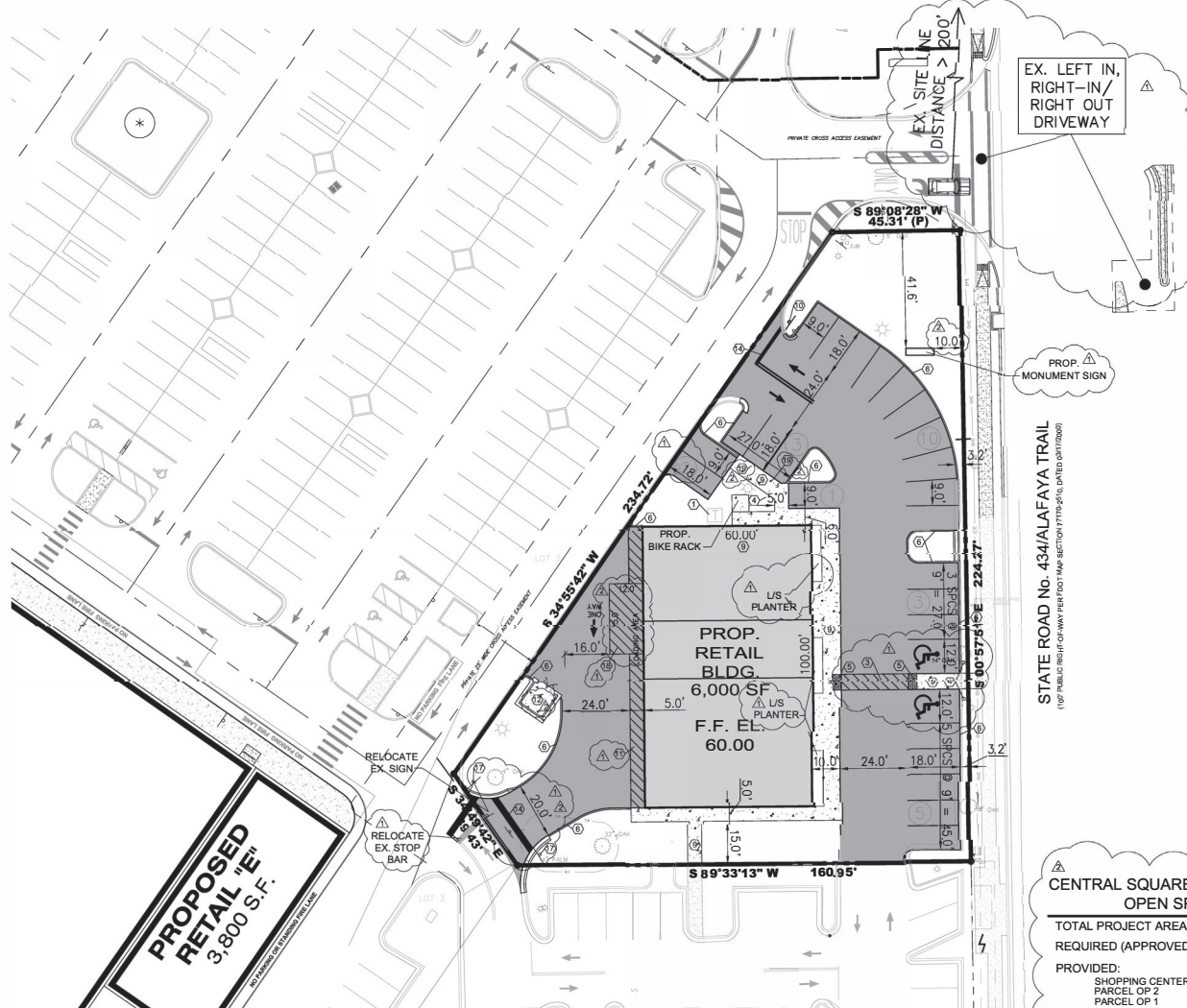
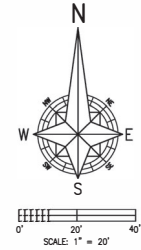


ATTACHMENT 2



STRIPING & SIGNAGE LEGEND

- ① 8' CROSSWALK
- ② HANDICAP PARKING SIGN
- ③ ADA DETECTABLE WARNING MATS
- ④ 6" x 18" HEADER CURB
- ⑤ CONCRETE SIDEWALK
- ⑥ STRIPED LOADING AREA
- ⑦ TRASH DUMPSTER ENCLOSURE
- ⑧ 30" STOP SIGN (R1-1)
- ⑨ 24" STOP BAR
- ⑩ "DO NOT ENTER" SIGN
- ⑪ 12' x 25' LOADING SPACE
- ⑫ 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. (TOTAL ACREAGE - WETLANDS)	6000 SF / (27,444 SF - 0 SF) = 0.219
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	12,374 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
(NOTE: CENTRAL SQUARE DEVELOPMENT AGREEMENT
= 4.25 / 1000 SF)

TOTAL PARKING SPACES REQ'D 26 SPACES

PROVIDED PARKING:
REGULAR SPACES (8' x 20'):
HANDICAP SPACES:
TOTAL SPACES PROVIDED 26 SPACES

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

BICYCLE PARKING REQUIRED:
5% OF REQUIRED PARKING
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 SECTIONS IMPACTED BY CONSTRUCTION WILL BE REPLACED.
- OUTDOOR DISPLAY OF MERCHANDISE IS PROHIBITED UNLESS APPROVED BY THE CITY ENGINEER.
- ALL GROUND MECHANICAL EQUIPMENT WILL BE SCREENED BY LANDSCAPING.
- DUMPSTER ENCLOSURE WILL ADHERE TO ARCHITECTURAL SCREENING.

AMERICAN CIVIL
ENGINEERING CO.

CENTRAL SQUARE OP-1

SITE PLAN

OMED, FLORIDA

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

SHEET: C6