

NWC Cricket Club Circle & East Colonial Drive Orange County, FL

PARK SQUARE PLAZA PD & MASTER SIGNAGE PLAN



PROJECT DATA	
TOTAL PROJECT AREA:	
PARCEL "A"	1.11± Ac
PARCEL "B"	5.05± Ac
PARCEL "C"	1.78± Ac
PARCEL "D"	1.43± Ac
TRACT "A"	1.98± Ac
TOTAL	11.35± Ac
JURISDICTION:	
ORANGE COUNTY, FL	
PROPERTY FUTURE LAND USE:	
EXISTING:	
"C" (COMMERCIAL)	
MAXIMUM DENSITY / FAR = 3.0	
PROPOSED:	
"MIXED USE"	
PROPERTY ZONING:	
EXISTING:	
"C-2" (GENERAL COMMERCIAL DISTRICT)	
PROPOSED:	
"PD" (PLANNED DEVELOPMENT)	
PROPOSED DENSITY:	
PARCEL "A"	2,782 SF
PARCEL "B"	
"B1"	8,550 SF
"B2"	37,005 SF
PARCEL "C"	110 KEYS (6-STORY)
REQUIRED PARKING:	
RESTAURANT: 1 SPACE / 4 SEATS +	
1 SPACE / 75 SF NOT SEATED	
PARCEL "A"	
74 SEATS / 4 = 18.5 SPACES +	
2346 SF (NOT SEATED) / 75 = 31.3 SPACES	
TOTAL 49.8 SPACES = 50 SPACES	
PARCEL "B"	
RESTAURANT: 1 SPACE / 4 SEATS +	
1 SPACE / 75 SF NOT SEATED	
SHOPPING CENTER: 5.5 SPACES / 1000 SF	
"B-1"	
127 SEATS / 4 = 32 SPACES +	
1250 SF (NOT SEATED) / 75 = 17 SPACES	
TOTAL 49 SPACES	
8550-2500 = 6,050 SF x (5.5 / 1000) = 34 SPACES	
TOTAL REQ'D FOR "B-1" 83 SPACES	
"B-2"	
37,005 SF x (5.5 / 1000) = 204 SPACES	
HOTEL: 1 SPACE / 1.5 ROOMS +	
1 SPACE / 100 SF OF OFFICE	
PARCEL "C" (ASSUMES 500 SF OF OFFICE)	
110 / 1.5 = 74 SPACES +	
500 / 100 = 5 SPACES	
TOTAL 79 SPACES	
PROPOSED PARKING:	
PARCEL "A"	50 SPACES (17.9 SP / 1000 SF)
PARCEL "B"	
"B-1"	93 SPACES (10.8 SP / 1000 SF)
"B-2"	225 SPACES (6 SP / 1000 SF)
PARCEL "C"	103 SPACES (0.93 SP / KEY)
PARCEL "D"	70 SPACES
NOTES:	
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL	
AND SUBJECT TO REGULATORY AGENCY REVIEW AND	
PERMITTING.	
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT	
RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT	
COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT	
REQUIREMENTS AND ISSUES.	
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE	
AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE	
ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME	
REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL	
APPROVALS.	
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION	
PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING	
AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN	
HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME	
OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON	
AVAILABILITY OF ADDITIONAL INFORMATION.	

MONUMENT SIGN 1 & 2:
AREA: 120 S.F. MAX
HEIGHT: 15' MAX (SOLID BASE)
SETBACK: 10' MIN. FROM FRONT PROPERTY LINE

DIRECTIONAL SIGN 1, 2 & 3:
AREA: 16 S.F. MAX
HEIGHT: 10' MAX
SETBACK: 5' MIN. FROM PROPERTY LINE

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1013-244
SCALE: 1" = 60' DATE: 04-02-18
DRAWN BY: Stuebs PROJ. MGR: Stuebs

PROVIDED FOR...

Park Square UCF, LLC (c/o SVN Florida)

PROVIDED BY...

AVID
GROUP

CIVIL ENGINEERING 2300 CURLEW ROAD, STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34683
SURVEYING PHONE (727) 789-9500
GIS AVIDGROUP.COM