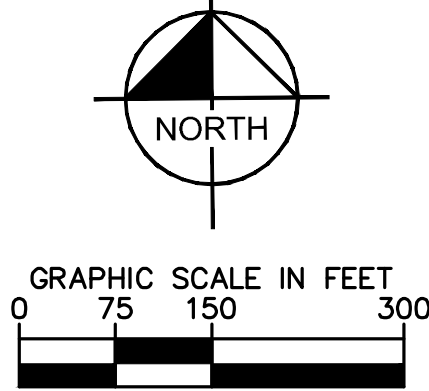


1. CURRENT ZONING: INDUSTRIAL
2. CURRENT LAND USE: INDUSTRIAL/BUSINESS PARK (ACTIVITY CENTER)
3. SECTION 07 TOWNSHIP 18 RANG 31
4. SITE AREA = 128.24 AC

1. VOLUSIA COUNTY UTILITY LINES WITHIN THE PROJECT SITE SHALL BE LOCATED WITHIN A UTILITY EASEMENT. THE BUILDINGS, PARKING LOT, AND LANDSCAPE TREES SHOULD NOT BE LOCATED WITHIN THE EASEMENT. IF EXISTING UTILITIES ARE IN CONFLICT WITH PROPERTY INFRASTRUCTURE, UTILITIES SHALL BE RELOCATED AND PLACED WITHIN A VOLUSIA COUNTY UTILITY EASEMENT. COORDINATE WITH VOLUSIA COUNTY UTILITIES.

2. STORMWATER PONDS, BUILDINGS, ROADS, AND LOT CONFIGURATION MAY CHANGE DURING THE DESIGN PHASE.
3. ALL LIGHTING SHALL BE CUTOFF AND FULLY SHIELDED LIGHTING FIXTURES.
4. FOR THE WAREHOUSE USE THE HEIGHT OF SITE LIGHTING WITHIN THE TRUCK COURT SHALL BE LIMITED TO 45-FT. THE HEIGHT OF THE LIGHTING FOR THE BALANCE OF THE SITE SHALL BE LIMITED TO 35-FT.
5. **PERMISSIBLE USES:** PREMISES IS TO BE USED FOR LIGHT MANUFACTURING AND WAREHOUSE USES. THESE LIGHT MANUFACTURING/WAREHOUSE USES INCLUDE, WITHOUT LIMITATION, THE WAREHOUSING, STORAGE, DISTRIBUTION AND SALE OF PRODUCTS, MATERIALS AND MERCHANDISE, INCLUDING LIQUOR AND GROCERY/FOOD ITEMS OF ALL TYPES (INCLUDING, WITHOUT LIMITATION, DAIRY, FRESH VEGETABLES, RAW MEATS AND SEAFOOD, CANNED OR FROZEN FOODS OR PREPARED MEALS), OTHER PERMITTED ACCESSORY AND ANCILLARY ALLOWABLE USES PER ZONING DISTRICT INDUSTRIAL, AND THOSE USES LISTED WITHIN THE TRIP EQUIVALENCY MATRIX LOCATED ON SHEET IPUD-2.



TRUCK MANEUVER LEFT TURN DETERRENT DETAIL

**Master Development Plan
Option 2**

[illegible]