









PROPOSED FEATURES LEGEND

BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
TACTILE WARNING	
PAINTED STRIPE	
CONCRETE CURB	

SITE DATA TABLE

BUILDING AREA: 6,000 SF
NUMBER OF BAYS: 10 BAYS

PARKING SUMMARY
NUMBER OF PARKING SPACES REQUIRED

1 SPACE PER 200 SF OF GFA ; 6,000 SF / 200 SF = 30 SPACES

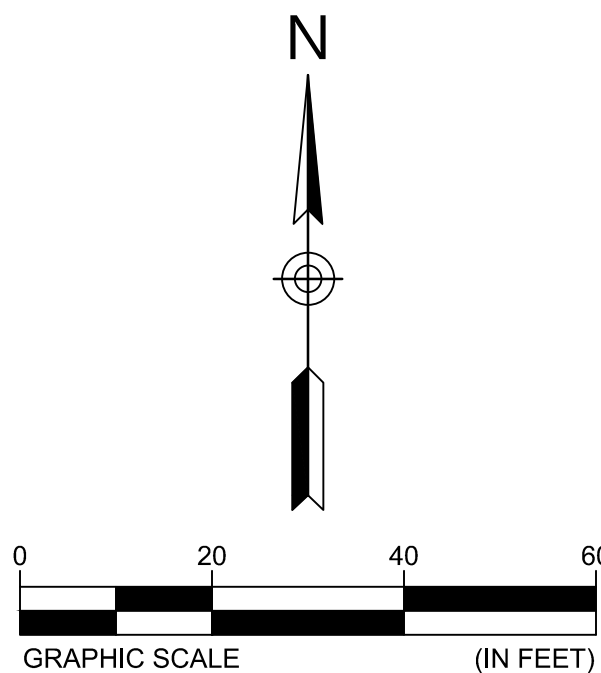
<u>IMPERVIOUS SURFACE AREA</u>	
BUILDINGS:	0.14 AC. (6,000 FT ²)
DRIVES/SIDEWALKS:	0.55 AC. (24,002 FT ²)
TOTAL PROPOSED IMPERVIOUS AREA:	0.69 AC. (30,056 FT ²)

*OVERALL DEVELOPMENT OPEN SPACE PROPOSED = 59.8%

* THE MLUP SHOWS THAT THE OPEN SPACE FOR THE DEVELOPMENT WAS CALCULATED TO BE 290,659 SF (60.8%) OF THE TOTAL 477,686 SF. THE MLUP ORIGINALLY SHOWED A FITNESS CENTER THAT HAS A DIFFERENT LAYOUT THAN THE PROPOSED CHRISTIAN BROTHERS AUTOMOTIVE. THE PROPOSED CBA OPEN SPACE AREA IS 4,994 SF LESS THAN THE OPEN SPACE FOR THE FITNESS CENTER. TAKING THIS INTO ACCOUNT, THE NEW OPEN SPACE AREA IS 285,665 SF WHICH IS 59.8%. THIS IS STILL WELL ABOVE THE REQUIRED 25% OPEN SPACE.

NOTES:

1. LANDSCAPING AND BUFFERING SHALL BE CONSISTENT WITH THE FLAGLER CENTER DEVELOPMENT AGREEMENT
2. THE APPROVED MASTER LAND USE PLAN (M.L.U.P.) FOR THE OVERALL DEVELOPMENT HAS A F.A.R. OF 5.9% AND THE APPROVED M.L.U.P. HAD ORIGINALLY DESIGNED BUILDING NO. 4 (THE FITNESS CENTER) TO HAVE 2 FLOORS (THE FIRST FLOOR HAS AN AREA OF 6,000 SF AND THE SECOND FLOOR WITH AN AREA OF 1,900 SF). THE PROPOSED CBA BUILDING WILL MAINTAIN THE FIRST FLOOR'S 6,000 SF WITHOUT AN ADDITIONAL FLOOR. THE PROPOSED CBA BUILDING WILL THEREFORE HAVE A F.A.R. LESS THAN THE APPROVED M.L.U.P.'S 5.9%.
3. THE PROPOSED USE WILL NOT GENERATE OR STORE HAZARDOUS WASTE.



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CBA OVIEDO, FL
AT
W. MITCHELL HAMMOCK

[illegible]

PROJECT NUMBER	527120040
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DRAWING NUMBER
C20

DRAWING NAME
CONCEPTUAL SITE
LAYOUT PLAN