

CONSTRUCTION PLANS FOR VISITOR'S PLAZA OVERFLOW PARKING

04-25-28-4804-0001-0030
W. IRLO BRONSON MEMORIAL HIGHWAY
KISSIMMEE, FLORIDA 34746

STATEMENT OF OWNERSHIP:

THE PROPERTY AND ALL IMPROVEMENTS AS SHOWN ARE OWNED AND SHALL BE MAINTAINED BY TREASURE ISLAND RESORT WEAR AND GIFT, LLC.

GENERAL STATEMENT:

THE CHARACTER AND INTENDED USE OF THIS DEVELOPMENT SHALL BE THE CONSTRUCTION OF A PARKING LOT ALONG WITH THE ASSOCIATED UTILITIES, PARKING, ACCESS ROADS AND WATER MANAGEMENT FACILITIES.

SITE DATA:

PROJECT NAME: VISITOR'S PLAZA OVERFLOW PARKING
ADDRESS: W. IRLO BRONSON MEMORIAL HIGHWAY
KISSIMMEE, FLORIDA 34746
OWNER ADDRESS: 5811 W. IRLO BRONSON MEMORIAL HIGHWAY
KISSIMMEE, FL 34746
TELEPHONE: (407) 488-2767

ZONING/LAND USE DATA:

ZONING: PD (GRAND OAKS PD)
PROPOSED USE: PARKING LOT
NUMBER OF STORIES: N/A
MAX. BUILDING HEIGHT: N/A
FAR: N/A
BUILDING COVERAGE: N/A
PHASING: TWO PHASES
VEGETATION: VACANT WITH MATURE TREES
WATER SERVICE: TOHO WATER AUTHORITY
WASTEWATER SERVICE: TOHO WATER AUTHORITY
SOILS: 22-MYAKKA
STORMWATER MANAGEMENT: PROPOSED ON-SITE DRY RETENTION POND
FLOOD ZONE: X (PER FEMA MAP NUMBER 12097C0035G, REVISED JUNE 18, 2013)
FIRE: OSEOLA COUNTY FIRE STATION #42
SOLID WASTE: OSEOLA COUNTY
SITE AREA: 264,546 SF = 6.073 ACRES
IMPERVIOUS: 161,330 SF = 3.703 ACRES @ 60.98%
BUILDING: 0 SF = 0 ACRES @ 0%
PAVEMENT/SIDEWALKS: 161,330 SF = 3.703 ACRES @ 60.98%
OPEN SPACE: 103,216 SF = 2.370 ACRES 39.02%
OPEN SPACE (MINIMUM REQUIRED): 52,909 SF = 1.215 ACRES 20.00%

SETBACKS/BUFFERS:

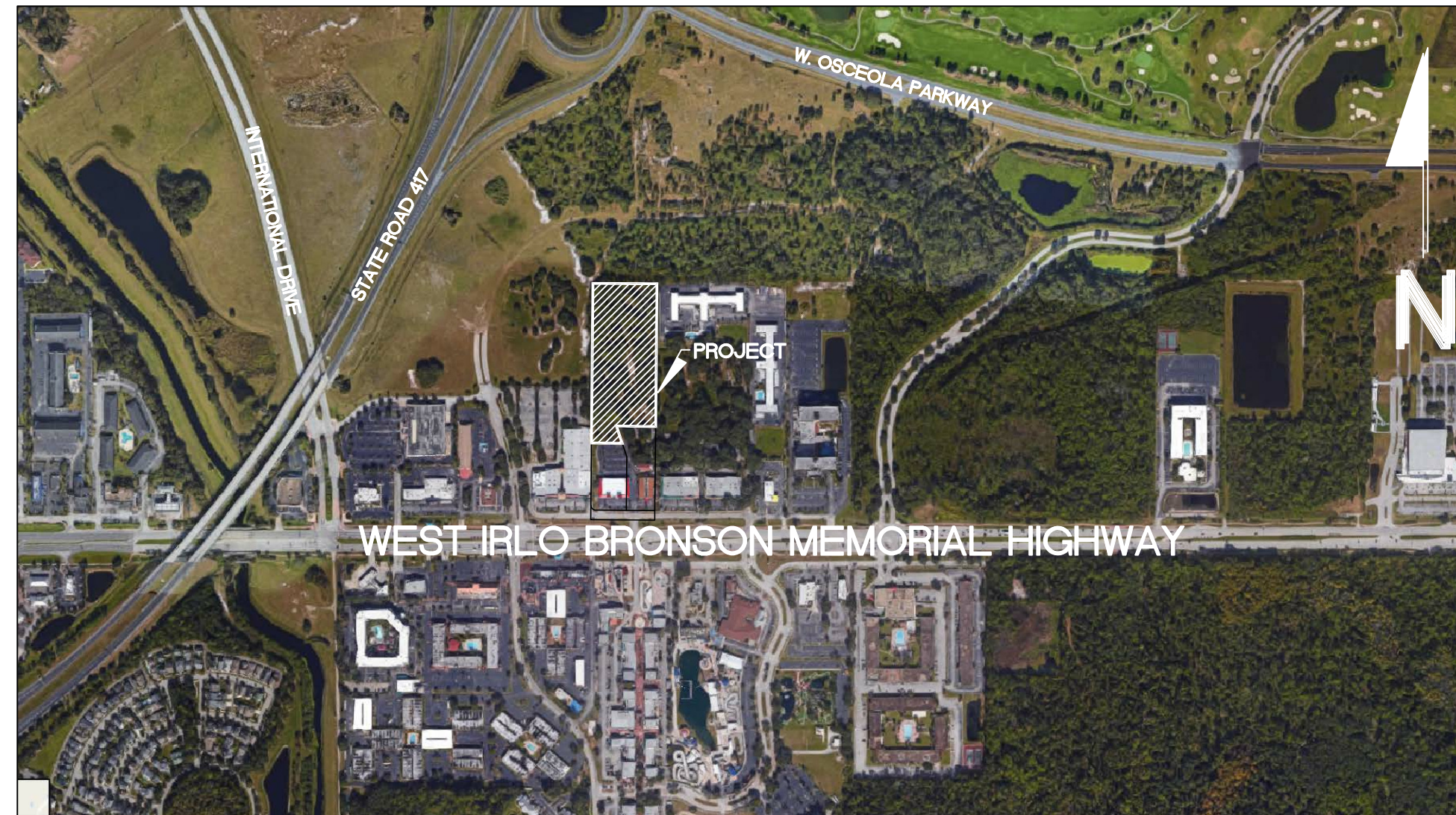
FRONT (SOUTH): 0 FEET/7 FEET
REAR (NORTH): 15 FEET/7 FEET
SIDE (EAST): 0 FEET/7 FEET
SIDE (WEST): 5 FEET/7 FEET

PARKING REQUIREMENTS:

PARKING REQUIRED:
N/A: N/A
TOTAL: N/A
REGULAR SPACES PROVIDED: 492
HANDICAPPED SPACES PROVIDED: 0
TOTAL SPACES PROVIDED: 492 SPACES

UTILITY COMPANIES:

POWER: KISSIMMEE UTILITY AUTHORITY (KUA)
1701 W. CARROLL STREET
KISSIMMEE, FL 34741
(407) 933-7777
SEWER: TOHO WATER AUTHORITY (TWA)
951 MARTIN LUTHER KING BLVD.
KISSIMMEE, FL 34741
(407) 944-5000
WATER: TOHO WATER AUTHORITY (TWA)
951 MARTIN LUTHER KING BLVD.
KISSIMMEE, FL 34741
(407) 944-5000
TELEPHONE: SPRINT-FLORIDA, INC.
1359 WEST VINE STREET
KISSIMMEE, FL 34744
(407) 622-4100
GAS: TECO PEOPLES GAS
702 N. FRANKLIN STREET
TAMPA, FL 33602
(877) 832-6747



LOCATION MAP

NTS
SECTION 04, TOWNSHIP 25, RANGE 28

OWNER
ZAHARA HOTELS, LLC
MR. ISSA KASSAM
9045 EASTERLING DRIVE
ORLANDO, FL 32819

DEVELOPER
TREASURE ISLAND RESORT WEAR AND GIFT, LLC
MR. MOHAMMED BATTLA
5811 W. IRLO BRONSON MEMORIAL HIGHWAY
KISSIMMEE, FL 34746
(407) 488-2767

ANY OF THE FOLLOWING FACILITIES IF SHOWN ON THE DEVELOPMENT PLANS ARE FOR REFERENCE ONLY AND EACH SHALL REQUIRE A SEPARATE BUILDING PERMIT AS APPLICABLE. THE LIST INCLUDES, BUT IS NOT LIMITED TO: PROPOSED BUILDINGS, SANITARY LIFT STATIONS, LIGHT FIXTURES (POLES) THAT ARE INDEPENDENT FROM ANY BUILDING STRUCTURE, FENCES, GATES, MONUMENT SIGNS, DUMPSTER ENCLOSURES, AND RETAINING WALLS.

ALL CONSTRUCTION SHALL COMPLY WITH OSCEOLA COUNTY LAND DEVELOPMENT CODE (LDC) AND LATEST EDITION OF FDOT STANDARDS.

NO WORK IS PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.

LEGAL DESCRIPTION:

LOT 3, RAZIA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 137, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

ENGINEER:

MITCH COLLINS, P.E., INC.
801 E. SOUTH STREET
ORLANDO, FL 32801
(407) 850-8557

SURVEYOR:

V & S SURVEYING, INC.
2412 ORSOTA CIRCLE
OCFEE, FL 34761
(407) 342-1510

LANDSCAPE ARCHITECT:

MAGLEY DESIGN
1817 EAST WASHINGTON STREET
ORLANDO, FL 32803
(407) 898-0223

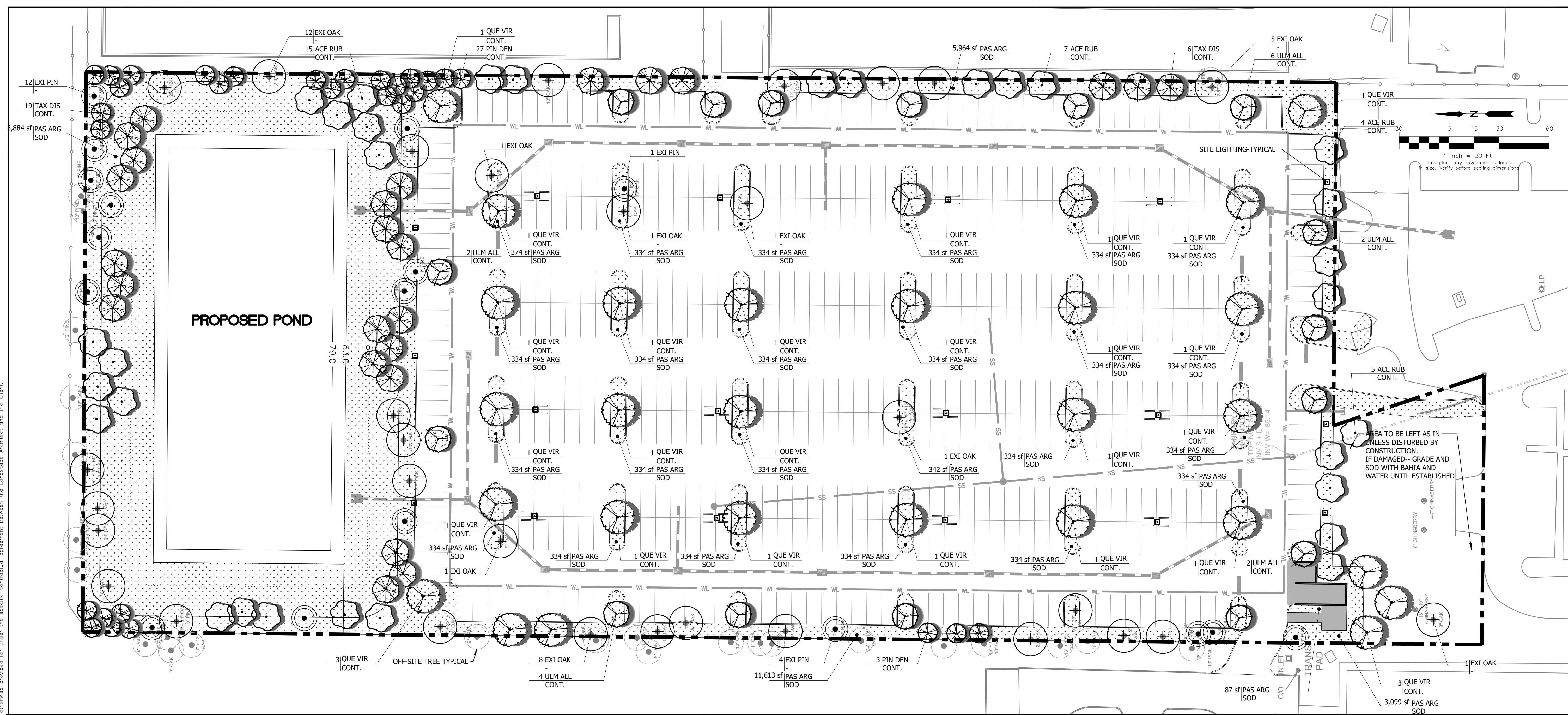
INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
	COVER SHEET
1	BOUNDARY AND TOPOGRAPHIC SURVEY
D-1	DEMOLITION PLAN
C-1	OVERALL SITE PLAN
C-1A	SITE LAYOUT PLAN
C-2	GRADING AND DRAINAGE PLAN
C-2A	BASIN MAP AND CROSS-SECTIONS
C-3	EROSION CONTROL PLAN
C-4	UTILITY PLAN
C-5	DETAILS AND NOTES
TM1	TREE PRESERVATION PLAN
L1	LANDSCAPE PLAN
E-1	SITE LIGHTING PHOTOMETRIC PLAN
E-2	SITE LIGHTING PLAN
E-3	FIXTURE SPECIFICATIONS

MITCH COLLINS, P.E., INC.
801 east south street | p. 407.850.8557
orlando, fl 32801 | c. 407.448.8979
mitchcollins@earthlink.net

SDP19-0152/PD15-00015

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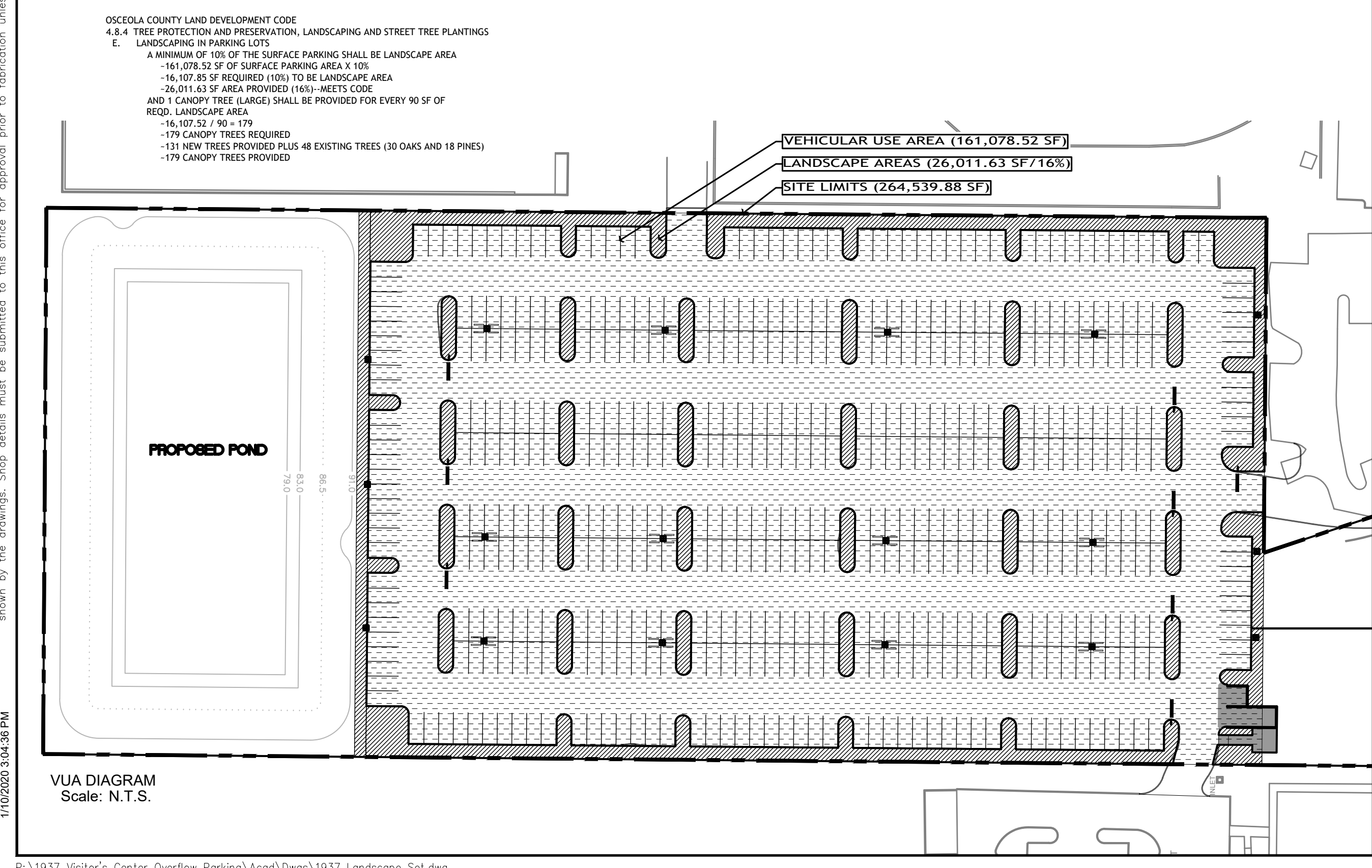
Seal

Mary Katherine Magley
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VISTOR CENTER OVERFLOW PARKING

West Irlo Bronson Memorial Hwy ~ Osceola County, Florida



ALL TREES ARE REQUIRED TO HAVE A 5' SEPARATION BETWEEN TWA MAINTAINED UTILITIES.

PLANT SCHEDULE											
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL/DBH	SPECIFICATION	WATER USAGE	NATIVE	REMARKS	
	ACE RUB	31	ACER RUBRUM	RED MAPLE	CONT.	2" CAL MIN	10' H MIN X 4' S	LOW-HIGH	YES	SINGLE, STRAIGHT TRUNK, FULL	
	PIN DEN	30	PINUS ELLIOTTI 'DENSE'	SLASH PINE	CONT.	2" CAL MIN	6' H X 3' S	LOW-MEDIUM	YES	SINGLE, STRAIGHT TRUNK, FULL	
	QUE VIR	29	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	CONT.	3" CAL MIN	12' H X 4' S	LOW-MEDIUM	YES	SINGLE, STRAIGHT TRUNK, FULL	
	TAX DIS	25	TAXODIUM DISTICHUM	BALD CYPRESS	CONT.	2.5" CAL MIN	10' H X 4' S	LOW-HIGH	YES	SINGLE, STRAIGHT TRUNK, FULL	
	ULM ALL	16	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	CONT.	3" CAL MIN	10' H X 4' S	LOW-MEDIUM	NO	SINGLE, STRAIGHT TRUNK, FULL	
EXISTING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL/DBH	SPECIFICATION	WATER USAGE	NATIVE	REMARKS	
	EXI OAK	31	EXISTING TREE	EXISTING OAK TO REMAIN	-					REFER TO SURVEY	
	EXI PIN	17	EXISTING TREE	EXISTING PINE TO REMAIN	-					REFER TO SURVEY	
SOD	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.		SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
	PAS ARG	62,712 SF	PASPALLUM NOTATUM 'ARGENTINE'	BAHIA GRASS	SOD		PALLET	N/A	NO		CLEAN AND WEED FREE
		179	TOTAL TREES AS REQUIRED BY THE PARKING CODE								

Always call 811 two full business days before you dig

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Revision No: _____ Date: _____

Date: DECEMBER 30, 2019
Scale: AS SHOWN
Project Number: 1937

Sheet Title

LANDSCAPE PLAN

Sheet Number

L1

THIS PROJECT IS FLORIDA WATER STAR COMPLIANT.