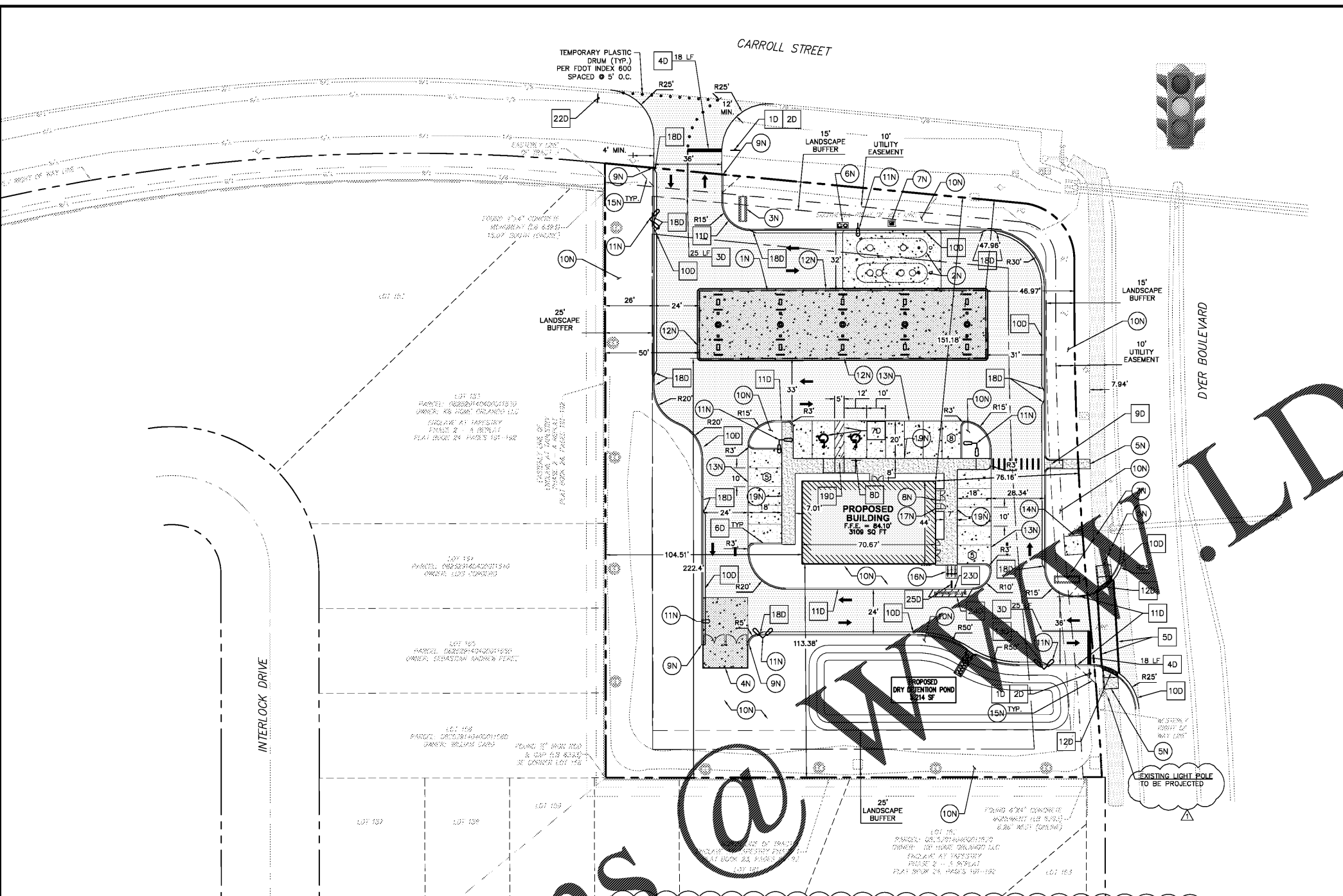


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GENERAL SITE NOTES

1. ALL PARKING DIMENSIONS SHOWN ARE TO THE FACE OF CURB.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN, REFER TO THE ALTA/NPS LAND TITLE SURVEY PREPARED BY DEWBERRY, JOB NUMBER 4CR-J2, CURRENT VERSION FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THIS PROJECT IS COMPRISED OF MULTIPLE LAND DONATIONS, DEDICATIONS, AND EASEMENTS WHICH HAVE BEEN OMITTED FROM THIS PLAN FOR CLARITY. REFER TO THE SURVEY PREPARED BY DEWBERRY, BOUNDARY AND TOPOGRAPHIC SURVEY, JOB NUMBER 4CR-J2.
5. CITY OF KISSIMMEE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
6. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS (600 SERIES) AND THE LATEST OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM VIEW.
8. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE, PERFORMED BY LICENSED SURVEYOR IN THE STATE OF FLORIDA. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES AS DEFINED BY F.A.C. RULE 62-555.314. IN ADDITION, ALL ABOVE-GROUND UTILITIES MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
9. SURROUNDING DEVELOPMENT AND ELEVATIONS WERE DETERMINED FROM DESIGN DRAWINGS BY CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND CONTACT THE ENGINEER, IF DIFFERENT.
10. BILLBOARD AND POLE SIGNS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH CITY OF KISSIMMEE'S LAND DEVELOPMENT CODE.
11. PROJECT WILL BE COMPLETED IN ONE PHASE, IN COMPLIANCE WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN THE CITY OF KISSIMMEE CODE.
12. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS. WITHIN THESE TRIANGLES FROM 30 INCHES TO 8 FEET IN HEIGHT, ALL VERTICAL SIGN IMPROVEMENTS SHALL BE REMOVED AND/OR KEPT CLEAR FROM TRIANGLES.
13. A VERTICAL SIGHT CLEARANCE SHALL BE MAINTAINED WITHIN THESE TRIANGLES FROM 30 INCHES TO 8 FEET IN HEIGHT. ALL VERTICAL SIGN IMPROVEMENTS SHALL BE REMOVED AND/OR KEPT CLEAR FROM THOSE TRIANGLES.
14. ALL MECHANICAL EQUIPMENT LOCATED OUTDOOR, SUCH AS HEATING, VENTILATION, AIR CONDITIONING, REFRIGERATION SYSTEMS, AND KITCHEN EXHAUSTERS, SHALL BE VISUALLY SCREENED FROM ADJACENT RIGHT-OF-WAY.
15. SHOULD THE WALL ON THE WESTERN OR NORTHERN BOUNDARY BE DESTROYED OR REMOVED BY THE OWNER OF FAMILY PROPERTIES, THE RESPONSIBILITY OF REPLACEMENT SHALL FALL ON THE OWNER OF THE COMMERCIAL PROPERTY.
16. ALL OUTDOOR VENDING EQUIPMENT SHALL BE SUBJECT TO THOSE SECTIONS IN 14-2-85(R), OR THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE.
17. A VERTICAL SIGHT CLEARANCE SHALL BE MAINTAINED WITHIN SIGHT TRIANGLES FROM 30" TO 8" IN HEIGHT. ALL VERTICAL SIGN IMPROVEMENTS SHALL BE REMOVED AND/OR KEPT CLEAR FROM THOSE TRIANGLES.
18. SITE TO BE DEVELOPED IN ONE PHASE.
19. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF KISSIMMEE CONSTRUCTION STANDARDS DETAILS.
20. FLORIDA FIRE PREVENTION CODE 5TH EDITION; NFPA 1, FIRE CODE; NFPA 101 LIFE SAFETY CODE OF CURRENT ADOPTED CODES.

SITE DATA

CURRENT LAND USE CLASSIFICATION: VACANT LOT
 FUTURE LAND USE CLASSIFICATION: MIXED USE TAPESTRY (MU-T)
 CURRENT ZONING CLASSIFICATION: MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD)
 CURRENT LOCAL JURISDICTION: CITY OF KISSIMMEE
 OVERLAY DISTRICT: N/A
 FLOOD ZONE CLASSIFICATION: ZONE X - FEMA PANEL NO.'S 12097C0055G AND NO. 12097C0060G, DATED 06/18/2013

DIRECTION	PROPERTY USE AND ZONING	FUTURE LAND USE AND ZONING
EAST	MIXED USE PLANNED UNIT DEVELOPMENT	MUPUD MIXED USE TAPESTRY MU-T
SOUTH	RESIDENTIAL	MUPUD MIXED USE TAPESTRY MU-T
WEST	RESIDENTIAL	MUPUD MIXED USE TAPESTRY MU-T
NORTH	GENERAL COMMERCIAL	B-3 COMMERCIAL GENERAL CG

SITE AREA CALCULATIONS

TOTAL SITE AREA	79,447 SF (1.82 AC.±) (100%)
IMPERVIOUS AREA	3,109 SF (0.07 AC.±) (3.9%)
BUILDING	70,67 SF
SIDEWALK/PAVEMENT	39,503 SF (0.91 AC.±) (49.7%)
PERVIOUS AREA	36,835 SF (0.84 AC) (46.4%)
F.A.R.	3,109/79,447 = 0.04

PROPOSED PARKING DATA

REQUIRED PARKING SPACES:
 CRITERIA FOR NUMBER OF STALLS: 1 SPACE/2 PUMPS + 1 SPACE / 200 SF
 7-ELEVEN C-STORE: ±3,109 SF
 TOTAL REQUIRED PARKING: (±3,109 SF/200) + (1 x 10 PUMPS/2) = 21 SPACES

PROVIDED PARKING SPACES:
 STANDARD SPACES 10'x20' 11 SPACES
 STANDARD SPACES 10'x18' 6 SPACES
 FUELING POSITIONS 20 SPACES
 ACCESSIBLE SPACES 12'x20' 2 SPACES
 TOTAL PROVIDED PARKING SPACES 39 SPACES

PARKING NOTES

PARKING SHOWN CONTAINS 90° PARKING SPACES.
 TYPICAL DIMENSIONS:
 PROPOSED DIMENSION: WIDTH: 10'
 CITY OF KISSIMMEE REQUIRED DIMENSION: WIDTH: 10' MIN
 PROPOSED DIMENSION: DEPTH: 18', 20'
 CITY OF KISSIMMEE REQUIRED DIMENSION: DEPTH: 18' MIN
 PROPOSED TWO WAY AISLES: 24', 28.34', 31', 32', 33'
 CITY OF KISSIMMEE REQUIRED TWO WAY AISLES: 24' MIN
 PROPOSED ENTRANCE DRIVE AISLES: 36' & 36'
 CITY OF KISSIMMEE REQUIRED ENTRANCE DRIVE AISLES: 24' MIN & 36' MAX

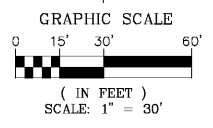
BUILDING DATA

GROSS BUILDING AREA: 3,109 S.F.
 FUEL PUMPS: 10
 FUELING NOZZLES: 20

BUILDING SETBACKS REQUIRED:

DIRECTION	REQUIRED BUILDING SETBACK	PROVIDED BUILDING SETBACK	PROVIDED CANOPY SETBACK
FRONT (NORTH)	35'	151.18'	47.96'
REAR (SOUTH)	15'	112.81'	222.40'
SIDE (EAST)	35'	75.51'	46.97'
SIDE (WEST)	25'	104.51'	50.00'

BUILDING HEIGHT:
 7-ELEVEN 18'-8" MAX: 50'
 CANOPY 18'-8" MAX: 50'
 BUILDING COVERAGE: 3.9% 50%



LEGEND - EXISTING

- ALTA AMERICAN LAND TITLE ASSOCIATION
- ACSM AMERICAN CONGRESS ON SURVEYING & MAPPING
- NPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- ± MORE OR LESS
- EL ELEVATION
- LB LICENSED BUSINESS
- NO. NUMBER
- LS LAND SURVEYOR
- ID. IDENTIFICATION
- CONST CONSTRUCTION
- ± CENTERLINE
- (C) CALCULATED MEASUREMENT
- (M) FIELD MEASUREMENT
- (P) PLAT MEASUREMENT
- C.D. CHORD LENGTH
- C.B. CHORD BEARING
- P.C. POINT ON CURVE
- P.O.L. POINT ON LINE
- P.C. POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- CP CAST IRON PIPE
- CMP CORRUGATED METAL PIPE
- DB DUCTILE IRON PIPE
- PC POLYETHYLENE GLYCOL
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- PB PLAT BOOK
- OR OFFICIAL RECORDS BOOK
- ORR PAGE(S)
- R/W RIGHT OF WAY
- EASEMENT
- SEC SECTION
- FND FOUND
- REC RECOVERED
- CCR CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- ± FOUND CONCRETE MONUMENT AS NOTED
- FOUND NAIL AS NOTED
- FOUND NAIL & DISK AS NOTED
- FOUND IRON ROD & CAP AS NOTED
- FOUND IRON PIPE AS NOTED
- FOUND IRON ROD AS NOTED
- SET NAIL IN IRON ROD AS NOTED
- SET NAIL IN IRON PIPE AS NOTED
- SET NAIL IN IRON ROD & CAP AS NOTED
- COM TO BENCHMARK AS NOTED
- STATION MANHOLE
- CURB MANHOLE
- WATER VALVE
- TELEPHONE MANHOLE
- MONITORING WELL
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- RECLAIM WATER VALVE
- FIRE HYDRANT
- CONCRETE UTILITY POLE
- METAL UTILITY POLE
- UTILITY CHOR
- UTILITY POLE (TYP. NOTED ON SHEET)
- SIGN
- BOX
- WIRE PULLBOX
- FIBER-OPTIC CABLE MARKER
- BURIED SEWER MAIN MARKER
- BURIED WATER MAIN MARKER
- FOUND NAIL AS NOTED
- FOUND NAIL & DISK AS NOTED
- FOUND IRON ROD & CAP AS NOTED
- FOUND IRON PIPE AS NOTED
- FOUND IRON ROD AS NOTED
- SET NAIL IN IRON ROD AS NOTED
- SET NAIL IN IRON PIPE AS NOTED
- SET NAIL IN IRON ROD & CAP AS NOTED
- COM TO BENCHMARK AS NOTED
- STATION MANHOLE
- CURB MANHOLE
- WATER VALVE
- TELEPHONE MANHOLE
- MONITORING WELL
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- RECLAIM WATER VALVE
- FIRE HYDRANT
- EXISTING CONTOUR
- x 6.42 SPOT ELEVATION (HARD SURFACE)
- x 6.4 SPOT ELEVATION (GROUND)
- CONCRETE AREA
- 4" ELM

NOTES

- 1N FUELING CANOPY (PER FUELING PLANS)
- 2N UNDERGROUND STORAGE TANKS, PER FUELING PLANS
- 3N MONUMENT SIGN, PER SIGNAGE PLANS
- 4N DUMPSTER ENCLOSURE, PER ARCH PLANS, COLOR & FINISH SHALL MATCH BUILDING PER CITY OF KISSIMMEE CONSTRUCTION STANDARDS AND SPECIFICATIONS
- 5N CONNECT TO EXISTING SIDEWALK, MATCH EXISTING ELEVATIONS
- 6N AIR AND VACUUM MACHINE (PER FUELING PLANS)
- 7N FUELING VENT PIPES (PER FUELING PLANS)
- 8N PROPANE STORAGE AREA ON 5'x5' CONCRETE PAD
- 9N END CURB
- 10N LANDSCAPE AREA (SEE LANDSCAPE PLANS)
- 11N SITE LIGHTING (SEE LIGHTING PLANS)
- 12N LIMIT OF HEAVY DUTY CONCRETE PAVEMENT
- 13N LIMIT OF STANDARD DUTY CONCRETE PAVEMENT
- 14N ELECTRICAL TRANSFORMER WITH 10' X 10' PAD
- 15N SITE VISIBILITY TRIANGLE
- 16N BICYCLE PARKING CONSISTENT WITH CITY OF KISSIMMEE CODE OF ORDINANCE, SEE DETAIL SHEET D5.0
- 17N CARBON DIOXIDE (CO2) STORAGE CAGE
- 18N NOT USED
- 19N THICKENED EDGE SIDEWALK

DETAILS

- 1D 36" X 36" STOP SIGN, PER MUTCD STANDARD R1-1
- 2D 30" X 36" RIGHT TURN ONLY SIGN, PER MUTCD STANDARD R3-SR
- 3D DOUBLE YELLOW SOLID LINE STRIPE, PER FDOT STANDARD INDEX 17346, SEE LENGTH INDICATED AT SYMBOL
- 4D 24" WIDE WHITE THERMO PLASTIC STOP BAR, PER FDOT STANDARD INDEX 17346, SEE LENGTH INDICATED AT SYMBOL
- 5D 12" WIDE WHITE THERMO PLASTIC CROSS WALK STRIPING, PER FDOT INDEX 17346, SEE LENGTH INDICATED AT SYMBOL
- 6D WHITE PARKING LOT STRIPING, PER FDOT STANDARD INDEX 17346
- 7D ADA PARKING STRIPING, PER DETAIL SHEET D3.0
- 8D ADA SIGN PER DETAIL SHEET D5.0 AND PER CITY OF KISSIMMEE LAND DEVELOPMENT CODE, PARAGRAPH 7-3-99(A), PARKING FEE TO BE \$200.
- 9D "CR-C" CURB RAMP, PER FDOT INDEX 304
- 10D TYPE "F" CURB & GUTTER, PER FDOT INDEX 300
- 11D TYPE "D" CURB, PER FDOT INDEX 300
- 12D "CR-F" CURB RAMP, PER FDOT INDEX 304
- 13D HEAVY DUTY CONCRETE PAVEMENT
- 14D STANDARD DUTY ASPHALT PAVEMENT
- 15D CONCRETE SIDEWALK
- 16D STANDARD CONCRETE PAVEMENT (PARKING AREAS)
- 17D PAVEMENT MARKINGS, PER FDOT INDEX 17346
- 18D 3" TRANSITION CURB, PER DETAIL SHEET D1.0
- 19D "CR-C" CURB RAMP, PER FDOT INDEX 304
- 20D 8" SINGLE WHITE SOLID LINE, SEE LENGTH INDICATED AT SYMBOL
- 21D 8" WHITE DASHED 2'-4" SKIP LINE, SEE LENGTH INDICATED AT SYMBOL
- 22D TEMPORARY "DO NOT ENTER" SIGN PER MUTCD STANDARD R5-1.
- 23D "TRAFFIC YELLOW" PAINTED CURB TOP AND FACE (FDOT TRAFFIC RATED PAVEMENT PAINT)
- 24D 4" WIDE AND 18"-24" HIGH "NO PARKING-FIRE LANE"
- 25D 12"x18" DOUBLE SIDED SIGN, "NO PARKING BY ORDER OF THE FIRE DEPARTMENT" 7' ABOVE GRADE.

Bowman
CONSULTING

Florida
Certificate of Authorization License No. 30462

Bowman Consulting Group, Ltd.
 4450 W. Eau Gallie Blvd
 Suite 232
 Melbourne, FL 32934
 Phone: (321) 255-5434
 Fax: (321) 255-7751
 www.bowmanconsulting.com

SITE PLAN
KISSIMMEE 7-ELEVEN #38227
 SW C/O CARROLL ST. AND DYER BLVD.
 KISSIMMEE, FL 34741

OSCEOLA COUNTY

ANDREW J. PETERSEN
 LICENSE NO. 75493

PLAN STATUS
 12/19/17 AGENCY COMMENTS

DATE	DESCRIPTION
AW DESIGN	EC DRAWN
SCALE	AJP CHKD
JOB No. 010063-02-087	
DATE 01/03/2018	
FIL010063-02-0-CP-087-05-C10-S10G	

DRC #17-00138

C1.0