

# CONCEPTUAL SITE PLAN

**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

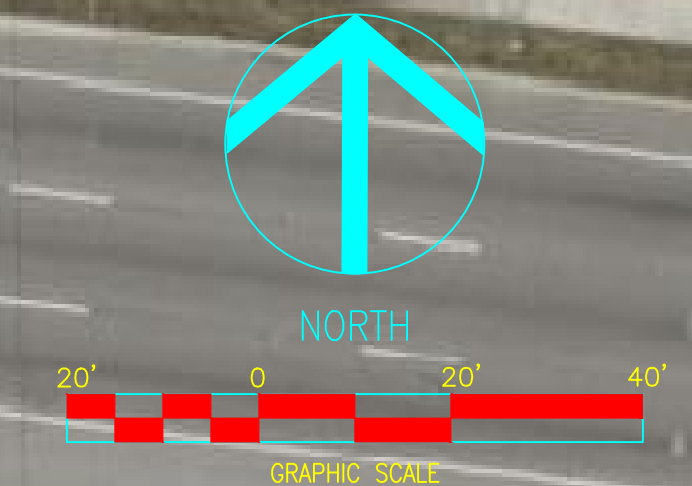
LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (SOUTH, COLONIAL DR)	7 FT	7.0 FT MIN. (VARIES)
SIDE (EAST)	7 FT	7.5 FT MIN. (VARIES)
SIDE (WEST)	7 FT	7.0 FT MIN. (VARIES)
REAR (NORTH)	7 FT	7.0 FT MIN. (VARIES)

**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.



**Z DEVELOPMENT SERVICES**  
 CIVIL ENGINEERING CONSULTANTS

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 ORLANDO, FL 32801

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DATE	REVISION

## RETAIL DEVELOPMENT 12049 E COLONIAL DRIVE ORLANDO, FLORIDA

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

**CP4**  
 PROJECT NO.: 2026.103