



Owner: Lmp Orlando Property Owner LLC
 Parcel ID# 22-22-31-1580-01-000
 Cottages At Alafaya
 (Plat Book 104, Page 40-41)

SITE DATA

PARCEL AREA: 26,171 SF / ±1.69 AC
 JURISDICTION: ORANGE COUNTY
 ZONING: C-1 (RETAIL COMMERCIAL DISTRICT)
 NEW BUILDING AREA: 2,500 SF

MAX. IMPERVIOUS = 80%
 EXISTING PERVIOUS: 14,769 SF (56.4%)
 EXISTING IMPERVIOUS: 11,402 SF (43.6%)
 PROPOSED PERVIOUS: 7,191 SF (27.5%)
 PROPOSED IMPERVIOUS: 18,980 SF (72.5%)

NEW PARKING REQUIRED:
 GENERAL BUSINESS ESTABLISHMENT:
 1 SPACES FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA
 = 2,500 SF / 300 SF
 = 8.3 OR 9 SPACES

PARKING REQUIRED: 9 SPACES
 PARKING PROVIDED: 39 SPACES

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH, COLONIAL DR)	25 FT	60.5 FT
SIDE (EAST)	15 FT	76.0 FT
SIDE (WEST)	15 FT	15.0 FT
REAR (NORTH)	20 FT	70.5 FT

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (SOUTH, COLONIAL DR)	7 FT	7.0 FT MIN. (VARIES)
SIDE (EAST)	7 FT	7.5 FT MIN. (VARIES)
SIDE (WEST)	7 FT	7.0 FT MIN. (VARIES)
REAR (NORTH)	7 FT	7.0 FT MIN. (VARIES)

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE (B.S.L.)
- LANDSCAPE BUFFER (L.S.B.)

NOTES:

- ALL PAVEMENT IS DIMENSIONED TO FACE OF CURB.
- ALL PARKING LOT CURB RETURN RADII ARE 3' UNLESS OTHERWISE NOTED.
- BILLBOARD OVERHANGS BILLBOARD SETBACK LINE.

Owner: Co Nnn LLC
 Parcel ID# 22-22-31-9461-00-030

Z DEVELOPMENT SERVICES
 CIVIL ENGINEERING CONSULTANTS
 CA 29354
 1201 E. ROBINSON STREET
 ORLANDO, FL 32801
 PH: (407) 271-8910

DATE	REVISION

RETAIL DEVELOPMENT
12049 E COLONIAL DRIVE
ORLANDO, FLORIDA

DATE: 02/09/26
 DRAWN: LH
 CHECKED: RZ

CP4
 PROJECT NO.: 2026.103

CONCEPTUAL SITE PLAN

(200' Right-of-Way)
East Colonial Drive (State Road 50)
 (Per State Of Florida State Road Department Right Of Way Maps, Section 706-201 & Section 75060-2505)
 (Asphalt Road)

