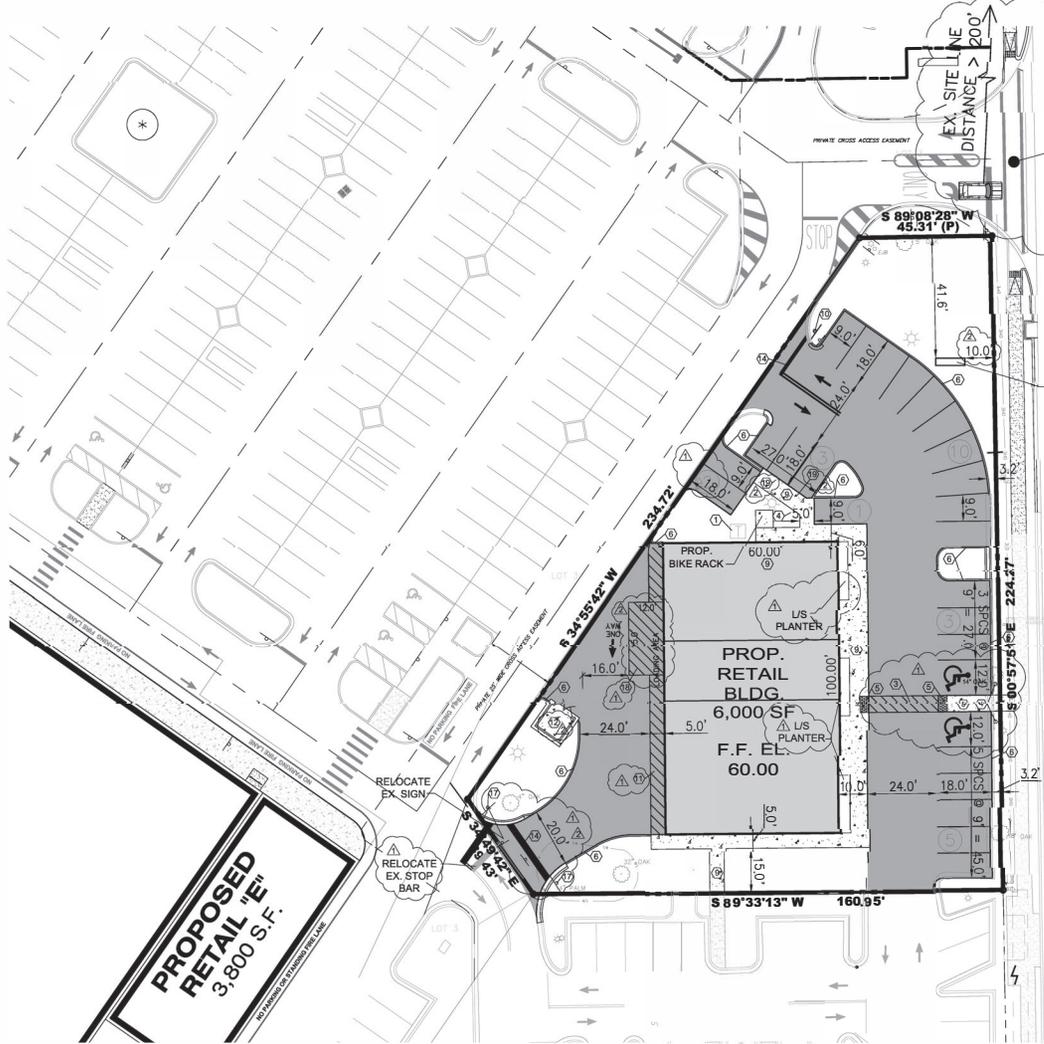


ATTACHMENT 2



STRIPING & SIGNAGE LEGEND

- ① STRIPED LOADING AREA
- ② 8' CROSSWALK
- ③ HANDICAP PARKING SIGN
- ④ ADA DETECTABLE WARNING MATS
- ⑤ 8' x 18" HEADER CURB
- ⑥ CONCRETE SIDEWALK
- ⑦ 30' STOP SIGN (R1-1)
- ⑧ STRIPED LOADING AREA
- ⑨ TRASH DUMPSTER ENCLOSURE
- ⑩ 24" STOP BAR
- ⑪ "DO NOT ENTER" SIGN
- ⑫ 12' x 25' LOADING SPACE
- ⑬ ELECTRIC CHARGING STATION



LEGEND

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CONCRETE

SITE DATA:

AREA:	27,444 SF 0.63 AC
EXISTING LAND USE:	COMMERCIAL-VACANT
PROPOSED LAND USE:	GENERAL COMMERCIAL
EXISTING ZONING:	C-2
PROPOSED ZONING:	C-2
EXISTING FLU:	CM (COMMERCIAL)
PROPOSED FLU:	CM (COMMERCIAL)
BUILDING AREA:	6,000 SF
MAX. F.A.R. ALLOWED:	0.50
PROPOSED F.A.R.:	6000 SF / (27,444 SF - 0 SF) = 0.219
(TOTAL ACREAGE - WETLANDS)	
MAX. IMPERVIOUS ALLOWED:	80% (OVIEDO/SJRWMD)
IMPERVIOUS AREA:	20,358 SF (74.2%)
BUILDING:	6,000 SF
PARKING & DRIVES:	12,435 SF
CONCRETE & SW:	1,923 SF
OPEN SPACE:	7,086 SF (26.8%)
MAX. BLDG. HEIGHT ALLOWED:	60 FEET
PROPOSED BLDG. HEIGHT:	23'-8"

CENTRAL SQUARE SHOPPING CENTER OPEN SPACE CALCS

TOTAL PROJECT AREA:	13.10 AC±
REQUIRED (APPROVED) =	25% = 142,663 SF
PROVIDED:	
SHOPPING CENTER	193,039 SF
PARCEL OP 2	12,378 SF
PARCEL OP 1	6,862 SF
TOTAL	212,639 SF (37.3%)

CENTRAL SQUARE SHOPPING CENTER IMPERVIOUS AREA CALCS

MAXIMUM ALLOWED =	75% = 427,977 SF
PROVIDED:	
SHOPPING CENTER	299,289 SF
PARCEL OP 2	38,143 SF
PARCEL OP 1	20,582 SF
TOTAL	358,013 SF (62.7%)

PARKING CALCULATIONS:

REQUIRED PARKING:	6,000 SF GENERAL RETAIL	1 SPACES
(NOTE: CENTRAL SQUARE DEVELOPMENT AGREEMENT = 4.25 / 1000 SF)		
TOTAL PARKING SPACES REQ'D		26 SPACES
PROVIDED PARKING:		
REGULAR SPACES (8' x 20')	24 SPACES	
HANDICAP SPACES:	3 SPACES	
TOTAL SPACES PROVIDED		28 SPACES

LOADING AREA:	
SPACES REQUIRED (1 SPACE / 10,000 GSF)	1 SPACES
6,000 SF / 10,000 GSF:	1 SPACES
SPACES PROVIDED:	1 SPACES

BICYCLE PARKING REQUIRED:	
5% OF REQUIRED PARKING	2 SPACES
26 SPACES (5%) = 2 SPACES	
BICYCLE PARKING PROVIDED:	1 - 3 SPACE BIKE RACK

TRIP GENERATION:
 PROPOSED USE:
 6000 SF (B2, ITE 11TH ED.)
 DAILY TRIPS:
 (B2) 54.45 TRIPS/SF = 327 DAILY TRIPS
 PEAK HOUR TRIPS:
 (B2) 6.59 TRIPS/SF = 40 PEAK HR TRIPS

BUILDING SETBACKS		
LOCATION	REQUIRED	PROVIDED
FRONT (ALAFAYA TRAIL)	30 FEET	55 FEET MIN.
SIDE (INTERIOR PROPERTY LINES)	0 FEET	3 FEET MIN.
SIDE (ADJ. COMMERCIAL PARCELS, NOT PART OF PLAZA)	10 FEET	20 FEET

OWNERSHIP STATEMENT:

OWNED, MAINTAINED AND OPERATED UNDER ONE OWNER.

- DEVELOPMENT NOTES:**
- ALL EXISTING SIDEWALKS WILL REMAIN. ANY SEGMENTS IMPACTED BY CONSTRUCTION WILL BE REPLACED.
 - OUTDOOR DISPLAY OF MERCHANDISE IS PROHIBITED UNLESS APPROVED BY THE CITY ENGINEER.
 - ALL GRADING MECHANICAL EQUIPMENT WILL BE SCREENED BY LANDSCAPING.
 - DUMPSTER ENCLOSURE WILL ADHERE TO ARCHITECTURAL SCREENING.

DATE: OCTOBER 16, 2022
 SCALE: 1" = 20'
 DRAWN BY: MJS
 CHECKED BY: MJS
 JOB NO.: 21530
 PROJECT: 434/ALAFAYA TRAIL, PER. CITY OF OVIEDO
 DATE: 10/12/2022
 DRAWN BY: MJS
 CHECKED BY: MJS

AMERICAN CIVIL ENGINEERING CO.
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 www.american-civil-engineering.com

SITE PLAN
CENTRAL SQUARE OP-1
 OVIEDO, FLORIDA

THOMAS H. SKELTON, PE
 REGISTRATION NO. 42,752

SHEET: **C6**