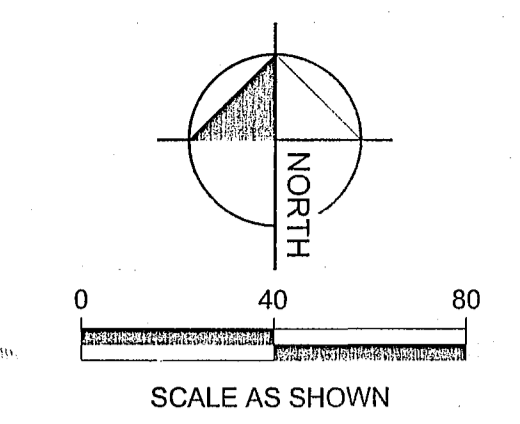
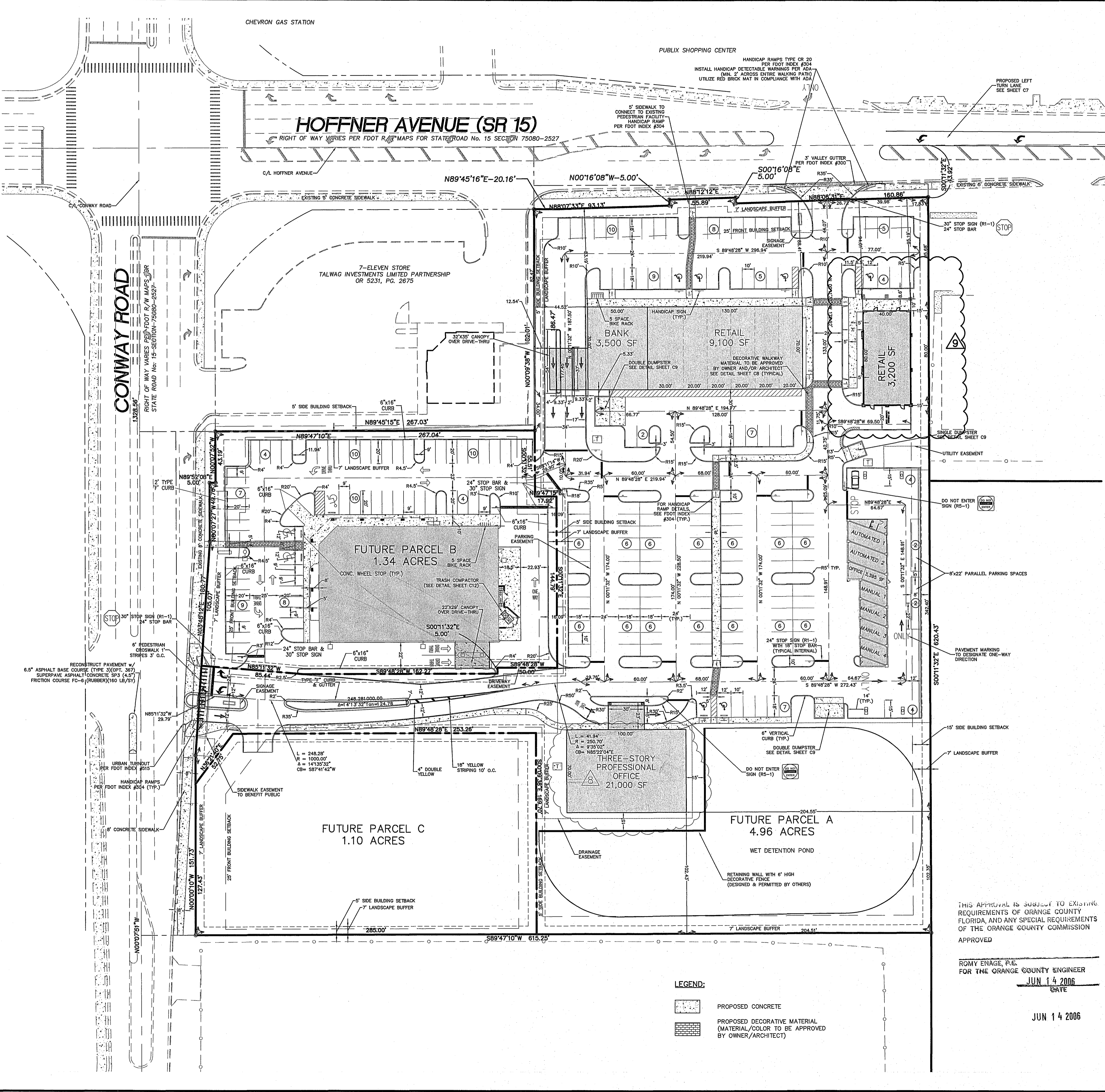


Drawing name: G:\049162002 - Hoffner Commons\CADD\CONSTR\C04-SITE.dwg SITE PLAN May 24, 2006 8:31am by: dori.christian  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**SITE DATA:**

EXISTING ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)  
 MAXIMUM BUILDING HEIGHT: 50' (PER SEC. 38-855 ORANGE COUNTY ZONING CODE)  
 FLOOD ZONE: ZONE C (AREAS OF MINIMAL FLOODING)

**SITE CALCULATIONS:**

	REQUIRED	PROPOSED
TOTAL PROJECT AREA	8,000 SF (MIN. LOT SIZE)	321,952 SF (7.39 AC)
TOTAL POND AREA (*1)	-	48,132 SF (1.11 AC)
<b>PARCEL A:</b>		
PARCEL AREA (*2)	-	216,134 SF (4.96 AC)
BUILDING AREA	-	33,195 SF
FLOOR-AREA-RATIO (FAR)	3.0 MAX.	0.15
IMPERVIOUS AREA	172,907 SF (80% MAX.)	136,246 SF (63.0%)
CATEGORY "A" OPEN SPACE (*3)	-	31,756 SF
CATEGORY "B" OPEN SPACE (*4)	-	21,614 SF
TOTAL OPEN SPACE	43,227 SF (20% MIN.)	53,370 SF (24.7%)
<b>PARCEL B:</b>		
PARCEL AREA	-	58,141 SF (1.33 AC)
BUILDING AREA	-	14,550 SF
FLOOR-AREA-RATIO (FAR)	3.0 MAX.	0.25
IMPERVIOUS AREA	46,513 SF (80% MAX.)	49,678 SF (85.4%)
CATEGORY "A" OPEN SPACE (*3)	-	8,463 SF
CATEGORY "B" OPEN SPACE (*4)	-	5,814 SF
TOTAL OPEN SPACE	11,628 SF (20% MIN.)	14,277 SF (24.6%)
<b>PARCEL C:</b>		
PARCEL AREA	-	47,677 SF (1.10 AC)
BUILDING AREA	-	-
FLOOR-AREA-RATIO (FAR)	3.0 MAX.	-
IMPERVIOUS AREA	-	-
CATEGORY "A" OPEN SPACE (*3)	-	-
CATEGORY "B" OPEN SPACE (*4)	-	4,768 SF
TOTAL OPEN SPACE	9,535 SF (20% MIN.)	-

**PRO-RATA SHARE ANALYSIS:**

PARCEL	AREA	PRO-RATA SHARE OF AREA (%)	CATEGORY "B" OPEN SPACE AVAILABLE BASED ON PRO-RATA SHARE OF POND	MAXIMUM CATEGORY "B" OPEN SPACE AVAILABLE BASED ON 50% OF TOTAL OPEN SPACE REQUIRED
A	168,002 SF (*5)	61.4 %	29,553 SF	21,614 SF
B	58,141 SF	21.2 %	10,204 SF	5,814 SF
C	47,677 SF	17.4 %	8,375 SF	4,768 SF
TOTAL	273,820 SF	100 %	48,132 SF	48,132 SF

**NOTES:**

- (\*1) LISTED FOR PURPOSES OF CALCULATING OPEN SPACE
- (\*2) INCLUDES TOTAL POND AREA OF 48,132 SF
- (\*3) OPEN SPACE PROVIDED ON-SITE WITHIN PARCEL
- (\*4) CATEGORY "B" OPEN SPACE DOES NOT ACCOUNT FOR MORE THAN 50% OF THE TOTAL OPEN SPACE REQUIRED
- (\*5) AREA FOR PARCEL "A" EXCLUDES POND AREA OF 48,132 SF

**REQUIRED PARKING:**

- RETAIL:**  
 ONE (1) SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF RETAIL AREA  
 12,300 SF x 1 PARKING SPACE = 41 PARKING SPACES  
 300 SF RETAIL FLOOR AREA
- WALGREENS:**  
 ONE (1) SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF RETAIL AREA  
 14,550 SF x 1 PARKING SPACE = 49 PARKING SPACES  
 300 SF RETAIL FLOOR AREA
- OFFICE (CARWASH):**  
 ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF OFFICE AREA  
 488 SF x 1 PARKING SPACE = 3 PARKING SPACES  
 200 SF RETAIL FLOOR AREA
- BANK:**  
 ONE (1) SPACE FOR EACH ONE HUNDRED (100) SQUARE FEET OF FIRST FLOOR AREA  
 3,500 SF x 1 PARKING SPACE = 35 SPACES  
 100 SF OF FIRST FLOOR AREA
- PLUS TWO (2) SPACES FOR THE LOBBY = 2 SPACES
- PROFESSIONAL OFFICE:**  
 ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF OFFICE AREA  
 20% REMOVED FOR STORAGE AND HALLS  
 21,000 SF x 20% = 4,200; 21,000 - 4,200 = 16,800 SF  
 16,800 x 1 PARKING SPACE = 84 PARKING SPACES  
 200 SF RETAIL FLOOR AREA
- TOTAL:** TOTAL PARKING SPACES REQUIRED = 214 PARKING SPACES

**PROVIDED PARKING:**

- REGULAR PARKING SPACES PROVIDED: 206  
 ACCESSIBLE PARKING SPACES REQUIRED: 7  
 ACCESSIBLE PARKING SPACES PROVIDED: 9  
 TOTAL PARKING SPACES PROVIDED: 215

THIS APPROVAL IS SUBJECT TO EXISTING REQUIREMENTS OF ORANGE COUNTY FLORIDA, AND ANY SPECIAL REQUIREMENTS OF THE ORANGE COUNTY COMMISSION APPROVED

ROMY ENAGE, P.E.  
 FOR THE ORANGE COUNTY ENGINEER  
 JUN 14 2006  
 DATE

JUN 14 2006

**LEGEND:**

- PROPOSED CONCRETE
- PROPOSED DECORATIVE MATERIAL (MATERIAL/COLOR TO BE APPROVED BY OWNER/ARCHITECT)

REVISED PER FIELD CONDITIONS	05-10-06 CSE
REVISED PER COMMENTS <td>1-27-06 TWW</td>	1-27-06 TWW
PER SITE PLAN REVISIONS <td>8-10-05 RJO</td>	8-10-05 RJO
PER SITE PLAN REVISIONS <td>5-23-05 RJO</td>	5-23-05 RJO
PER ORANGE COUNTY COMMENTS <td>4-26-05 RJO</td>	4-26-05 RJO
PER SLIPWAD, ORANGE COUNTY, <td>8-5-04 RJO</td>	8-5-04 RJO
AND FOOT COMMENTS <td>7-5-04 RJO</td>	7-5-04 RJO
REVISIONS <td>DATE</td>	DATE

Kimley-Horn and Associates, Inc.  
 3660 MAGUIRE BLVD., SUITE 200, ORLANDO, FL 32803  
 (407) 898-1511  
 FPEP No. 688

SCALE AS NOTED  
 DESIGNED BY MRH  
 DRAWN BY RWS  
 CHECKED BY JURJ  
 SEAL

**SITE PLAN**  
 HOFFNER COMMONS  
 A RETAIL AND  
 MEDICAL CENTER  
 FLORIDA  
 ORANGE COUNTY  
 DATE: 04/08/2003  
 PROJECT NO: 049162002  
 SHEET NUMBER: C4

REVISION

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