

PROJECT CHARACTERISTICS:
 PARCEL ID: 36-22-27-0000-00-087
 MUNICIPALITY: CITY OF WINTER GARDEN
 EXISTING USE: 3400 - AD TIMBERLAND
 ZONING: C-2 ARTERIAL COMMERCIAL DISTRICT
 FUTURE LAND USE: COMMERCIAL
 MINIMUM LOT COVER: NONE
 MINIMUM LOT SIZE REQUIREMENTS: NONE
 MAXIMUM BUILDING HEIGHT: 35 FT FOR GASOLINE STATIONS

ACRES:
 PROPERTY: 484,101.49 SF 11.34 AC
 JURISDICTIONAL WETLAND: 14,254.14 SF 0.33 AC
 OTHER WATER BODIES: 10,415.91 SF 0.24 AC
 IMPERVIOUS SURFACES:
 BUILDING AREA: 88,447.75 SF 2.01 AC
 ASPHALT/PAVING (ON-SITE): 161,145.11 SF 3.70 AC
 SIDEWALKS (ON-SITE): 16,567.16 SF 0.38 AC
 CONC. HARDSCAPE (ON-SITE): 12,608.73 SF 0.29 AC
 TELL-BUILDING AREA: 16,644.86 SF 0.38 AC
 FLOOR AREA (GFA): 317,813.24 SF 7.30 AC
 F.I.R.: 0.64 = IMPERVIOUS SURFACES / PROPERTY AREA
 F.A.R.: 0.18 = F.I.R. / PROPERTY AREA

BUILDING SETBACKS:
 FRONT (3 TURNER RD. W PKRY & WINDERMERE RD.): 10 FEET
 FRONT (ROUNDABOUT): 10 FEET
 SIDE CORNER: 15 FEET
 SIDE CORNER (WINDERMERE RD.): 35 FEET
 REAR INTERIOR: 20 FEET WHEN ADJUTING A RESIDENTIAL ZONING REAR (SR 429): 5 FEET

LANDSCAPE BUFFERS:
 FRONT: 10 FEET
 FRONT (AT ROUND ABOUT): 10 FEET
 SIDE CORNER: 15 FEET
 SIDE INTERIOR: 25 FEET (WETLAND BUFFER)
 REAR: 5 FEET
 VEGETATIVE BUFFER: 15 FT (MIN) - 70 FT (MAX), 29 FT (AVG)
 (NOTE: ALL BUFFERING SHALL RELY ON EXCEED THE MINIMUM REQUIREMENTS PER CITY OF WINTER GARDEN ARTICLE 2)

PARKING REQUIREMENTS:
 PARKING REQUIRED PER WINTER GARDEN CODE OF ORDINANCES SECTION 118-138(3) - OFF-STREET PARKING
 9025A SF (GFA) @ 3 SPACES PER 1000 SF = 270 SPACES
 ADA ACCESSIBLE PER ADA 2010 PER 1.3.3, 503.03(4): 9

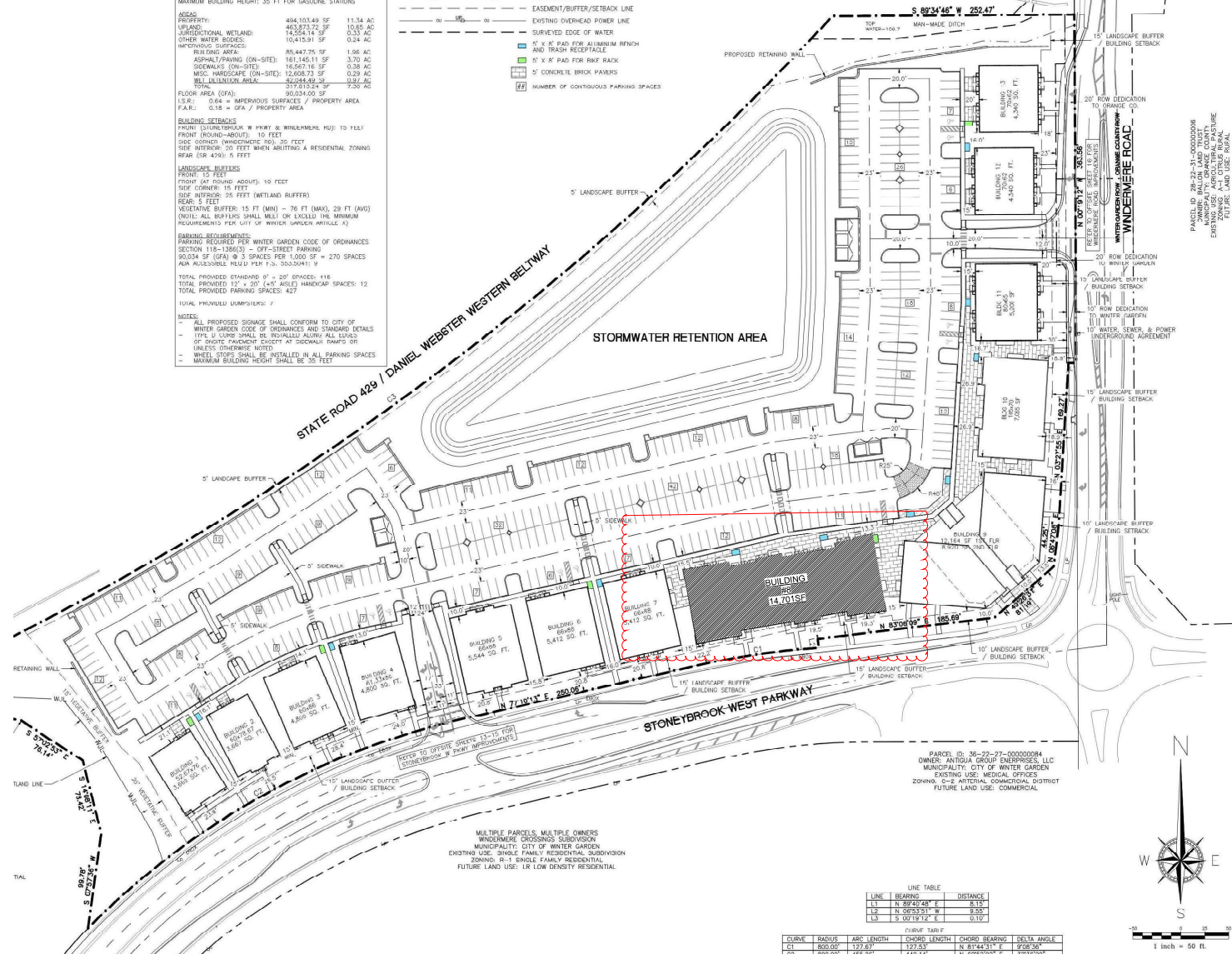
TOTAL PROVIDED STANDARD 9' x 20' SPACES: 416
TOTAL PROVIDED 12' x 20' 1.4:1 RATIO HANDICAP SPACES: 12
TOTAL PROVIDED PARKING SPACES: 427
 TOTAL PROVIDED HANDICAP SPACES: 7

NOTES:
 - ALL PROPOSED SIGNAGE SHALL CONFORM TO CITY OF WINTER GARDEN CODE OF ORDINANCES AND STANDARD DETAILS
 - TYPE 'A' CURBS SHALL BE INSTALLED ALONG ALL EDGES OF SHEET PAVEMENT EXCEPT AT SIDEWALK PARKING OR UNLESS OTHERWISE NOTED
 - WHEEL STOPS SHALL BE INSTALLED IN ALL PARKING SPACES
 - MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- ROAD CENTER LINE
- W.L. WETLAND LINE
- EASEMENT/BUFFER/SETBACK LINE
- EXISTING OVERHEAD POWER LINE
- SURVEYED EDGE OF WATER
- 6" x 8" PAD FOR ALUMINUM BENCH AND TRASH RECEPTACLE
- 5' x 8" PAD FOR BIKE RACK
- 5' CONCRETE BRICK PAVERS
- NUMBER OF CONTIGUOUS PARKING SPACES

PARCEL ID: 36-22-27-0000-00-087
 OWNER: CITY OF OOCS
 MUNICIPALITY: ORANGE COUNTY
 EXISTING USE: STORMWATER POND
 ZONING: NULL
 FUTURE LAND USE: NULL



MULTIPLE PARCELS, MULTIPLE OWNERS
 WINDERMERE CROSSING SUBDIVISION
 MUNICIPALITY: CITY OF WINTER GARDEN
 EXISTING USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
 ZONING: R-1 SINGLE FAMILY RESIDENTIAL
 FUTURE LAND USE: LR LOW DENSITY RESIDENTIAL

PARCEL ID: 36-22-27-00000084
 OWNER: ANTIGA GROUP ENTERPRISES, LLC
 MUNICIPALITY: CITY OF WINTER GARDEN
 EXISTING USE: MEDICAL OFFICES
 ZONING: C-2 ARTERIAL COMMERCIAL DISTRICT
 FUTURE LAND USE: COMMERCIAL

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°42'48" E	4.10
L2	N 26°35'31" W	0.29
L3	S 50°13'12" E	0.10

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	820.00	127.87	127.83	N 81°44'11" E	47°08'59"
C2	820.00	127.87	127.83	N 26°35'31" W	47°08'59"



1 ARCHITECTURAL SITE PLAN
 1" = 50'-0"



OWNER LOGO:
 24-1824 Shell

OWNER / PROJECT:
STONEYBROOK EXCHANGE
 SHELL BUILDING 8
 WINTER GARDEN, FL

PROFESSIONAL SEAL:
 STATE OF FLORIDA
 REGISTERED ARCHITECT
 2024 07 03 11-26-54-04007
 Robert Jeffrey Powell AIA
 Florida License Number: 16818575
 (The Florida Board of Architecture and Professional Engineers, Architects, and Landscape Architects is not responsible for the accuracy or completeness of this information.)

MARK	DATE	DESCRIPTION
ISSUE DATE:	JUNE 21, 2024	

PROJECT NO. PSA 2023-39-10
 DRAWN BY YB
 CHECKED BY JP
A2.0
 Scale 1" = 50'-0"