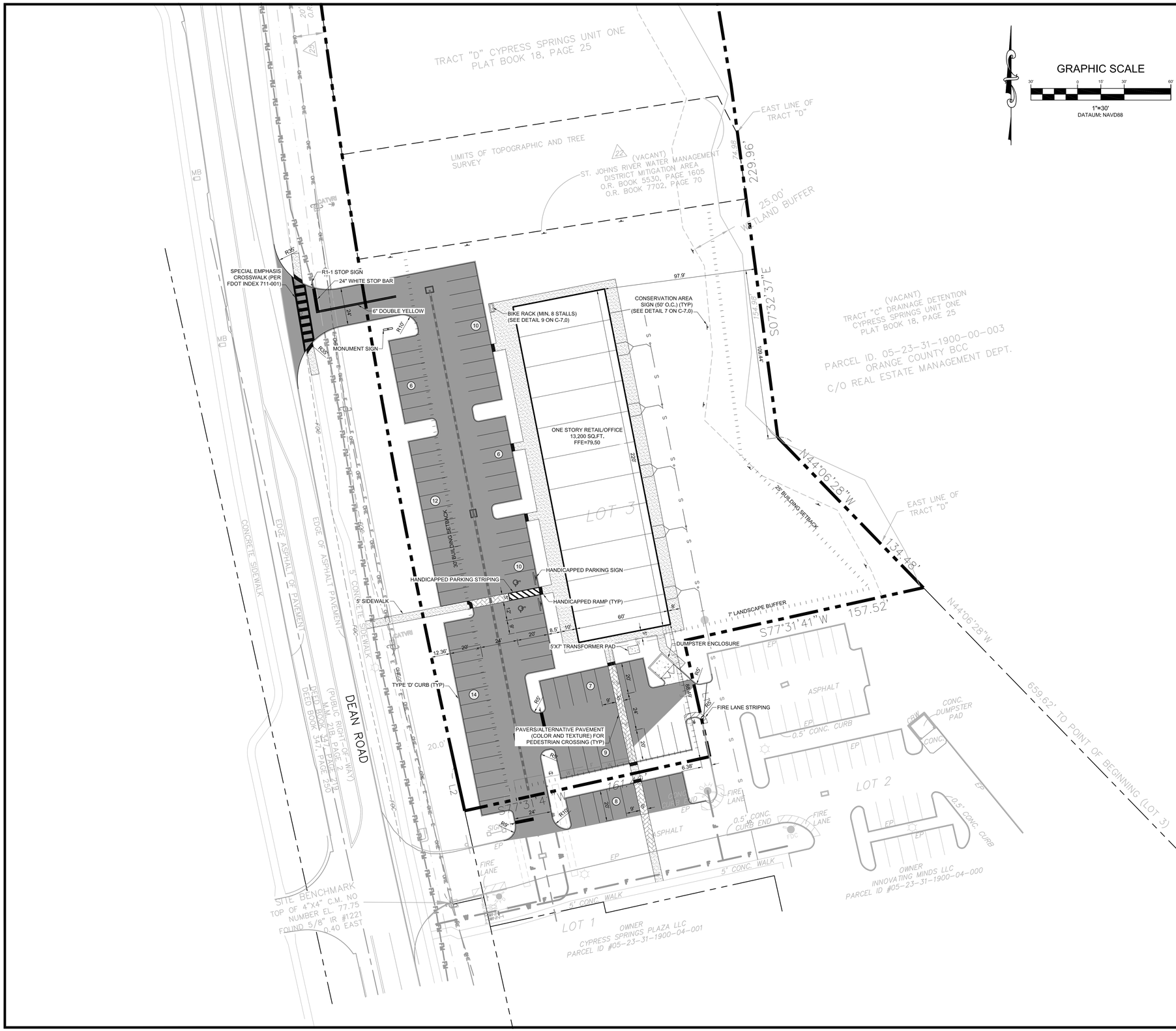

GRAPHIC SCALE

30' 0 15' 30' 60'

1"=30'
DATAUM: NAVD88

SITE DATA

PROPERTY LOCATION:		DEAN ROAD & CYPRESS SPRING PKWY
PARCEL ID:		05-23-31-1900-00-004
LOCAL MUNICIPALITY:		ORANGE COUNTY
FUTURE LAND USE:		COMMERCIAL
CURRENT ZONING:		PLANNED DEVELOPMENT
PROPOSED USE:		RETAIL
TOTAL PD AREA:		13,32 AC
LOT 3 AREA:		7,27 AC
CONSERVATION AREA:		5,31 AC.
IMPERVIOUS SURFACE RATIO:		44,679,02/ 316,502.86 = ,141
PROPOSED FAR:		,042
MIN. OPEN SPACE:		20%
PROPOSED OPEN SPACE:		
CATEGORY A OPEN SPACE:	32, 704 SQ.FT.	10,33%
CATEGORY C OPEN SPACE:	239,224 SQ.FT.	75,58%
UTILIZED CATEGORY C:	237,377 SQ.FT.	75,00%
TOTAL OPEN SPACE PROVIDED:	270,081 SQ.FT.	85,33%

BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT (WEST)	30'	
SIDE (NORTH)	10'	
SIDE (SOUTH)	10'	12'
REAR (EAST)	25'	

LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
FRONT (WEST)	7'	10'
SIDE (NORTH)	7'	
SIDE (SOUTH)	7'	7'
REAR (EAST)	7'	

BUILDING HEIGHT
MAXIMUM 50' PROVIDED 27'

SIGNAGE
ALL SIGN AGE SHALL MEET OR EXCEED THE STANDARDS PER SECTION 31.5 OF THE ORANGE COUNTY SIGN ORDINANCE. BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED.
PERMISSIBLE SIGNS:
- EXTERIOR SIGNS SHALL BE EITHER GROUND SIGNS OR WALL-MOUNTED SIGNS
- GROUND SIGNS - THE MONUMENT STRUCTURE AND MATERIALS SHALL MATCH THE BUILDING ARCHITECTURAL STYLE AND COLOR.
- FACIA/WALL SIGNS - SHALL CONFORM TO ORANGE COUNTY STANDARDS.

LIGHTING
PROJECT LIGHTING SHALL CONFORM TO THE LIGHTING STANDARDS AS ADDRESSED IN THE ORANGE COUNTY ARCHITECTURAL STANDARDS AND GUIDELINES FOR THE COMMERCIAL BUILDINGS AND PROJECTS.

SOILS

SOIL NUMBER	NAME	USDA TEXTURE	HYDROLOGIC GROUP
42	SANIBEL	MUCK	A/D
44	SMYRNA-SMYRNA	FINE SAND	A/D

SOILS DATA FROM USDA NRCS ONLINE SOILS SURVEY DATED OCTOBER 6, 2017

FLOOD ZONE
THE SITE IS LOCATED IN FLOOD ZONE A, NOT A SPECIAL FLOOD AREA, PER FEMA F.I.R.M. PANEL 12095C0290 F, DATED SEPTEMBER 25, 2009 ORANGE COUNTY. FLORIDA. A REVISIONS TO THE FLOOD MAP IS UNDER WAY TO REMOVE THE BUILDABLE AREA OF THE SITE FROM THE FLOOD ZONE.

WETLANDS
THERE ARE WETLANDS LOCATED ON THE EASTERN BOUNDARY OF PROJECT SITE AND ARE NOT PROPOSED TO BE IMPACTED. THE NORTHERN 5.31 ACRES IS UNDER A CONSERVATION EASEMENT THAT WILL NOT BE IMPACTED.

VEGETATION
THE SITE IS CURRENTLY A WOODED FIELD.

PARKING REQUIRED

RETAIL (PER PD)	13,200 SQ. FT. X (5.5 SPACES PER 1000 SQ. FT.)	73 SPACES
TOTAL PARKING REQUIRED		73 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	80 SPACES
HANDICAPPED PARKING SPACES	2 SPACES
TOTAL PARKING PROVIDED	82 SPACES

STORMWATER MANAGEMENT:

STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH ORANGE COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

GENERAL SITE NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO START OF CONSTRUCTION.
2. ALL DIMENSION ARE FROM THE FACE OF CURB.
3. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREAS OF CONFLICT.
5. ALL PUBLIC IMPROVEMENTS, INCLUDING ADJACENT SIDEWALKS, WILL BE CHECKED AT FINAL INSPECTION. ANY DAMAGED, BROKEN, OR CRACKED SECTIONS SHALL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATIONS OF OCCUPANCY.
6. ALL CONSTRUCTION SHALL MEET COUNTY REQUIREMENTS.
7. ALL SITE IMPROVEMENTS SHALL CONFORM TO A.D.A AND FLORIDA ACCESSIBILITY CODE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL NOTIFY SUNSHINE LOCATORS FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING CONSTRUCTION AT 1-800-432-4770, MONDAY THROUGH FRIDAY 7:00 AM TO 4:30 PM.
9. ALL CONSTRUCTION MATERIAL AND METHODS, SHALL MEET THE CURRENT EDITIONS OF THE DESIGN STANDARDS, THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED PER PLANS.
12. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
13. ALL DISTURBED AREAS WITHIN THE RIGHT OF WAY SHALL BE GRADED AND SODDED WITH ARGENTINE BAHIA SOD.
14. ALL STRIPING WITHIN THE RIGHT OF WAY SHALL BE LEAD-FREE THERMOPLASTIC.
15. ALL MAINTENANCE OF TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF THE DESIGN STANDARDS 102-600 INDEXES, SPECIFICALLY INDEX 102-612 AND 102-660.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRYAN POTTS ON THE DATE AND TIME SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMITTING	BRP	07/11/19
2			
3			
4			
5			
6			

Sunshine 811

TANNATH DESIGN, INC.
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ORLANDO, FLORIDA 32825
(407) 982-0875
www.tannathdesign.com
FL. CERT. OF AUTH. #27199

SITE PLAN

CYPRESS SPRINGS LANDING
DEAN RD & CYPRESS SPRINGS PRKWY
ORANGE COUNTY, FLORIDA

DATE	05/14/19
SCALE	1"=30'
DRAWN-BY	SCP

PROJECT NUMBER:
084-001

C-3.1
SHEET NO.