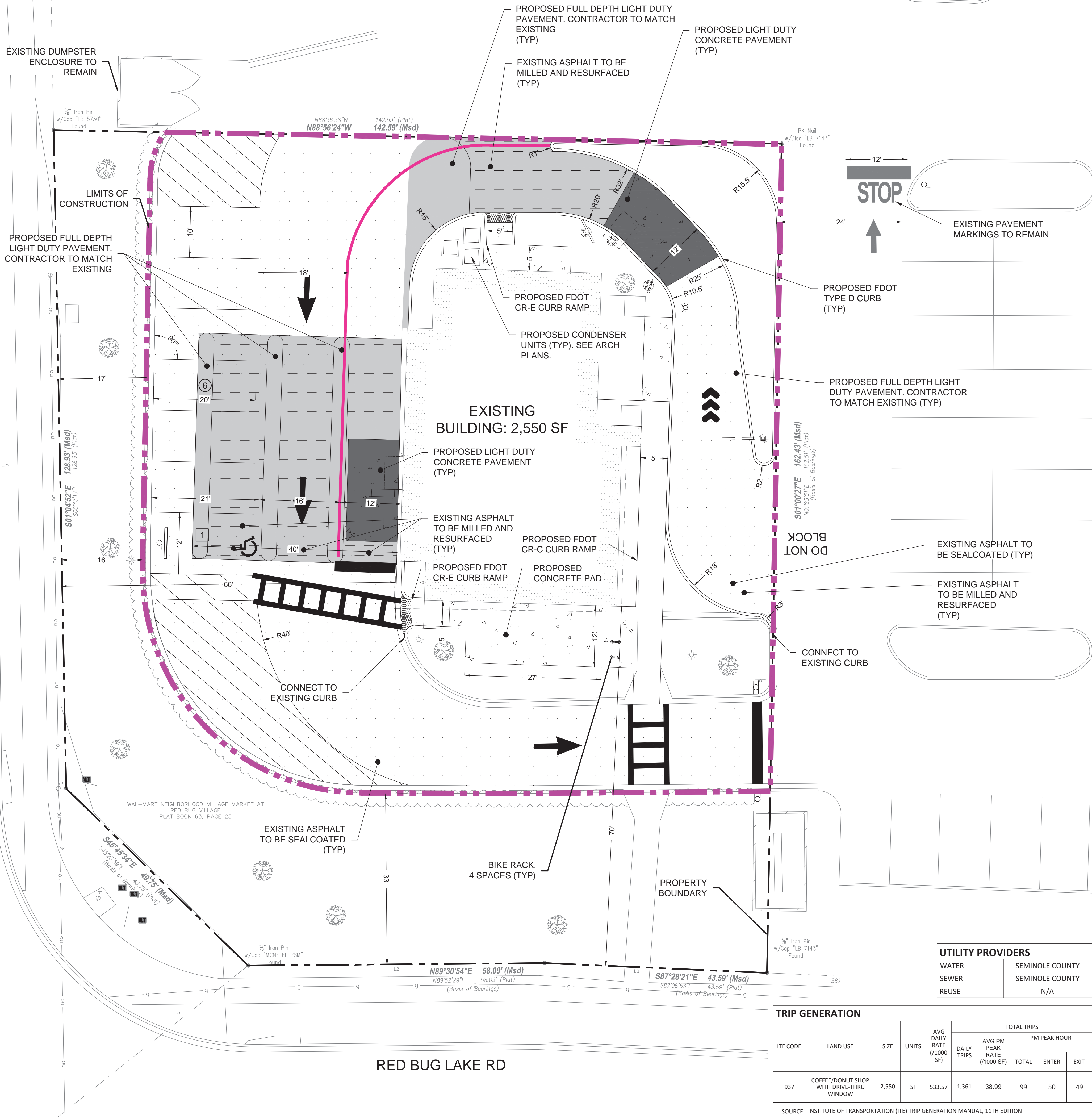


DODD RD



LEGEND

- LIMITS OF CONSTRUCTION
- PROPERTY BOUNDARY
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LIGHT DUTY CONCRETE PAVEMENT
- EXISTING ASPHALT TO BE MILLED AND RESURFACED
- EXISTING ASPHALT TO BE SEALCOATED
- STANDARD PARKING SPACE COUNT
- ADA PARKING SPACE COUNT

NOTES:

- ADA ACCESSIBLE RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
- DETECTABLE WARNING SURFACES WILL BE REQUIRED AT ALL PLACES WHERE PEDESTRIAN PATHS MEET VEHICULAR PATHS.

SITE DATA

ZONING	PD (RED BUG VILLAGE PUD)		
FLUM	PD		
TRACT AREA	0.51	AC	
PARCEL ID	24-21-30-519-0000-0030		
EXISTING USE	BANK		
PROPOSED USE	RESTAURANT WITH DRIVE THRU		
*NO IMPACTS TO EXISTING FAR OR OPEN SPACE ARE PROPOSED WITHIN THIS APPLICATION.			

BUILDING REQUIREMENTS

	REQUIRED	PROPOSED
BUILDING SIZE	N/A	2,550 SF
BUILDING HEIGHT*	35' (MAX)	30 FT
FAR	0.11	

*REQ. BY LAKE MARY GATEWAY CORRIDOR OVERLAY

BUILDING SETBACKS	REQUIRED	PROPOSED
FRONT**	50' (MIN)	70'
SIDE	0' (MIN)	N/A
SIDE STREET**	25' (MIN)	66'
REAR	10' (MIN)	N/A

**SEMINOLE COUNTY C-1 ZONING (LAKE MARY GATEWAY CORRIDOR OVERLAY BLDG (<200 DEEP) - 50' SETBACK)

BUFFER & OPEN SPACE REQUIREMENTS

LANDSCAPE BUFFER*	REQUIRED	PROPOSED
RED BUG LAKE RD	15'	33'
DODD ROAD	15'	16'

* REQ. LAKE MARY GATEWAY CORRIDOR OVERLAY

	REQUIRED	PROPOSED
OPEN SPACE (30% X 0.51 AC)	0.15 AC	0.16 AC

LANDSCAPE REQUIREMENTS

PLANTED WITH LIVE OAKS, 4" DBH ALONG A LINE 10' BACK FROM ROW, 40' O.C.
A MIN. OF FOUR UNDERSTORY TREES/100 LF OF FRONTAGE
CONTINUOUS SHRUB HEDGE 3' HIGH SHALL BE PLANTED TO SCREEN A MIN. OF 75% OF THE PARKING

PARKING SPACE CALCULATIONS

	UNIT COUNT	REQUIRED SPACES PER UNIT	TOTAL REQUIRED
	2,550 SF	5 / 1000 SF	13

SPACES PROVIDED	
10' X 20' STANDARD SPACES	6
12' X 20' ADA SPACES	1
TOTAL PROVIDED	7

THE REMAINING 6 REQUIRED PARKING SPACES WILL BE ACCOUNTED FOR IN THE SHARED PARKING AGREEMENTS WITH THE ADJACENT PARCEL.

BIKE PARKING CALCULATIONS

	UNIT COUNT	LONG TERM PARKING	SHORT TERM PARKING
	2,550 SF	1 / 25,000 SF	1 / 7,500 SF (MIN. 4)
TOTAL PARKING SPACES REQUIRED	4		
TOTAL STANDARD SPACES PROVIDED	4		

UTILITY PROVIDERS

WATER	SEMINOLE COUNTY
SEWER	SEMINOLE COUNTY
REUSE	N/A

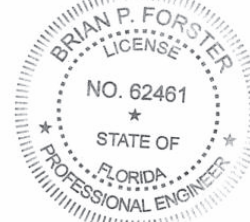
TRIP GENERATION

ITE CODE	LAND USE	SIZE	UNITS	AVG DAILY RATE (/1000 SF)	TOTAL TRIPS				
					DAILY TRIPS	AVG PM PEAK RATE (/1000 SF)	PM PEAK HOUR		
							TOTAL	ENTER	EXIT
937	COFFEE/DONUT SHOP WITH DRIVE-THRU WINDOW	2,550	SF	533.57	1,361	38.99	99	50	49
SOURCE	INSTITUTE OF TRANSPORTATION (ITE) TRIP GENERATION MANUAL, 11TH EDITION								

KEY MAP

SEAL

This item has been digitally sealed by Brian P. Forster, P.E. on: 2025.04.09 10:26:35-0400' using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.



PROJECT

DUNKIN'

HZ COFFEE GROUP
5202 RED BUG LAKE RD
WINTER SPRINGS, FL 32708

LANDDESIGN PROJ.# 8124061

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

SCALE

VERT: N/A
HORZ: 1" = 10'

0 5 10 20

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-200