

No.	REVISIONS	DATE	BY

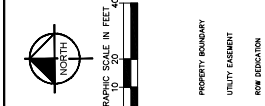
**Kimley-Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 189 S. GRANGE AVENUE, SUITE 1000, ORLANDO, FL 32801  
 PHONE: 407-888-1511  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

**ASHBY**  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 124967001  
 DATE: 04/27/2023  
 SCALE: AS SHOWN  
 DESIGNED BY: BLM  
 CHECKED BY: BSA

**SITE PLAN**

**PERSIMMON INDUSTRIAL**  
 PREPARED FOR:  
 GROVES INVESTMENT PROPERTIES, LLC  
 CITY OF SANFORD

SHEET NUMBER  
**C4.0**



**LEGEND**

---	PROPERTY BOUNDARY
---	UTILITY EASEMENT
---	ROW EASEMENT
---	ROW EASEMENT
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	PROPOSED FENCE
---	HANDRAIL
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED HEAVY DUTY CONCRETE (SEE DETAIL SHEET C7.0)

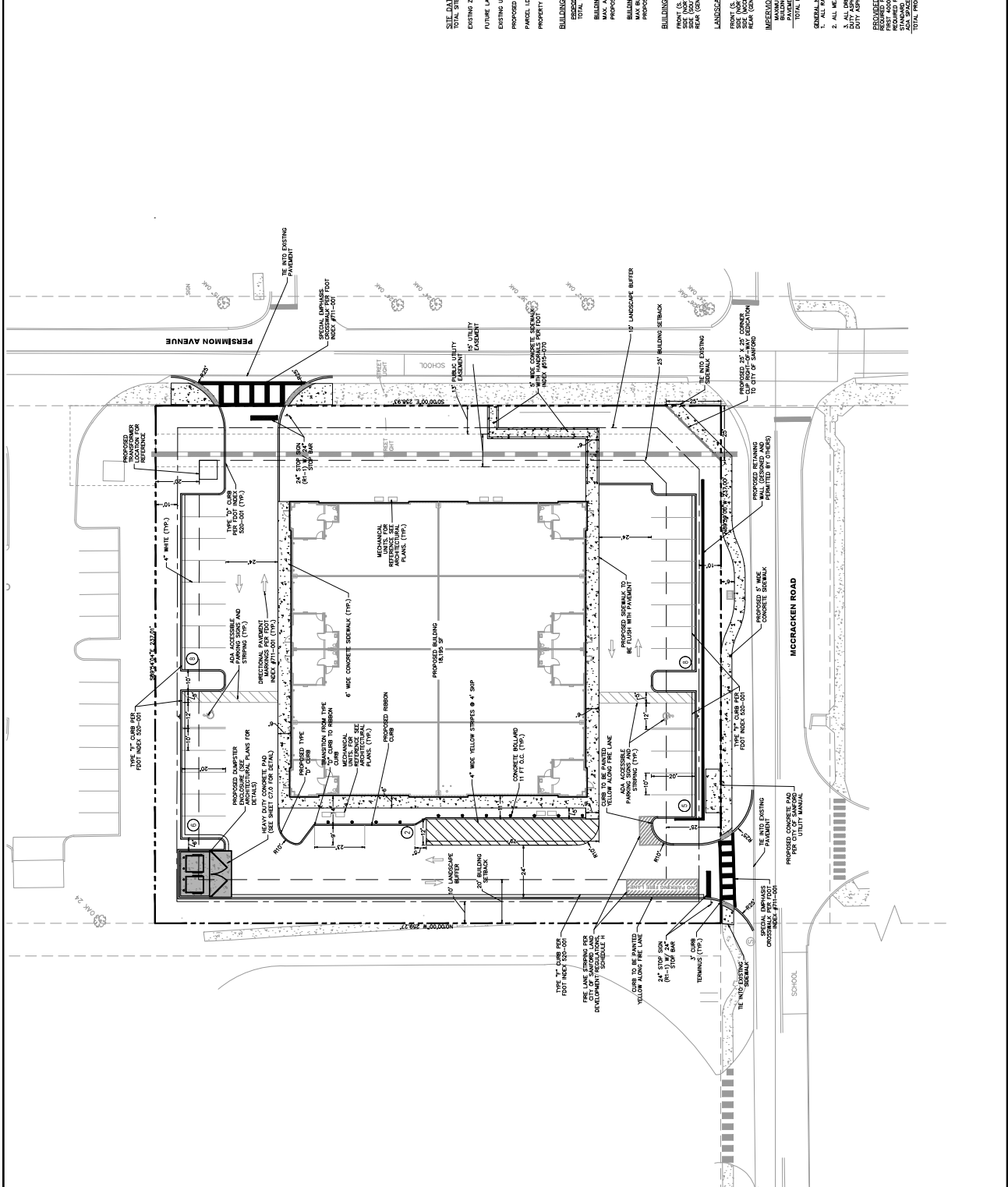
**SITE DATA**  
 TOTAL SITE AREA: 1.4 AC (61,486 SF)  
 EXISTING ZONING: G02 (GENERAL COMMERCIAL)  
 FUTURE LAND USE: I (INDUSTRIAL)  
 EXISTING USE: VACANT  
 PROPOSED USE: GENERAL COMMERCIAL  
 PARCEL I.D.: 26-19-30-512-000-0010  
 PROJECT ADDRESS: 918 S. PERSIMMON AVENUE, SANFORD, FL 32771

**BUILDING SUMMARY**  
 PROPOSED INTERIOR BUILDING AREA: 16,780 SF  
 TOTAL FLOOR AREA: 16,780 SF  
 BUILDING Z.L.R.: 0.31 (G02 ZONING)  
 PROPOSED F.A.R.: 0.31  
 BUILDING HEIGHT: 50 FT  
 MAX BUILDING HEIGHT: 22 FT  
 PROPOSED BUILDING HEIGHT: 22 FT

**LANDSCAPE BUFFER SETBACKS**

FRONT (S. PERSIMMON AVE.)	REAR (S. PERSIMMON AVE.)	REAR (S. PERSIMMON AVE.)	REAR (S. PERSIMMON AVE.)
25 FT	25 FT	25 FT	25 FT
25 FT	25 FT	25 FT	25 FT
25 FT	25 FT	25 FT	25 FT
25 FT	25 FT	25 FT	25 FT

**PROPOSED PARKING**  
 TOTAL SPACES: 17 SPACES  
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This document, together with the concepts and designs presented herein, is submitted only for the specific purpose and client for which it was prepared. It is not to be used for any other purpose without the written authorization and approval of Kimley-Horn and Associates, Inc. The undersigned hereby certifies that the preparation of this document was done by the undersigned or under the direct supervision and control of the undersigned, who is a duly licensed Professional Engineer in the State of Florida.