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SITE DATA

SITE AREA:	1.44 ACRES (62,726 SF)
ZONING:	C-2
FUTURE LAND USE:	COMMERCIAL
PROPOSED USE:	DRIVE-THRU RESTAURANT
MAXIMUM BUILDING HEIGHT:	50 FEET
PROPOSED BUILDING HEIGHT:	1 STORY

BUILDING COVERAGE

PROPOSED FLOOR AREA	3,499 SF (0.08 ACRES)
F.A.R. (3,499 SF/62,726SF)	0.056

BUILDING SETBACKS

BUILDING	REQUIRED	PROVIDED
FRONT (ROW)	150 FT	111 FT
SIDE (ADJOINING LOT):	0 FT	34 FT
SIDE (ADJOINING LOCAL ROADWAY):	15 FT	15 FT
REAR (ADJOINING LOT):	20 FT	140 FT

LANDSCAPE BUFFERS

NORTH (TYPE C)	6 FT
EAST (TYPE C)	6 FT
SOUTH (TYPE C)	6 FT
WEST (TYPE C)	6 FT

REQUIRED PARKINGS

RESTAURANT (COFFEE)	1 SPACE FOR EACH 4 SEATS = 5 SPACES 20 SEATS / 4 = 5 SPACES
	1 SPACE FOR EACH 75 SF OF PATRON AREA = 5 SPACES (350SF / 75 SF = 4.66)
RESTAURANT (QSR)	1 SPACE FOR EACH 4 SEATS = SPACES 126 SEATS / 4 = 32 SPACES
	1 SPACE FOR EACH 75 SF OF PATRON AREA = 11 SPACES (800 SF / 75 SF = 11)
TOTAL PARKING SPACES REQUIRED:	51 SPACES
ADA PARKING SPACES REQUIRED:	2 SPACES
	TOTAL 53 SPACES

PROVIDED PARKINGS

REGULAR SPACES:	57 SPACES
HANDICAP SPACES: (12'x20')	2 SPACES
TOTAL SPACES PROVIDED:	59 SPACES

SP-01

PARK SQUARE PLAZA OP "D"

ORANGE COUNTY, FLORIDA

CONCEPTUAL SITE PLAN

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