



Work in Progress/ Draft /Not a survey



**STORM WATER MANAGEMENT**  
 Area Required: Unknown at this point.  
 Provided: 64,200 s.f. (1.47 acres)  
 (Roughly) 21.2% of 6.95 acres)

**PARKING**  
**Total Required:** 124 spaces  
 19,800 sf @ 1/300 sf GFA (retail) = 66 spaces  
 28,800 sf @ 1/500 sf GFA (SPEC\*) = 58 spaces  
 Handicapped: 5 spaces for 100-150 spaces  
 Loading spaces: total of 3 required (1 for 10,000-25,000 sf retail + 2 for 25,000-60,000 sf office / mini-warehouse)

**PARKING (cont'd)**  
**Total spaces provided:** ± 131 spaces  
 (including 6 handicapped)  
 2 loading spaces 12x45'  
 Notes:  
 (\*) SPEC Tenant occupied partitioned warehouse  
 Professional offices: 1/300 sf  
 Medical offices: 1/200 sf

Parcel ID# 302530-0000-0045-0000  
 Parent Tract ... ±6.95 acres (±302,988 s.f.)  
 Current Zoning district: CT (Commercial Tourist)  
 Max. Building coverage: 50%  
 Max. Building height: No limit  
 Future Land Use designation: Commercial  
**Total proposed construction area: 48,600 sf**  
 (FAR=building coverage= ±16%)

**Wright Business Center**

**04 Preliminary Site Plan**  
 24 MINI WAREHOUSE UNITS, 15 RETAIL UNITS

DEVELOPER: US 192 & Simpson - Osceola County  
 PROJECT: ID 302530-0000-0045-0000  
 ADDRESS: E Irlto Bronson Memorial Highway

SCALE	DATE	SHEET	REV
1:60 (tabloid)	Oct 25, 2007	1 of 1	DRAFT 1
BY			DRAFTED BY