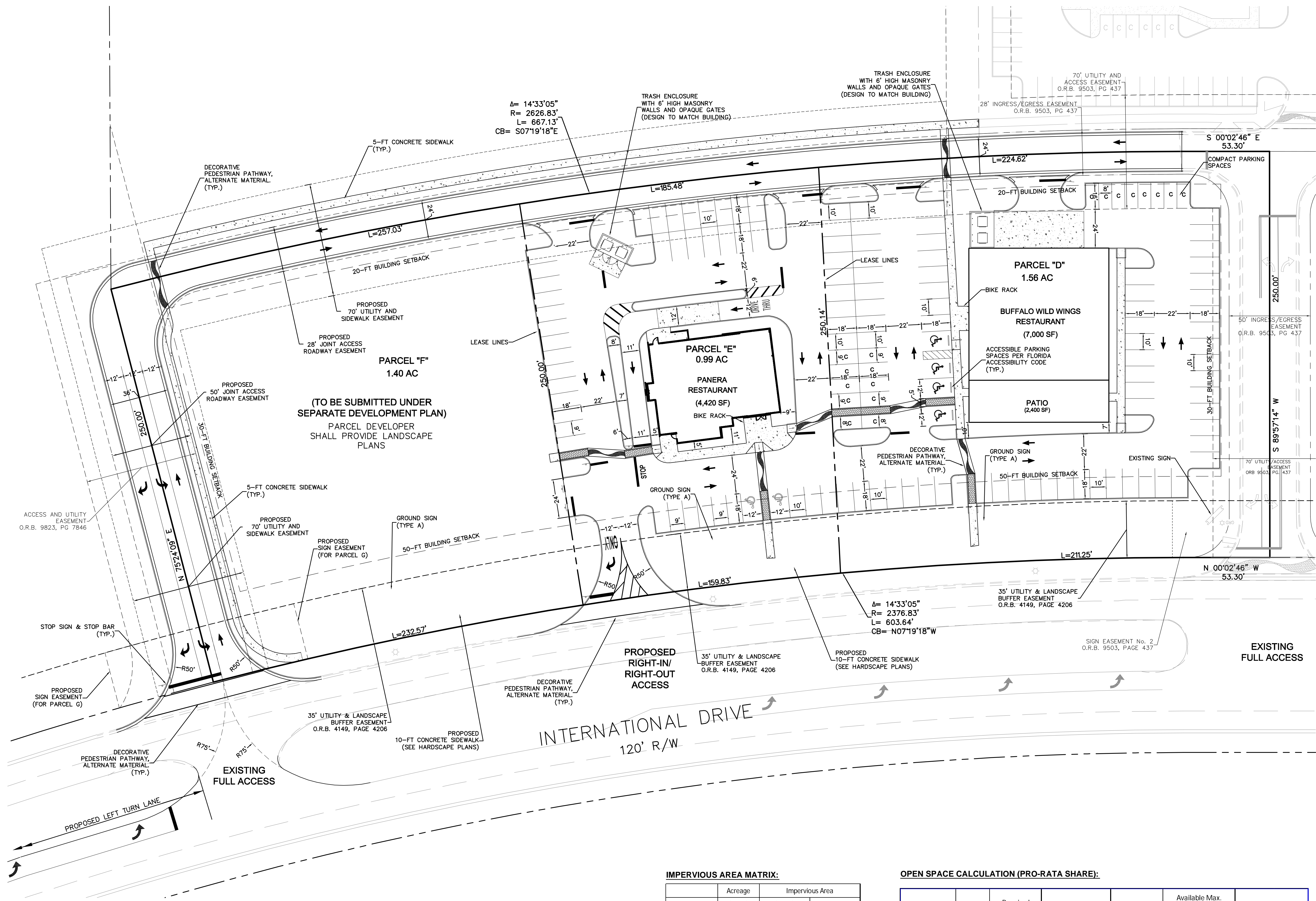
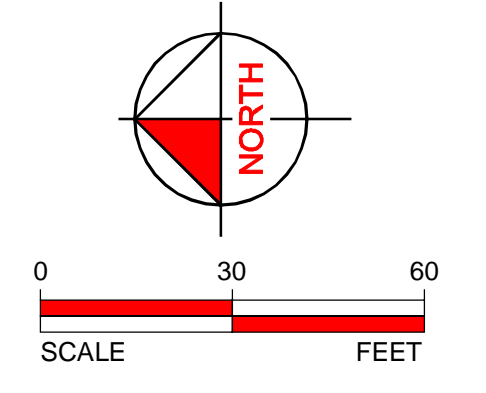


Drawing name: K:\ORL_Civil\149450000 - Shadow Wood\CADD\DEVELOPMENT\PlanSheets\DP03-SITE.dwg DP03 Nov 14, 2011 9:06am by: regan.olaughlin
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PARKING DATA:

PARCEL D:

REQUIRED PARKING (RESTAURANT):	
1 SPACE PER 4 FIXED SEATS—INSIDE (70/4):	18 SPACES
1 SPACE PER 75 SF PATRON AREA: (5,000/75):	67 SPACES
SUB-TOTAL:	85 SPACES

PROVIDED PARKING:

REGULAR SPACES (10'x18'):	71 SPACES
COMPACT SPACES (< 180 SF):	18 SPACES
ACCESSIBLE SPACES (12'x18'):	4 SPACES
TOTAL PROVIDED PARKING SPACES:	93 SPACES

PARCEL E:

REQUIRED PARKING (RESTAURANT):	
1 SPACE PER 4 FIXED SEATS—INSIDE (100/4):	25 SPACES
1 SPACE PER 75 SF PATRON AREA: (1,000/75):	14 SPACES
SUB-TOTAL:	39 SPACES

PROVIDED PARKING:

REGULAR SPACES (9' x 18'+2' overhang):	20 SPACES
REGULAR SPACES (10' x 18'):	18 SPACES
COMPACT SPACES (< 180 SF):	0 SPACES
ACCESSIBLE SPACES (12' x 18'+2' overhang):	2 SPACES
TOTAL PROVIDED PARKING SPACES:	40 SPACES

PARKING NOTE:
 COMPACT PARKING SPACES SHALL NOT EXCEED TWENTY-FIVE PERCENT (25%) OF THE TOTAL REQUIRED PARKING SPACES FOR THE PD.

BUILDING SETBACKS:

FRONT (INTERNATIONAL DR.)	50 FEET
REAR	20 FEET
SIDE	30 FEET

GENERAL NOTES:
 ALL CONSTRUCTION DETAILS ARE CONCEPTUAL ONLY AND SUBJECT TO REVIEW AND MODIFICATION DURING FINAL CONSTRUCTION PLAN STAGE.

LANDSCAPING:
 ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF CHAPTER 24 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE. SEE LANDSCAPE PLAN SHEET FOR ADDITIONAL INFORMATION.

TREE SURVEY:
 A TREE SURVEY IS NOT REQUIRED AS THIS DEVELOPMENT PLAN IS PART OF A PREVIOUSLY APPROVED DP (SHADOW WOOD PD).

EASEMENTS:
 ALL EASEMENTS SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

O.C. CONSERVATION AREA DETERMINATION:
 ALL ON-SITE WETLANDS PREVIOUSLY MITIGATED PER O.C. C.A.D. No. 07-092, APPROVED NOVEMBER 14, 2007; AND IMPACT PERMIT No. 08-019, ISSUED DECEMBER 23, 2008.

WAIVERS REQUESTED:
 NO WAIVERS ARE REQUESTED WITH THIS DEVELOPMENT PLAN.

STORMWATER MANAGEMENT:
 RUNOFF WILL BE CONVEYED TO THE EXISTING MASTER STORMWATER MANAGEMENT SYSTEM FOR THE SHADOW WOOD PD.

SITE LIGHTING:
 ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH LIGHTING ORDINANCE 2003-08, ARTICLE XVI OF CHAPTER 9 OF THE ORANGE COUNTY CODE, AND ALL OTHER CURRENT APPLICABLE ORANGE COUNTY STANDARDS. SEE SITE LIGHTING & PHOTOMETRIC PLAN SHEETS FOR ADDITIONAL INFORMATION.

ON-SITE VEGETATION:
 THE MAJORITY OF THE SITE CONSISTS OF PINE FLATWOODS.

PHASING:
 THE PROPOSED PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES.

PARKS AND RECREATION:
 NOT APPLICABLE

SCHOOL AGE CHILDREN:
 NOT APPLICABLE

100-YEAR FLOOD PLAIN:
 NOT APPLICABLE. PER FEMA FIRM 12095C0415F DATED SEPTEMBER 25, 2009, THE PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN.

SIGNAGE:
 BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH THE MASTER SIGNAGE PLAN.

PROPOSED DEVELOPMENT SUMMARY

	TOTAL PD	PARCEL D	PARCEL E	PARCEL F
ACREAGE:	104.21 AC	1.56 AC	0.99 AC	1.40 AC
MAX. IMPERVIOUS AREA:	72.95 AC (70%)	SEE IMP. CALC.	SEE IMP. CALC.	SEE IMP. CALC.
MIN. OPEN SPACE AREA:	26.05 AC (25%)	SEE OPEN SPACE CALC.	SEE OPEN SPACE CALC.	SEE OPEN SPACE CALC.
EXISTING ZONING:	PLANNED DEVELOPMENT (PD)	PLANNED DEVELOPMENT (PD)	PLANNED DEVELOPMENT (PD)	PLANNED DEVELOPMENT (PD)
PROPOSED LAND USE:	TOURIST COMMERCIAL	RESTAURANT	RESTAURANT	-
PROPOSED FAR:	0.14	0.1	0.1	-
MAX. BUILDING HEIGHT:	140-FT	60-FT	60-FT	60-FT
TC USES	1,010,418 SF	9,400 SF	4,420 SF	-

IMPERVIOUS AREA MATRIX:

	Impervious Area		
	Acres (acres)	Impervious Area (acres)	%
PARCEL A	9.17	6.42	70.0%
PARCEL B	1.44	1.05	72.9%
PARCEL C	2.18	1.64	75.2%
PARCEL D	1.56	1.23	78.8%
PARCEL E	0.99	0.80	80.8%
PARCEL F	1.40	1.05	75.0%
Water Park	7.16	5.01	70.0%
Balance Tract	58.37	38.70	66.3%
	21.88	15.32	70.0%
TOTAL	104.15	71.22	68.4%

TOTAL ALLOWABLE IMPERVIOUS AREA	72.91	70.0%
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OPEN SPACE CALCULATION (PRO-RATA SHARE):

	Acres (acres)	Required Minimum Open Space (25%) (acres)	Provided Category "A" Open Space (acres)	Pro-rata Share of Area (%)	Available Max. Category "B" Open Space based on pro-rata share of Pond 1 (acres)	Total Open Space Provided	
						(acres)	%
PARCEL B	1.44	0.36	0.44	19.0%	0.112	0.55	38.3%
PARCEL C	2.18	0.55	0.54	28.8%	0.169	0.71	32.5%
PARCEL D	1.56	0.39	0.33	20.6%	0.121	0.45	28.9%
PARCEL E	0.99	0.25	0.19	13.1%	0.077	0.27	27.0%
PARCEL F	1.40	0.35	-	18.5%	0.109	-	-
TOTAL	7.57	1.89	-	100.0%	0.588	-	-

POND 1 TRACT 0.588 (52% of 1.13 ac pond available for Tracts B-F = 0.588 ac)

DEVELOPMENT PLAN (SITE PLAN)	SHADOW WOOD PD PARCELS D & E
DESIGN ENGINEER: REGAN J. O'LAUGHLIN, P.E. FLORIDA REGISTRATION NUMBER: 68432	SCALE: AS NOTED DESIGNED BY: RJO DRAWN BY: RJO CHECKED BY: JAM
KIMLEY-HORN and Associates, Inc. 3660 Maguire Boulevard, Suite 200, Orlando, FL 32803 Phone: (407) 898-1511 Fax: (407) 894-4791 WWW.KIMLEY-HORN.COM CA 0000696	ORANGE COUNTY FLORIDA
DATE: NOV. 14, 2011	PROJECT NO. 149450000
SHEET NUMBER DP3	REVISIONS No. DATE BY