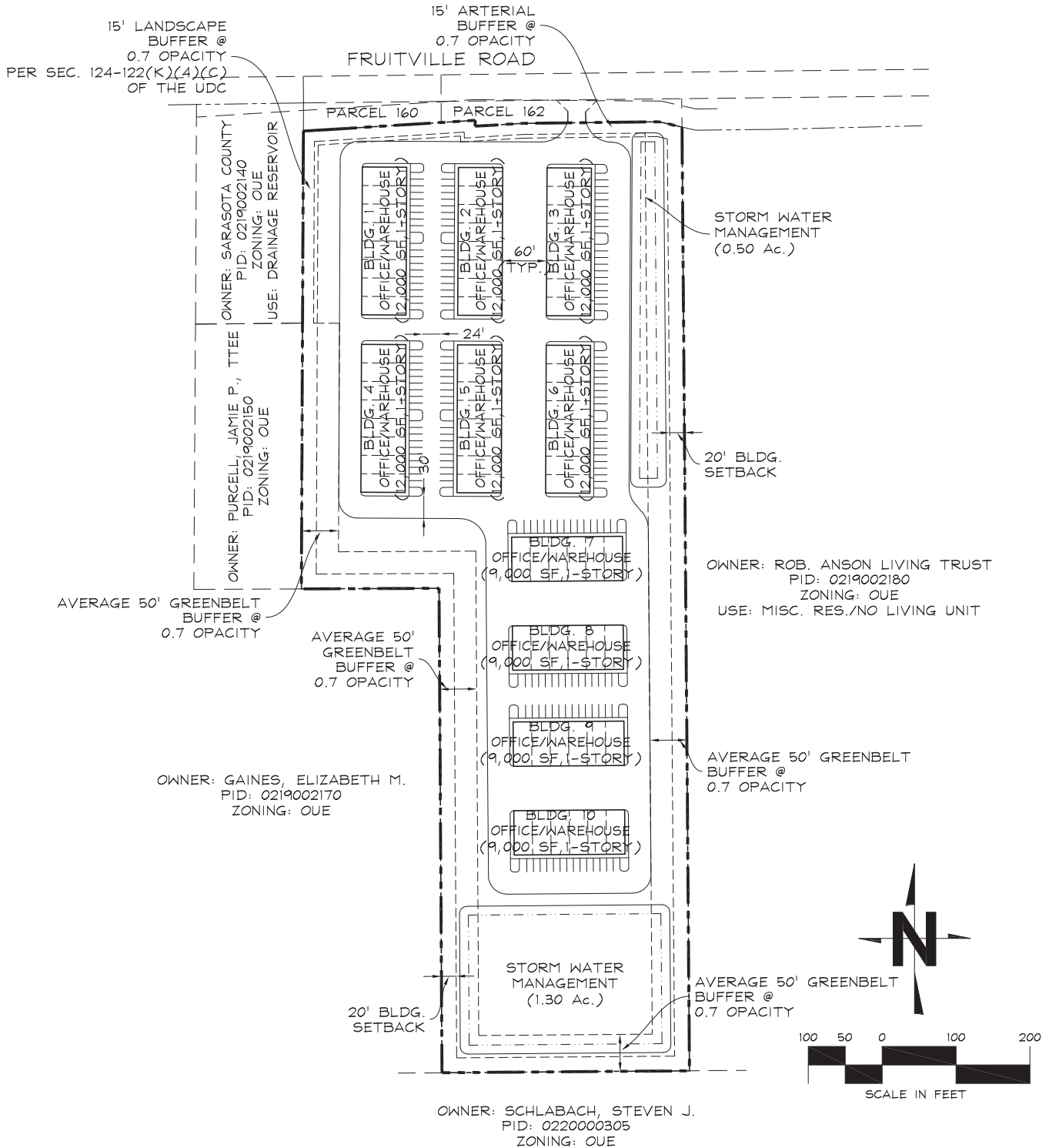


FRUITVILLE BUSINESS CENTER
NON-BINDING DEVELOPMENT
CONCEPT PLAN



Sheet 1 of 2

FRUITVILLE BUSINESS CENTER
NON-BINDING DEVELOPMENT
CONCEPT PLAN

SITE DATA

1. PID(S): 02910021601, 0219002182;
2. PARCEL ACREAGE: 12.46 Ac.;
3. EXISTING USE: AG/ORNAMENTALS, SINGLE FAMILY DETACHED RESIDENCE;
4. EXISTING ZONING: OUE (OPEN USE ESTATE);
5. PROPOSED ZONING: "BP" (BUSINESS PARK);
6. PROPOSED USE: LIGHT INDUSTRIAL SERVICE/FLEX OFFICE SPACE;
7. PROPOSED BUILDING COVERAGE: OFFICE/WAREHOUSE: 108,000 SF;
TOTAL BUILDING COVERAGE: 108,000 SF;
8. ACCESS: SINGLE ACCESS POINT FROM FRUITVILLE ROAD AS SHOWN;
9. STORM WATER RETENTION: ± 1.80 Ac. ($\pm 14.5\%$);
10. EX. IMPERVIOUS AREA: 0.18 Ac.;
11. PROPOSED IMPERVIOUS AREA: 9.80 Ac. (80.0%);
12. PARKING REQUIRED: WILL MEET REQUIREMENTS OF UDC SEC.124-120
13. 50' GREENBELT/PERIMETER BUFFER WILL AVERAGE 50' IN WIDTH, BUT NOT LESS THAN 15'.

Sheet 2 of 2