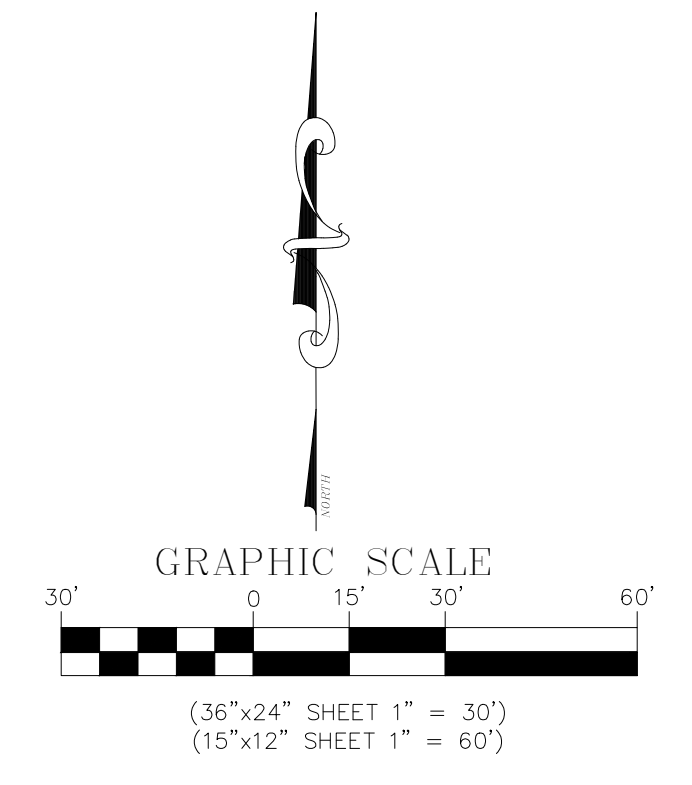


ORANGE WEST BOULEVARD
65' STREET
PER PB 16, PAGE 134



SITE IDENTIFICATION

PARCEL IDENTIFICATION No. 27-22-27-0000-00-027
SECTION 27, TOWNSHIP 22S, RANGE 27E
ADDRESS 14650 W COLONIAL DRIVE, WINTER GARDEN, FL 34787

SITE AREA

EXISTING AREAS	
IMPERVIOUS AREA	0.10 AC (3%)
PERVIOUS AREA	3.53 AC (97%)
TOTAL SITE AREA	3.63 AC (100%)

PROPOSE AREAS	
BUILDINGS 100 & 200 (BASE 24,523 SF)	0.56 AC (15%)
IMPERVIOUS (PAVEMENT/ SIDEWALK)	1.51 AC (42%)
TOTAL IMPERVIOUS	2.07 AC (57%)
PERVIOUS AREA	1.56 AC (43%)
TOTAL SITE AREA	3.63 AC (100%)

BUILDING SETBACK	PERMITTED	PROPOSED
FRONT	50'	137'
SIDE	20'	55'(WEST)
SIDE STREET	40'	84'
REAR(RESIDENTIAL)	50'	109'

SITE ZONING

EXISTING ZONING	C-2
EXISTING LAND USE	VACANT
PROPOSE LAND USE	COMMERCIAL/OFFICE
FUTURE LAND USE	COMMERCIAL/OFFICE

SURROUNDING ZONING AND FUTURE LAND USE

EAST	ZONING C-2	FUTURE LAND USE COMMERCIAL
WEST	C-2	COMMERCIAL
NORTH	C-2	COMMERCIAL
SOUTH	R-3	MEDIUM DENSITY RESIDENTIAL

PARKING DATA

PARKING SPACES REQUIRED (COMMERCIAL/RETAIL/SERVICE)
* 3 SP. PER 1,000 SF => REQUIRED SPACES=74 SPACES BASED 24,523 SF

PARKING SPACES PROVIDED	
PARKING 9'x20' SPACES	97 SPACES
HANDICAP PARKING 12'x20' SPACES	4 SPACES
TOTAL SPACES	101 SPACES

PROJECTED TRIP ENDS GENERATION

- LAND USE 820 - SHOPPING CENTER (ITE 10TH EDITION)
- AVERAGE DAILY TRIP 754 ADT (24.5 * 30.76 AVER. RATE PER 1,000 SF)
- AM PEAK HOUR TRIP

ENTER (54%)	40 TRIPS
EXIT (46%)	34 TRIPS
TOTAL	74 A.M. PEAK TRIP (24.5 * 3.0 AVER. RATE PER 1,000 SF)
- PM HOUR TRIP

ENTER (50%)	51.5 TRIPS
EXIT (50%)	51.5 TRIPS
TOTAL	103 P.M. PEAK TRIP (24.5 * 4.21 AVER. RATE PER 1,000 SF)

BUILDING AREA

BUILDING No.	AREA
100	10,135 SF
200	14,388 SF
TOTAL	24,523 SF (FLOOR AREA RATIO 0.15)

SITE NOTE

- ALL MEASUREMENTS AND DIMENSIONS ARE TAKEN AT FACE OF CURB AND WALL.
- CONTRACTOR TO REPAIR ANY DAMAGES TO SIDEWALK, DITCH, POLES, PAVEMENT, VEGETATION, ETC. TO CONDITION PRIOR TO START OF CONSTRUCTION.
- TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL 10TH EDITION VOL 2 FOR LAND USE CODES 820 - SHOPPING CENTER.
- CURB FRONTING FIRE HYDRANT SHALL BE PAINTED OSHA YELLOW.
- ANY PROPOSED ROADWAY LANE CLOSURE MUST BE SUBMITTED IN WRITING ACCOMPANIED BY A SPECIFIC MOT PLAN DETAILING THE SIGNAGE/DETOUR PLAN, DURATION OF THE ROAD CLOSURE, NOTIFICATION OF LOCAL EMERGENCY AND LAW ENFORCEMENT OFFICES, NOTIFICATION OF OSCEOLA COUNTY PUBLIC INFORMATION OFFICE AND ALL AFFECTED LOCAL RESIDENTS MUST BE NOTIFIED OF THE ROAD IN ADVANCE PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITY WITHIN THE ROADWAYS. ALL ROADWAY LANE CLOSURE MUST BE DONE IN STAGES WHEREIN ONLY SECTIONS OF ANY COUNTY ROAD WILL BE CLOSED AT A TIME. THIS IS TO KEEP EMERGENCY VEHICLES ROAD ACCESSIBILITY IMPACT TO A MINIMUM.
- ALL STRIPING WITHIN COUNTY OR FDOT RIGHT-OF-WAY SHALL BE HIGH REFRACTIVE PAINT.
- CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT AT A CLEAN EDGE AT POINT OF CONNECTION, THE INTO EXISTING PAVEMENT AND LEVEL ALL FINISH COURSE AS NECESSARY TO MAINTAIN UNIFORM ROADWAY CROWN AND TRAVEL LANES.
- 8" THICK CONCRETE APRON WILL HAVE 12" THICK TURN DOWN AT THE ROADWAY PAVEMENT AND PARKING ASPHALT PAVEMENT EDGES. CONTRACTOR TO PROVIDE 12" STABILIZED SUBGRADE COMPACTED 98% MAXIMUM DENSITY PER MODIFIED PROCTOR OF AASHTO T-180.
- CONTRACTOR SHALL HAVE ALL COMPACTION 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).
- AS-BUILT RECORD DRAWINGS SHALL COMPLY WITH CITY OF WINTER GARDEN REQUIREMENTS AND IS AVAILABLE ON-LINE.
- CONTRACTOR TO OBTAIN TREE REMOVAL PERMIT PRIOR TO ANY TREE REMOVAL.
- REFER TO SHEET CO - GENERAL NOTES FOR ADDITIONAL NOTES.

SOILS

SOIL No.	SOIL NAME	HYDROLOGIC GROUP
34	POMELLO FINE SAND	A
44	SMYRNA-SMYRNA	A/D
48	TAVARES FINE SAND	A
53	WAUBERG FINE SAND	D

SOURCE
SOIL TYPE AND HYDROLOGIC GROUP IS BASED ON USDA NATURAL RESOURCES CONSERVATION SERVICES (NRCS)

SITE LEGEND

- SOIL LINES
- PROPERTY LINE
- CONTAMINATION LINE FROM WATER LEVEL TO 20FT BELOW EXIST. GROUND
- PARKING COUNT (TOTAL 101 PAGES)
- ▨ PROPOSE BUILDINGS

REVISIONS

No.	DATE	DESCRIPTION	APP'D BY
1	01/22/22	CITY WINTER GARDEN COMM.	QTL
2	12/13/15	OC HEALTH DEPARTMENT	QTL

SUNSHINE RETAIL CENTER

14650 W COLONIAL DR
WINTER GARDEN, FL 34787

MASTER SITE PLAN

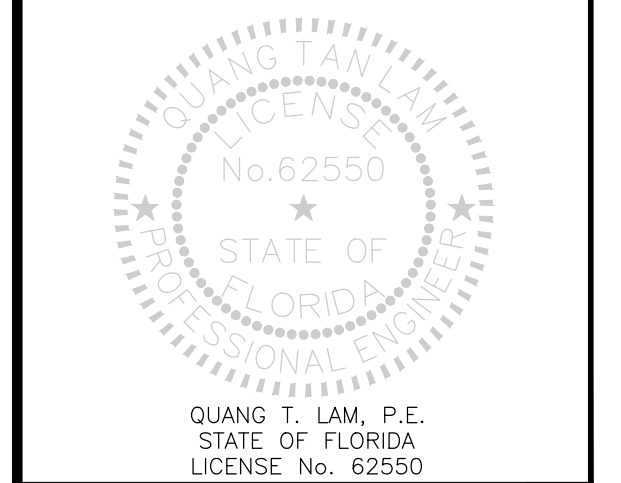
CLIENT:

XUEQIANG CHEN
4455 DARDANELLE DRIVE, SUITE #A
ORLANDO, FL 33067

LAM Civil Engineering, Inc.

1320 W PINE STREET
ORLANDO, FL 32805
PHONE: 407-254-0040
CELL: 407-234-8944
CERTIFICATE OF AUTHORIZATION No. 27340

THIS DOCUMENT AND ANY DESIGN DOCUMENTS RELATED TO THIS PROJECT IS THE PROPERTY OF LAM CIVIL ENGINEERING, INC. AND IS COPYRIGHTED. THIS DOCUMENT IS INTENDED TO BE USED BY THIS PROJECT. ANY REPRODUCTION, DISTRIBUTION, OR USE OF THIS DOCUMENT IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF LAM CIVIL ENGINEERING, INC.



PROJECT No. 2021.999.14

DATE: 07-07-22

DRAWN BY: LCE

APPROVED BY: QTL

SHEET C1

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE INDIVIDUAL NAMED ABOVE, USING A DATED DIGITAL SIGNATURE IN THE SPACE BELOW. PER F.A.C. RULE 61G15-23.004, PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.