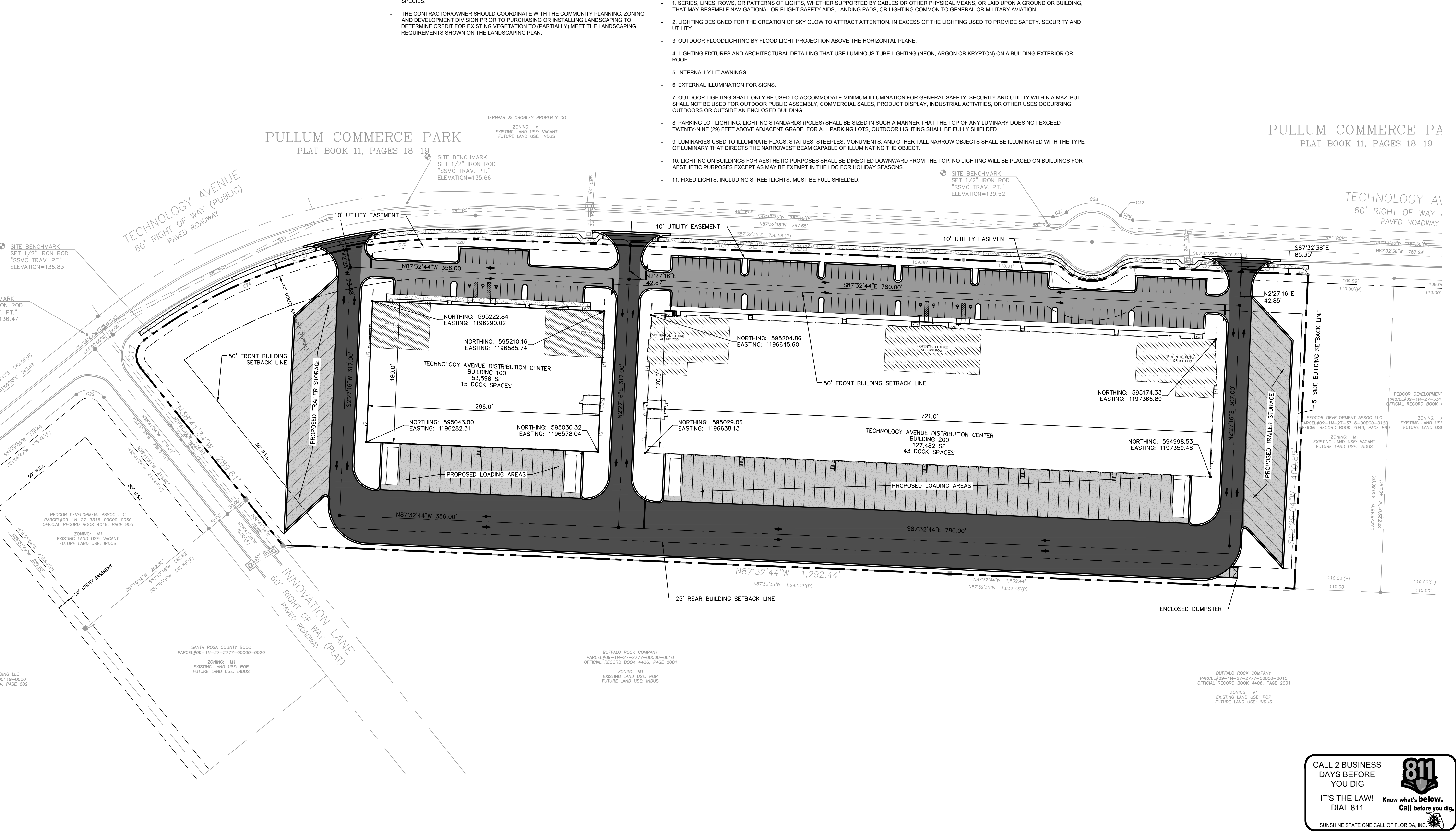
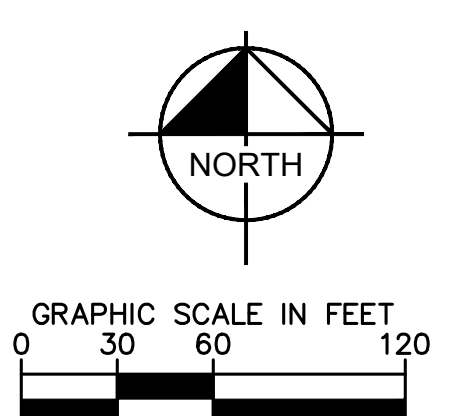
[Pattern]	STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C500)
[Pattern]	HEAVY DUTY PAVEMENT (SEE DETAILS SHEET C500)
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT (SEE DETAILS SHEET C500)
[Pattern]	CONCRETE SIDEWALK (SEE DETAILS SHEET C500)

SITE LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	FENCE
[Symbol]	SIGN (SEE PLAN)
[Symbol]	RIGHT OF WAY LINE
[Symbol]	EXISTING UTILITY EASEMENT/ BUILDING SETBACK LINE

SURFACE DATA TABLE

BUILDING AREA	4.16 ACRES
PAVED AREA	5.93 ACRES
OPEN SPACE AREA	2.60 ACRES
TOTAL IMPERVIOUS AREA	10.09 ACRES
TOTAL IMPERVIOUS AREA PERCENTAGE	80.00 %



No.	REVISIONS	DATE	BY

Kimley»Horn
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 PANAMA CITY BEACH, FL 32407 PHONE: 850-553-3500
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Jeffrey Brittain, Professional Engineer, State of Florida, License No. 59269
 This item has been digitally signed and sealed by Jeffrey Brittain, PE, on 06/03/2024.
 Printed copies of this document are not considered signed and sealed on any electronic copies.

KHA PROJECT	046569004
DATE	MAY 2024
SCALE	A3 SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

OVERALL SITE PLAN

NORTHWEST FLORIDA INDUSTRIAL PARK AT I-10
 PREPARED FOR SUMMIT REAL ESTATE GROUP
 SANTA ROSA COUNTY FLORIDA

CALL 2 BUSINESS DAYS BEFORE YOU DIG
 IT'S THE LAW! DIAL 811 Know what's below.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.