

PERIMETER FENCE SECURITY PERIMETER FENCE PARKING COUNT PROP. CONCRETE SIDEWALK (SEE SHEET C-304 FOR DETAILS EXIST. ASPHALT / CONCRETE

# SITE PLAN KEYNOTES

1 PROP. TYPE 1 BOLLARD (SEE ARCHITECTURAL PLANS FOR DETAILS)

PROP. LANDSCAPE

 $\langle 2 \rangle$  PROP. PLASTIC WHEEL STOPS (SEE SHEET C-306 FOR DETAILS)

PROP. TENANT APPROVED 8' PERIMETER FENCE (SEE  $\stackrel{\bigcirc}{}$  SHEET C-305 FOR DETAILS)

 $\langle 4 \rangle$  prop. regular parking (9'x20')

PROP. TENANT APPROVED 20' WIDE BI-PARTING GATE WITH KNOX BOX FOR EMERGENCY ACCESS

## GENERAL SITE NOTES

PERMANENT SITE SIGNAGE WILL BE IN ACCORDANCE WITH THE CITY OF DELTONA. REGULATORY SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD (2009 ED.), AND FDOT STANDARD INDEX #711-001.
BUILDING DIMENSIONS FOR REFERENCE ONLY. PLEASE REFER TO ARCHITECTURAL PLANS FOR

EXACT MEASUREMENTS AREAS AROUND PAVEMENTS SHOULD BE FIELD VERIFIED TO ENSURE IT IS POSSIBL

THE EXISTING ELEVATIONS AND DRAINAGE PATTERNS NEAR THE PROPOSED WORK. ALL ASSOCIATE WHEEL STOPS ARE TO BE 2' FROM BACK OF STALL TO FRONT OF WHEEL STOP ALL TRAILER WHEEL STOPS ARE TO BE 6' FROM BACK OF STALL TO FRONT OF WHEEL STOP.

SECURITY APPARATUSES. APPARATUSES INCLUDE BUT ARE NOT LIMITED TO GATES, FENCES, CARD READERS, AND LOCKS. CONTRACTOR SHALL COORDINATE ALL SECURITY APPARATUSES WITH TENANT PRIOR TO CONSTRUCTION, PER TENANT'S SPECIFICATIONS.

ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0%. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% SLOPES IN ANY DIRECTION.

SECTION 7, TOWNSHIP 18S, RANGE 31E N. NORMANDY BLVD, DELTONA, FL 32725 ADDRESS 128.40 AC

LOT 2./PHASE 2 PROPERTY AREA 72.28 AC HIGH CUBE WAREHOUSE

TYPE IIB CONSTRUCTION TYPE

REQUIRED PARKING 0.35 SPACES/1,000 SF GFA = 345 SPACESPROPOSED PARKING 383 SPACES (EXISTING-WEST SIDE OF BUILDING) 115 SPACES (EXISTING-EAST SIDE OF BUILDING) 103 SPACES (PROPOSED- NORTH SIDE OF BUILDING)

56.12 AC

601 SPACES

REQUIRED STALL SIZE 9' X 19' 9' X 19'

2 PERCENT OF TOTAL = 13 SPACES REQUIRED HANDICAP PARKING 11 SPACES

REQUIRED F.A.R. 0.4

EXISTING F.A.R. 0.4

MAX ISR ALLOWED FOR THE I-4 LOGISTICS BUSINESS PARK 85.74 ACRES (70%)\* LOT 1 PROPOSED ISR 42.35 ACRES\* 43.39 ACRES\*

FUTURE DEVELOPMENT PROPOSED ISR

\*DOES NOT INCLUDE PROPOSED RIGHT-OF-WAY AREA MAX. BUILDING HEIGHT

EXIST. BUILDING HEIGHT 51 FT\*

\*IN ADDITION TO THE PROPOSED BUILDING HEIGHT, ANY ROOF MECHANICALS OR OTHER PROJECTIONS INSTALLED SHALL NOT EXCEED THE 70' MAX. BUILDING HEIGHT.

50 FT

FRONT (N. NORMANDY BLVD)

ABUTTING THE RHODE 30 FT ISLAND AVE.



CONSULTANTS

**Kimley Morn** © 2024 KIMLEY—HORN AND ASSOCIATES, INC. 200 S. ORANGE AVE. SUITE 600 ORLANDO, FL 32801 PHONE: 689—206—9013 WWW.KIMLEY—HORN.COM

PROJECT INFO

TENANT IMPROVEMENTS 2501 N. NORMANDY BLVD. DELTONA, FLORIDA 32725

SEALS

SHEET REVISIONS

249251009 JOB NO: 10/22/2025

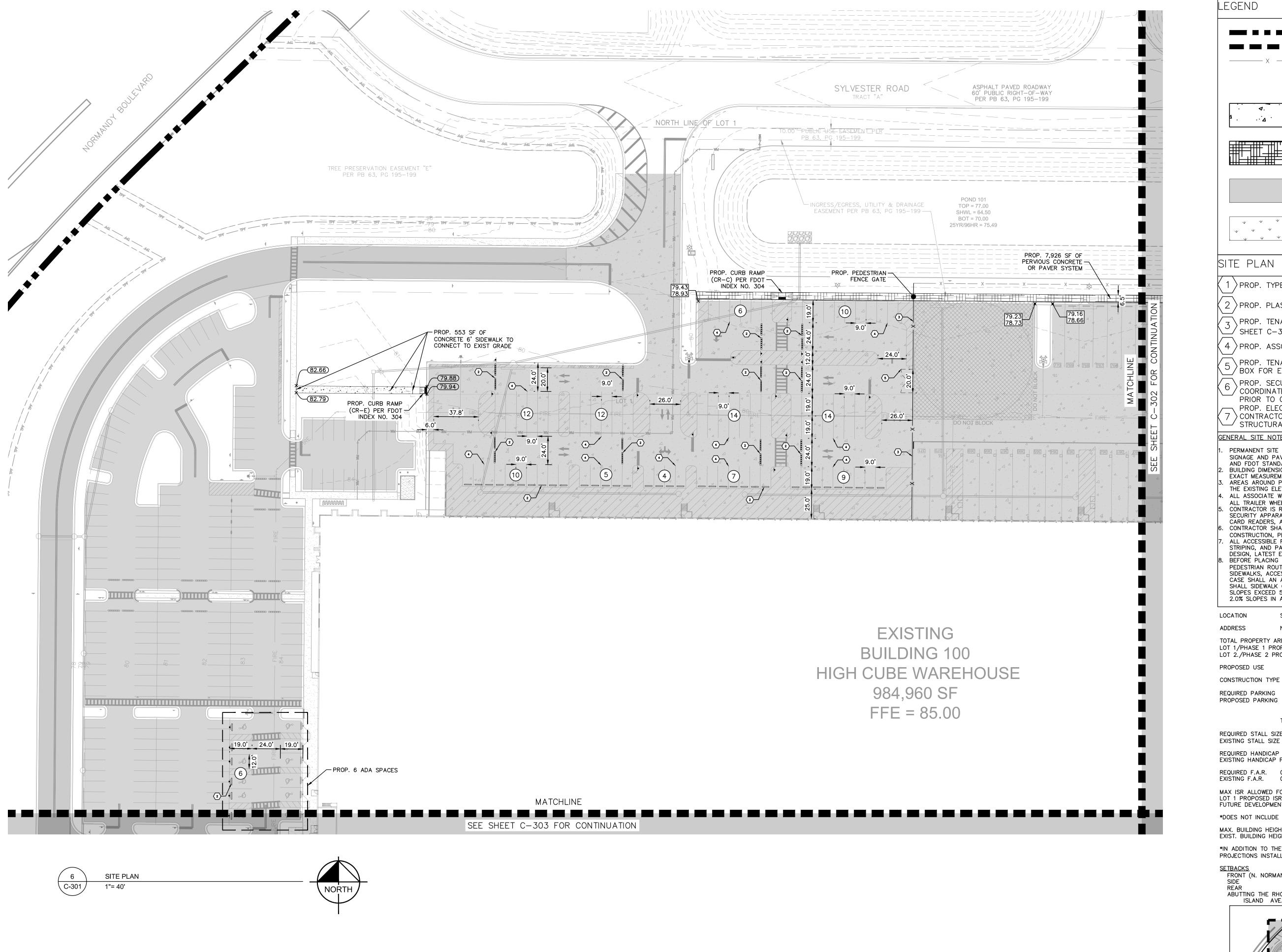
Y.C.

SHEET INFO

DRAWN BY:

OVERALL PLAN

C-200



LEGEND

SECURITY PERIMETER FENCE (SEE SHEET C-305 FOR DETAILS)

PARKING COUNT

PROP. CONCRETE SIDEWALK (SEE SHEET C-306 FOR DETAILS)

PERVIOUS PAVEMENT

PROP. LANDSCAPE

EXIST. ASPHALT / CONCRETE

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PROP. SECURITY SENSOR/CAMERA WITH BOLLARDS CONTRACTOR TO COORDINATE FINAL PLACÉMENT AND POWER SUPPLY WITH OWNER PRIOR TO CONSTRUCTION

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128.40 AC

56.12 AC

72.28 AC

SECTION 7, TOWNSHIP 18S, RANGE 31E N. NORMANDY BLVD, DELTONA, FL 32725 ADDRESS

TOTAL PROPERTY AREA LOT 1/PHASE 1 PROPERTY AREA LOT 2./PHASE 2 PROPERTY AREA

PROPOSED USE HIGH CUBE WAREHOUSE

CONSTRUCTION TYPE TYPE IIB

REQUIRED PARKING 0.35 SPACES/1,000 SF GFA = 345 SPACESPROPOSED PARKING 383 SPACES (EXISTING-WEST SIDE OF BUILDING) 115 SPACES (EXISTING-EAST SIDE OF BUILDING) 103 SPACES (PROPOSED- NORTH SIDE OF BUILDING) 601 SPACES

9' X 19'

85.74 ACRES (70%)\*

42.35 ACRES\*

43.39 ACRES\*

REQUIRED STALL SIZE 9' X 19'

REQUIRED HANDICAP PARKING 2 PERCENT OF TOTAL = 13 SPACES EXISTING HANDICAP PARKING 11 SPACES

REQUIRED F.A.R. 0.4 EXISTING F.A.R. 0.4

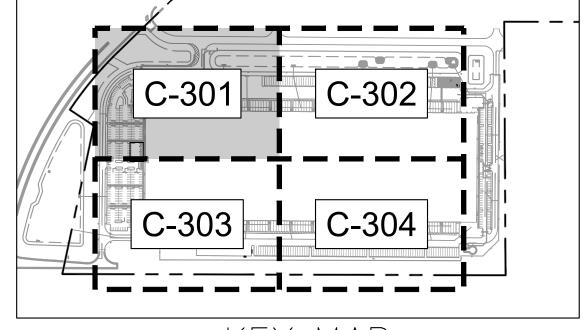
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\*DOES NOT INCLUDE PROPOSED RIGHT-OF-WAY AREA

MAX. BUILDING HEIGHT EXIST. BUILDING HEIGHT 51 FT\*

\*IN ADDITION TO THE PROPOSED BUILDING HEIGHT, ANY ROOF MECHANICALS OR OTHER PROJECTIONS INSTALLED SHALL NOT EXCEED THE 70' MAX. BUILDING HEIGHT.

SETBACKS FRONT (N. NORMANDY BLVD) 20 FT 30 FT ABUTTING THE RHODE ISLAND AVE.



SCALE: 1"=500'



CONSULTANTS

Kimley»Horn © 2024 RIMLEY-HORN AND ASSOCI 200 S. ORANGE AVE. SUITE 600 ORLANDO, FL 32801 PHONE: 689-206-9013 WWW.KIMLEY-HORN.COM

PROJECT INFO

TENANT IMPROVEME 2501 N. NORMANDY B DELTONA, FLORIDA 3

SEALS

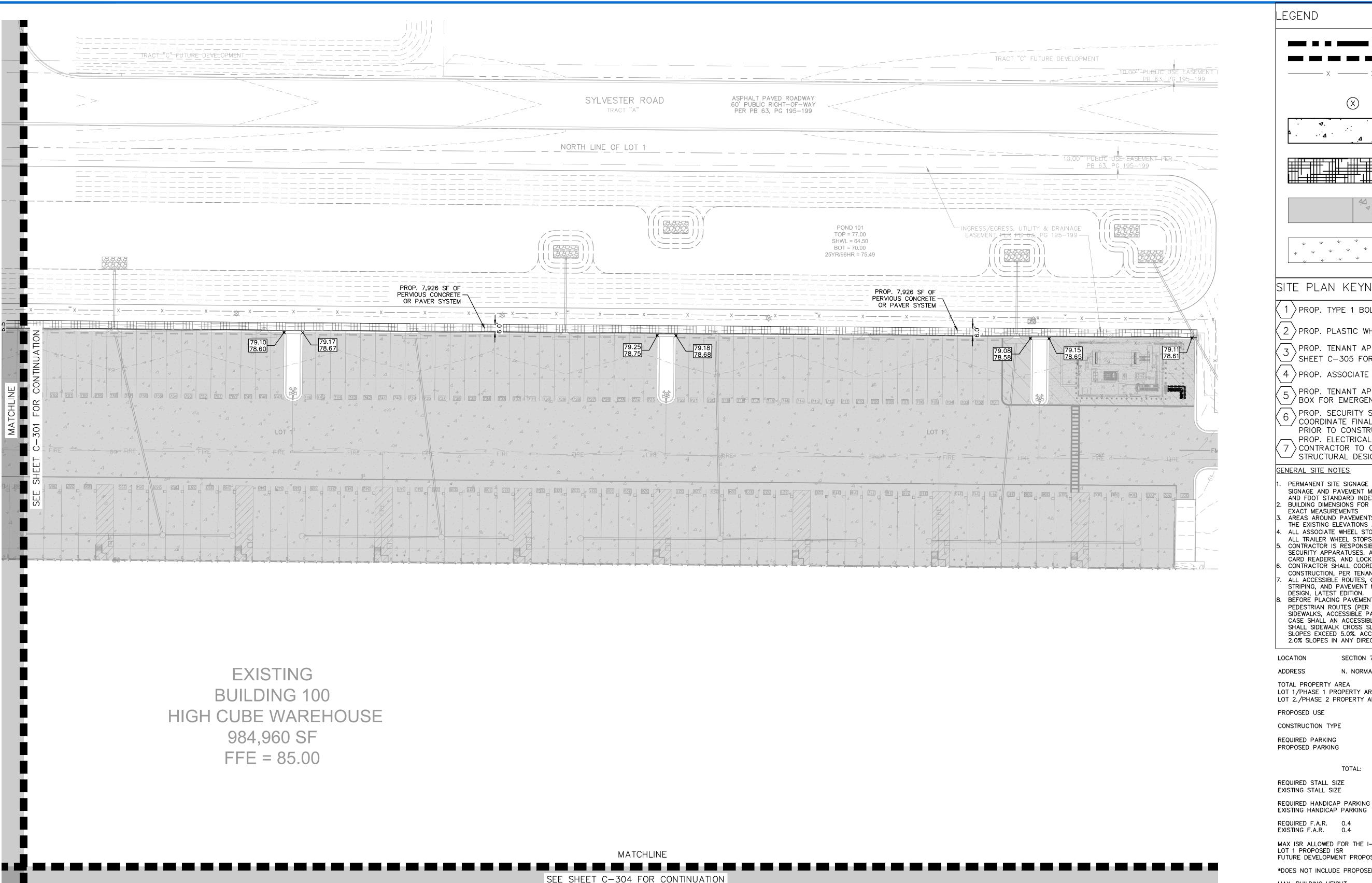
SHEET REVISIONS

Y.C. DRAWN BY: JOB NO: 249251009

SHEET INFO

SITE PLAN

C-301



LEGEND SITE PLAN KEYNOTES 1 PROP. TYPE 1 BOLLARD (SEE ARCHITECTURAL PLANS FOR DETAILS) 2 PROP. PLASTIC WHEEL STOPS (SEE SHEET C-306 FOR DETAILS) PROP. TENANT APPROVED 8' PERIMETER FENCE (SEE  $\stackrel{\bigcirc}{\longrightarrow}$  SHEET C-305 FOR DETAILS) 4 PROP. ASSOCIATE PARKING (9'X19') PROP. TENANT APPROVED 20' WIDE BI-PARTING GATE WITH KNOX BOX FOR EMERGENCY ACCESS 6 PROP. SECURITY SENSOR/CAMERA WITH BOLLARDS CONTRACTOR TO COORDINATE FINAL PLACÉMENT AND POWER SUPPLY WITH OWNER PRIOR TO CONSTRUCTION - PROP. ELECTRICAL EQUIPMENT & PADS SHOWN FOR REFERNCE ONLY, 7 CONTRACTOR TO CONFIRM FINAL PLACEMENT PER ELECTRICAL PLAN STRUCTURAL DESIGN BY OTHERS GENERAL SITE NOTES PERMANENT SITE SIGNAGE WILL BE IN ACCORDANCE WITH THE CITY OF DELTONA. REGULATORY SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD (2009 ED.), AND FDOT STANDARD INDEX #711-001. BUILDING DIMENSIONS FOR REFERENCE ONLY. PLEASE REFER TO ARCHITECTURAL PLANS FOR EXACT MEASUREMENTS AREAS AROUND PAVEMENTS SHOULD BE FIELD VERIFIED TO ENSURE IT IS POSSIBLE TO MATCH THE EXISTING ELEVATIONS AND DRAINAGE PATTERNS NEAR THE PROPOSED WORK. ALL TRAILER WHEEL STOPS ARE TO BE 6' FROM BACK OF STALL TO FRONT OF WHEEL STOP. CONTRACTOR IS RESPONSIBLE FOR SELECTION AND INSTALLATION OF ALL TENANT APPROVED SECURITY APPARATUSES. APPARATUSES INCLUDE BUT ARE NOT LIMITED TO GATES, FENCES, CARD READERS, AND LOCKS.
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(SEE SHEET C-305 FOR DETAILS) ATLANTIC AE CONSULTANTS (SEE SHEET C-306 FOR DETAILS)

SECURITY PERIMETER FENCE

PROP. CONCRETE SIDEWALK

EXIST. ASPHALT / CONCRETE

PARKING COUNT

PERVIOUS PAVEMENT

PROP. LANDSCAPE

**Kimley Morn** © 2024 RIMLEY-HORN AND ASSOCI 200 S. ORANGE AVE. SUITE 600 ORLANDO, FL 32801 PHONE: 689-206-9013 WWW.KIMLEY-HORN.COM

PROJECT INFO

TENANT IMPROVEME 2501 N. NORMANDY B DELTONA, FLORIDA 3

**SEALS** 

SHEET REVISIONS

B.S. DRAWN BY: Y.C. 249251009

JOB NO: 10/22/2025

SHEET INFO

SITE PLAN

C-302

MAX ISR ALLOWED FOR THE I-4 LOGISTICS BUSINESS PARK LOT 1 PROPOSED ISR FUTURE DEVELOPMENT PROPOSED ISR \*DOES NOT INCLUDE PROPOSED RIGHT-OF-WAY AREA MAX. BUILDING HEIGHT

EXIST. BUILDING HEIGHT

\*IN ADDITION TO THE PROPOSED BUILDING HEIGHT, ANY ROOF MECHANICALS OR OTHER PROJECTIONS INSTALLED SHALL NOT EXCEED THE 70' MAX. BUILDING HEIGHT.

51 FT\*

128.40 AC

HIGH CUBE WAREHOUSE

0.35 SPACES/1,000 SF GFA = 345 SPACES

2 PERCENT OF TOTAL = 13 SPACES

383 SPACES (EXISTING-WEST SIDE OF BUILDING)

115 SPACES (EXISTING-EAST SIDE OF BUILDING) 103 SPACES (PROPOSED- NORTH SIDE OF BUILDING)

85.74 ACRES (70%)\*

42.35 ACRES\*

43.39 ACRES\*

56.12 AC

72.28 AC

TYPE IIB

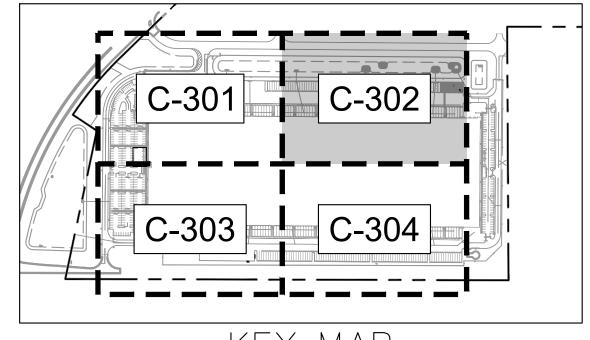
601 SPACES

9' X 19'

9' X 19'

11 SPACES

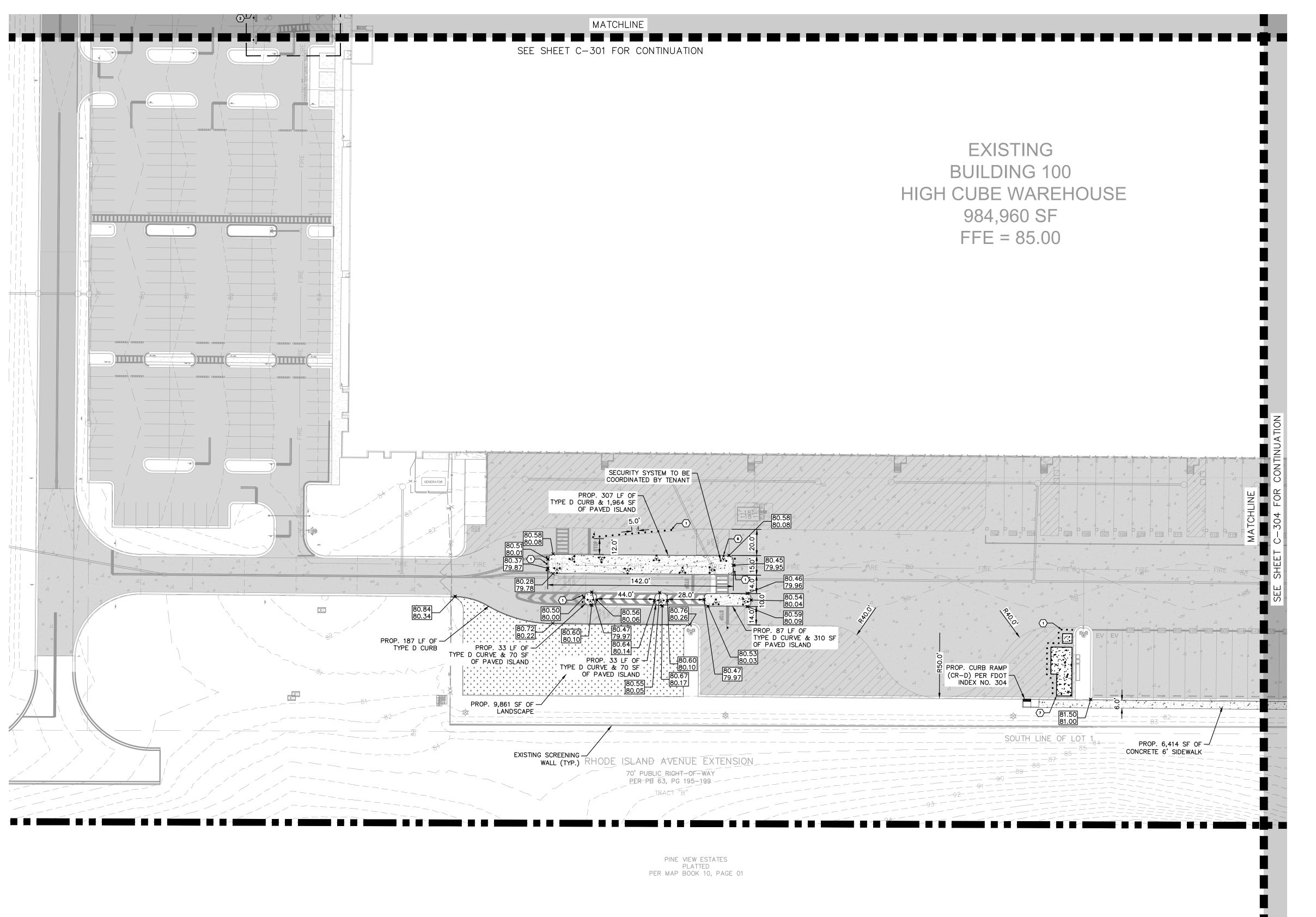
SETBACKS FRONT (N. NORMANDY BLVD) 20 FT 30 FT ABUTTING THE RHODE ISLAND AVE.



SCALE: 1"=500'

SITE PLAN ∖ C-302 *∫* 1"= 40'





SITE PLAN

1"= 40'

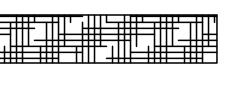
√ C-303 /

LEGEND

SECURITY PERIMETER FENCE (SEE SHEET C-305 FOR DETAILS)

PARKING COUNT

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PERVIOUS PAVEMENT



EXIST. ASPHALT / CONCRETE

PROP. LANDSCAPE

# SITE PLAN KEYNOTES

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SECTION 7, TOWNSHIP 18S, RANGE 31E N. NORMANDY BLVD, DELTONA, FL 32725 ADDRESS

TOTAL PROPERTY AREA LOT 1/PHASE 1 PROPERTY AREA LOT 2./PHASE 2 PROPERTY AREA

56.12 AC 72.28 AC HIGH CUBE WAREHOUSE

128.40 AC

TYPE IIB

CONSTRUCTION TYPE REQUIRED PARKING

0.35 SPACES/1,000 SF GFA = 345 SPACESPROPOSED PARKING 383 SPACES (EXISTING-WEST SIDE OF BUILDING) 115 SPACES (EXISTING-EAST SIDE OF BUILDING) 103 SPACES (PROPOSED- NORTH SIDE OF BUILDING) 601 SPACES

TOTAL: REQUIRED STALL SIZE 9' X 19' EXISTING STALL SIZE 9' X 19'

REQUIRED HANDICAP PARKING 2 PERCENT OF TOTAL = 13 SPACES EXISTING HANDICAP PARKING 11 SPACES

REQUIRED F.A.R. 0.4 EXISTING F.A.R. 0.4

PROPOSED USE

MAX ISR ALLOWED FOR THE I-4 LOGISTICS BUSINESS PARK LOT 1 PROPOSED ISR FUTURE DEVELOPMENT PROPOSED ISR

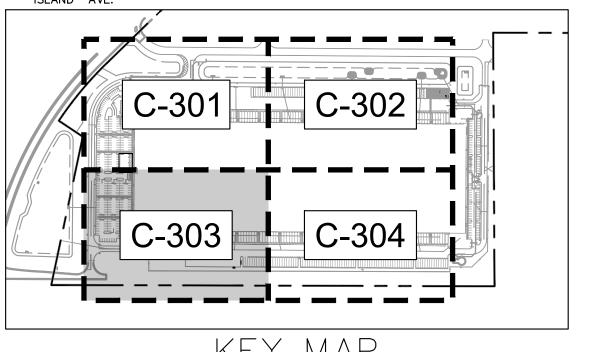
85.74 ACRES (70%)\* 42.35 ACRES\* 43.39 ACRES\*

\*DOES NOT INCLUDE PROPOSED RIGHT-OF-WAY AREA

MAX. BUILDING HEIGHT EXIST. BUILDING HEIGHT 51 FT\*

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<u>SETBACKS</u> FRONT (N. NORMANDY BLVD) SIDE REAR 20 FT 30 FT ABUTTING THE RHODE ISLAND AVE.



SCALE: 1"=500'

CONSULTANTS

**Kimley** » Horn © 2024 RIMLEY-HORN AND ASSOCI 200 S. ORANGE AVE. SUITE 600 ORLANDO, FL 32801 PHONE: 689-206-9013 WWW.KIMLEY-HORN.COM

ATLANTIC AE

PROJECT INFO

TENANT IMPROVEME 2501 N. NORMANDY B DELTONA, FLORIDA 3

SEALS

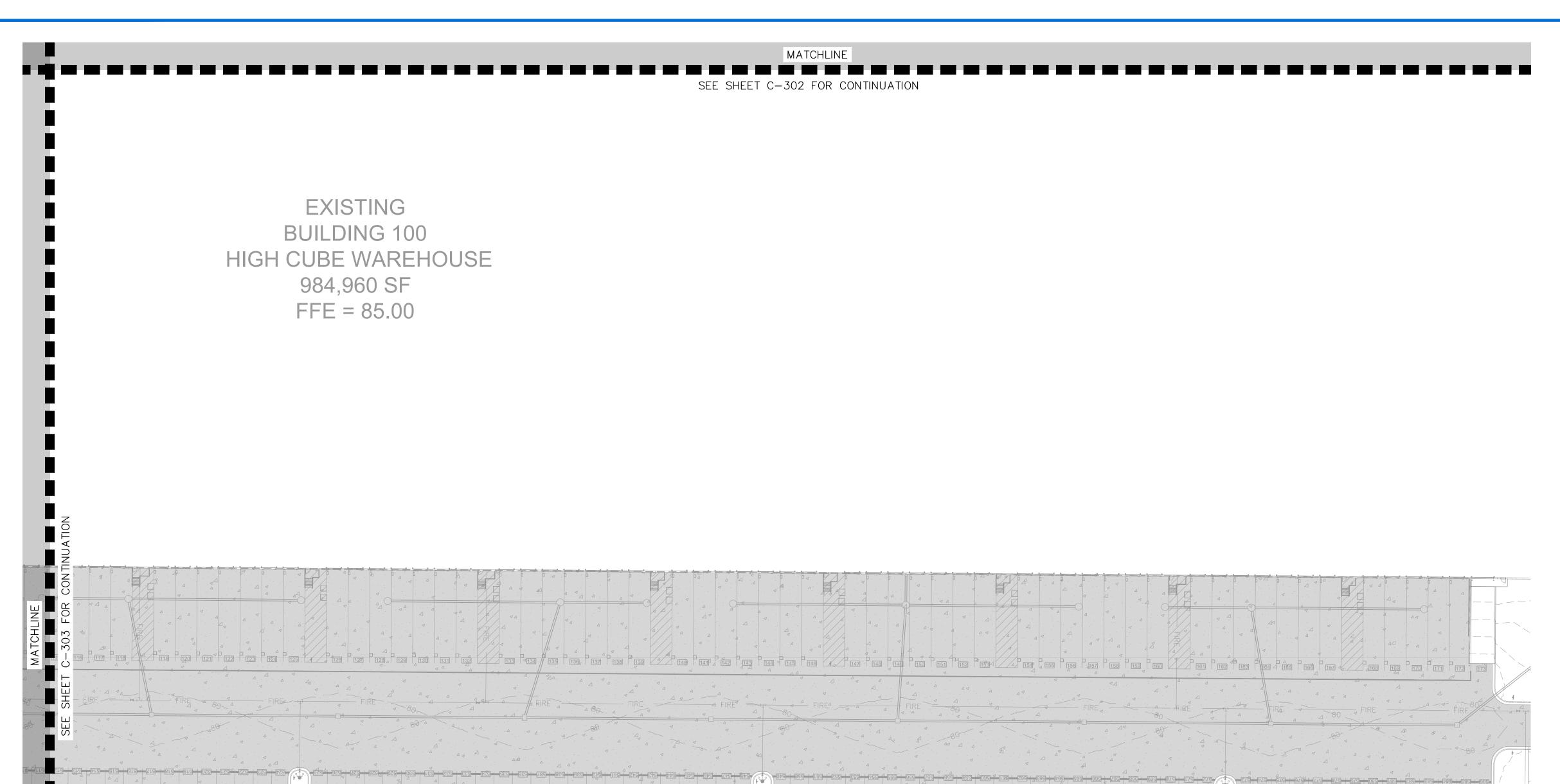
SHEET REVISIONS

B.S. Y.C. DRAWN BY: 249251009 JOB NO:

SHEET INFO

SITE PLAN

C-303



81.50 81.00

PINE VIEW ESTATES PER MAP BOOK 10, PAGE 01

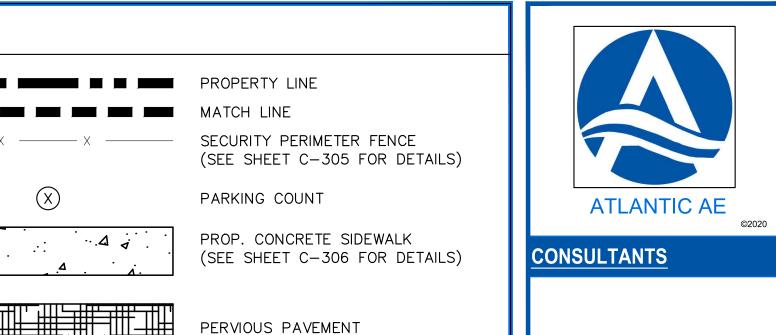
PROP. 6,414 SF OF -CONCRETE 6' SIDEWALK



PROP. 6,414 SF OF -

CONCRETE 6' SIDEWALK

LEGEND



Kimley»Horn © 2024 KIMLEY—HORN AND ASSOCIATES, INC. 200 S. ORANGE AVE. SUITE 600 ORLANDO, FL 32801 PHONE: 689-206-9013 WWW.KIMLEY—HORN.COM EXIST. ASPHALT / CONCRETE

PROJECT INFO

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PROP. LANDSCAPE

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SECTION 7, TOWNSHIP 18S, RANGE 31E ADDRESS N. NORMANDY BLVD, DELTONA, FL 32725 TOTAL PROPERTY AREA 128.40 AC LOT 1/PHASE 1 PROPERTY AREA 56.12 AC

PROPOSED USE HIGH CUBE WAREHOUSE CONSTRUCTION TYPE TYPE IIB

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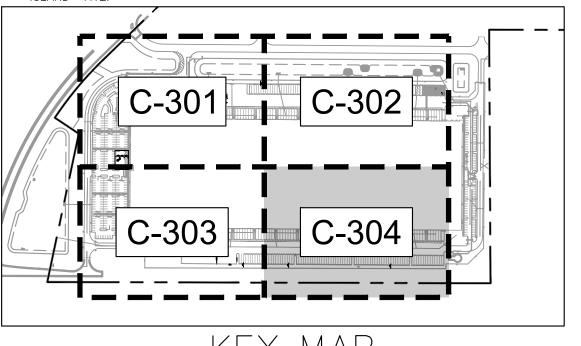
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SETBACKS FRONT (N. NORMANDY BLVD) SIDE REAR 20 FT ABUTTING THE RHODE ISLAND AVE.



SCALE: 1"=500'

SHEET REVISIONS

SEALS

DRAWN BY: JOB NO: 249251009

SHEET INFO

SITE PLAN