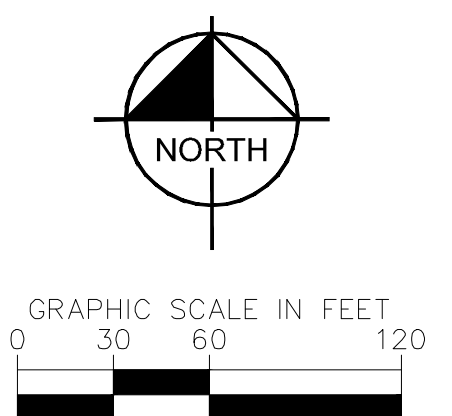
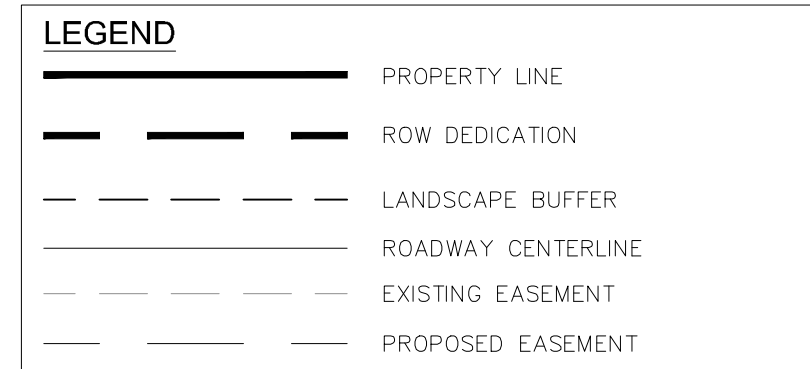
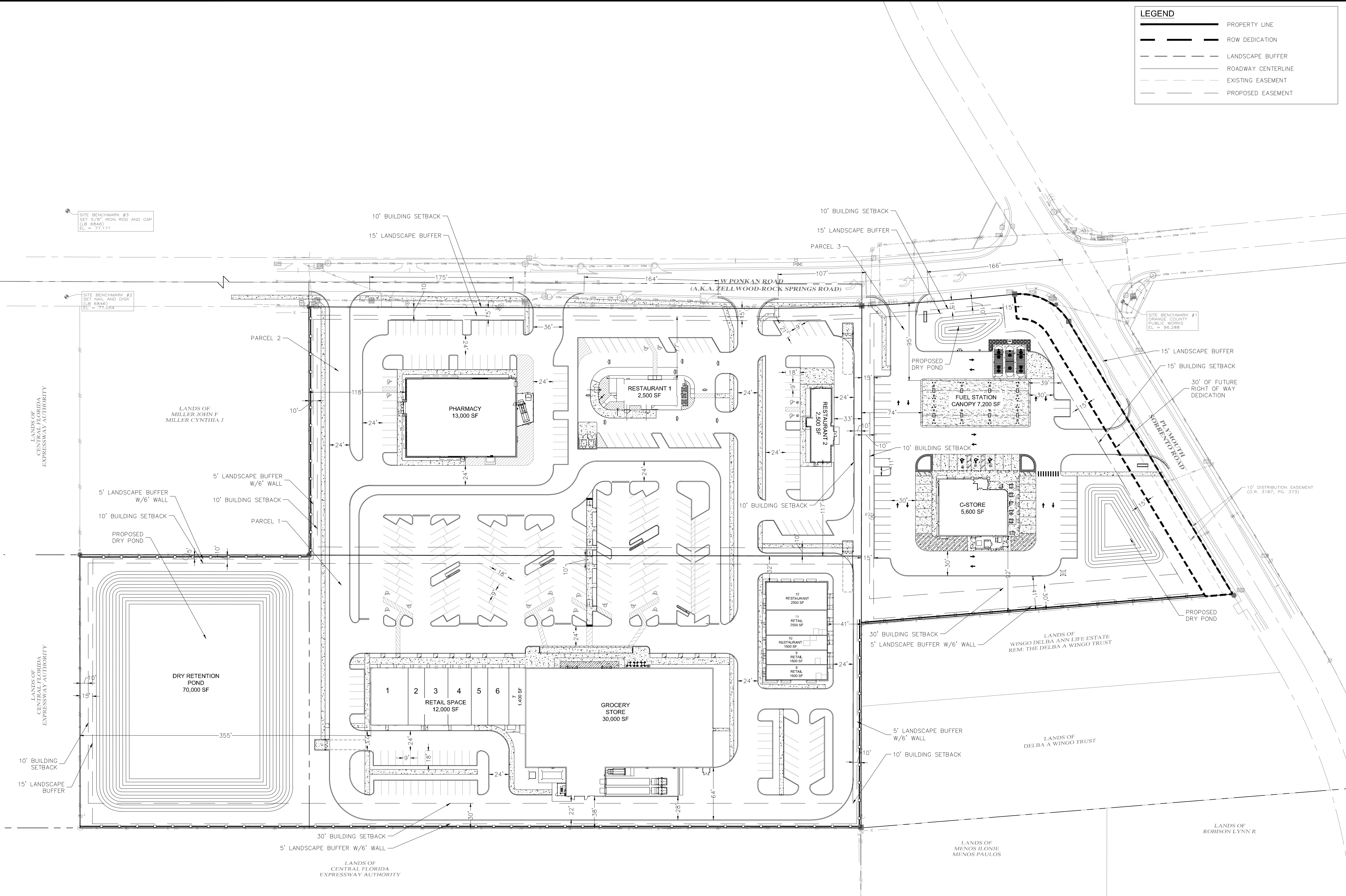


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TURNPIKE STATE ROAD 429



SITE DATA:

PROJECT SITE:	
PARCEL 1:	7.28 ACRES
PARCEL 2:	4.69 ACRES
PARCEL 3:	3.03 ACRES
TOTAL AREA:	15.00 ACRES

ISR CALCULATION:

PARCEL 1	
IMPERVIOUS AREA:	5.03 AC
PERVIOUS AREA:	2.25 AC
PARCEL 2	
IMPERVIOUS AREA:	3.52 AC
PERVIOUS AREA:	1.17 AC
PARCEL 3	
IMPERVIOUS AREA:	1.63 AC
PERVIOUS AREA:	1.40 AC
TOTAL IMPERVIOUS:	10.18 AC
TOTAL PERVIOUS:	4.82 AC
PARCEL 1	
MAXIMUM ISR:	0.85
PROPOSED ISR:	0.70
PARCEL 2	
MAXIMUM ISR:	0.85
PROPOSED ISR:	0.75
PARCEL 3	
MAXIMUM ISR:	0.85
PROPOSED ISR:	0.55

DENSITY CALCULATIONS:

PARCEL 1	
RETAIL SPACE (1-6):	12,000 SF
RETAIL SPACE (7):	1,400 SF
GROCERY STORE:	30,000 SF
RETAIL (8,9,11):	9,100 SF
RESTAURANT (10,12):	4,000 SF
TOTAL:	52,500 SF
TOTAL AREA FOR DENSITY CALCULATIONS:	
COMMUNITY COMMERCIAL (C-C)	7.28 ACRES
PARCEL 1:	
COMMUNITY COMMERCIAL DENSITY CRITERIA:	
MAX: 6 DU/ACRE AND/OR 0.25 FAR	
COMMUNITY COMMERCIAL DENSITY PROVIDED:	
52,500 SF X 1 AC/43,560 SF = 1.21 AC	
1.21 AC / 7.28 AC = 0.17 FAR	

PARCEL 2

PHARMACY:	13,000 SF
RESTAURANT 1:	2,500 SF
RESTAURANT 2:	2,500 SF
TOTAL:	18,000 SF
TOTAL AREA FOR DENSITY CALCULATIONS:	
COMMUNITY COMMERCIAL (C-C)	4.69 ACRES
PARCEL 1:	
COMMUNITY COMMERCIAL DENSITY CRITERIA:	
MAX: 6 DU/ACRE AND/OR 0.25 FAR	
COMMUNITY COMMERCIAL DENSITY PROVIDED:	
18,000 SF X 1 AC/43,560 SF = 0.41 AC	
0.46 AC / 4.69 AC = 0.09 FAR	

PARCEL 3

C-STORE:	5,600 SF
FUEL STATION CANOPY:	7,200 SF
TOTAL:	12,800 SF
TOTAL AREA FOR DENSITY CALCULATIONS:	
COMMUNITY COMMERCIAL (C-C)	3.03 ACRES
PARCEL 1:	
COMMUNITY COMMERCIAL DENSITY CRITERIA:	
MAX: 6 DU/ACRE AND/OR 0.25 FAR	
COMMUNITY COMMERCIAL DENSITY PROVIDED:	
12,800 SF X 1 AC/43,560 SF = 0.29 AC	
0.29 AC / 3.03 AC = 0.10 FAR	

PARKING REQUIREMENTS:

PARCEL 1

GROCERY STORE MINIMUM PARKING (3.5 SPACES/1,000 SF): (30,000 SF / 1000) X 3.5 =	105 SPACES
RETAIL MAXIMUM PARKING (1 SPACES/250 SF): (18,500 SF / 250 X 1) =	74 SPACES
RESTAURANT 1 (QUICK SERVICE) MINIMUM PARKING (1 SPACES/4 SEATS): (80 SEATS / 4) =	20 SPACES
TOTAL SPACES REQUIRED:	199 SPACES
PROPOSED PARKING:	13 SPACES
REGULAR SPACES:	189 SPACES
ADA SPACES:	13 SPACES
TOTAL SPACES PROPOSED:	202 SPACES

PARCEL 2

RESTAURANT 1 (QUICK SERVICE) MINIMUM PARKING (1 SPACES/75 SF PATRON FLOOR AREA EXCLUDING SEATS): (750 SF / 75 X 1) =	10 SPACES
RESTAURANT 2 (QUICK SERVICE) MINIMUM PARKING (1 SPACES/75 SF PATRON FLOOR AREA EXCLUDING SEATS): (750 SF / 75 X 1) =	10 SPACES
PHARMACY MINIMUM PARKING (1 SPACES/250 SF): (13,000 SF / 250 X 1) =	52 SPACES
TOTAL SPACES REQUIRED:	94 SPACES
PROPOSED PARKING:	97 SPACES
REGULAR SPACES:	84 SPACES
ADA SPACES:	13 SPACES
TOTAL SPACES PROPOSED:	103 SPACES

PARCEL 3

C-STORE MINIMUM PARKING (1 SPACES/250 SF): (5600 SF / 250 X 1) =	23 SPACES
RESTAURANT MINIMUM PARKING (1 SPACES/4 SEATS): (25 SEATS / 4) =	7 SPACES
TOTAL SPACES REQUIRED:	30 SPACES
PROPOSED PARKING:	53 SPACES
REGULAR SPACES:	53 SPACES
ADA SPACES:	53 SPACES
TOTAL SPACES PROPOSED:	56 SPACES

BUILDING SETBACKS:	MIN	MAX	PROPOSED	LANDSCAPE BUFFERS	MIN	MAX	PROPOSED
PARCEL 1				PARCEL 1			
NORTH (FRONT):	10 FT	32 FT	32 FT	NORTH (FRONT):	0/5 FT	0/5 FT	0/5 FT
SOUTH (BACK):	30 FT	38 FT	38 FT	SOUTH (BACK):	5 FT	5 FT	5 FT
EAST (SIDE):	10 FT	41 FT	41 FT	EAST (SIDE):	0/5 FT	5 FT	5 FT
WEST (SIDE):	10 FT	355 FT	355 FT	WEST (SIDE):	10 FT	16 FT	16 FT
PARCEL 2				PARCEL 2			
NORTH (FRONT):	10 FT	77 FT	77 FT	NORTH (FRONT):	15 FT	15 FT	15 FT
SOUTH (BACK):	10 FT	117 FT	117 FT	SOUTH (BACK):	0 FT	0 FT	0 FT
EAST (SIDE):	10 FT	33 FT	33 FT	EAST (SIDE):	0 FT	10 FT	10 FT
WEST (SIDE):	10 FT	118 FT	118 FT	WEST (SIDE):	5 FT	10 FT	10 FT
PARCEL 3				PARCEL 3			
NORTH (FRONT):	10 FT	95 FT	95 FT	NORTH (FRONT):	15 FT	15 FT	15 FT
SOUTH (BACK):	30 FT	117 FT	117 FT	SOUTH (BACK):	5 FT	41 FT	41 FT
EAST (SIDE):	15 FT	39 FT	39 FT	EAST (SIDE):	15 FT	15 FT	15 FT
WEST (SIDE):	10 FT	92 FT	92 FT	WEST (SIDE):	0/NA FT	15 FT	15 FT

ZONING

PARCEL 1	
EXISTING ZONING:	AG
EXISTING FUTURE LAND USE:	C-C
EXISTING USE:	VACANT
PROPOSED LANDUSE:	COMMERCIAL
MAX BUILDING HEIGHT:	35 FT
PARCEL 2	
EXISTING ZONING:	T
EXISTING FUTURE LAND USE:	C-C
EXISTING USE:	VACANT
PROPOSED LANDUSE:	COMMERCIAL
MAX BUILDING HEIGHT:	35 FT
PARCEL 3	
EXISTING ZONING:	T
EXISTING FUTURE LAND USE:	C-C
EXISTING USE:	VACANT
PROPOSED LANDUSE:	COMMERCIAL
MAX BUILDING HEIGHT:	35 FT

NO.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL
 JAMIE L. ALBINO III
 DATE: 03/31/2022
 SCALE: AS SHOWN
 DESIGNED BY: JLA
 DRAWN BY: JLA
 CHECKED BY: JRS

SITE PLAN

PONKAN & PLYMOUTH SORRENTO ROAD REZONING
 ORANGE COUNTY FLORIDA
 SHEET NUMBER C4.0