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COMPUTECH CITY HEADQUARTERS BUILDING

Longwood, Florida

ENGINEERS SEAL

CONSTANCE A. OWENS, P.E., LEED AP FLORIDA LICENSE #54842

Table with columns: ISSUED, CITY OF LONGWOOD, SJRWMD, DATE, and DESCRIPTION. Includes dates 11/03/16 and 1/24/17.

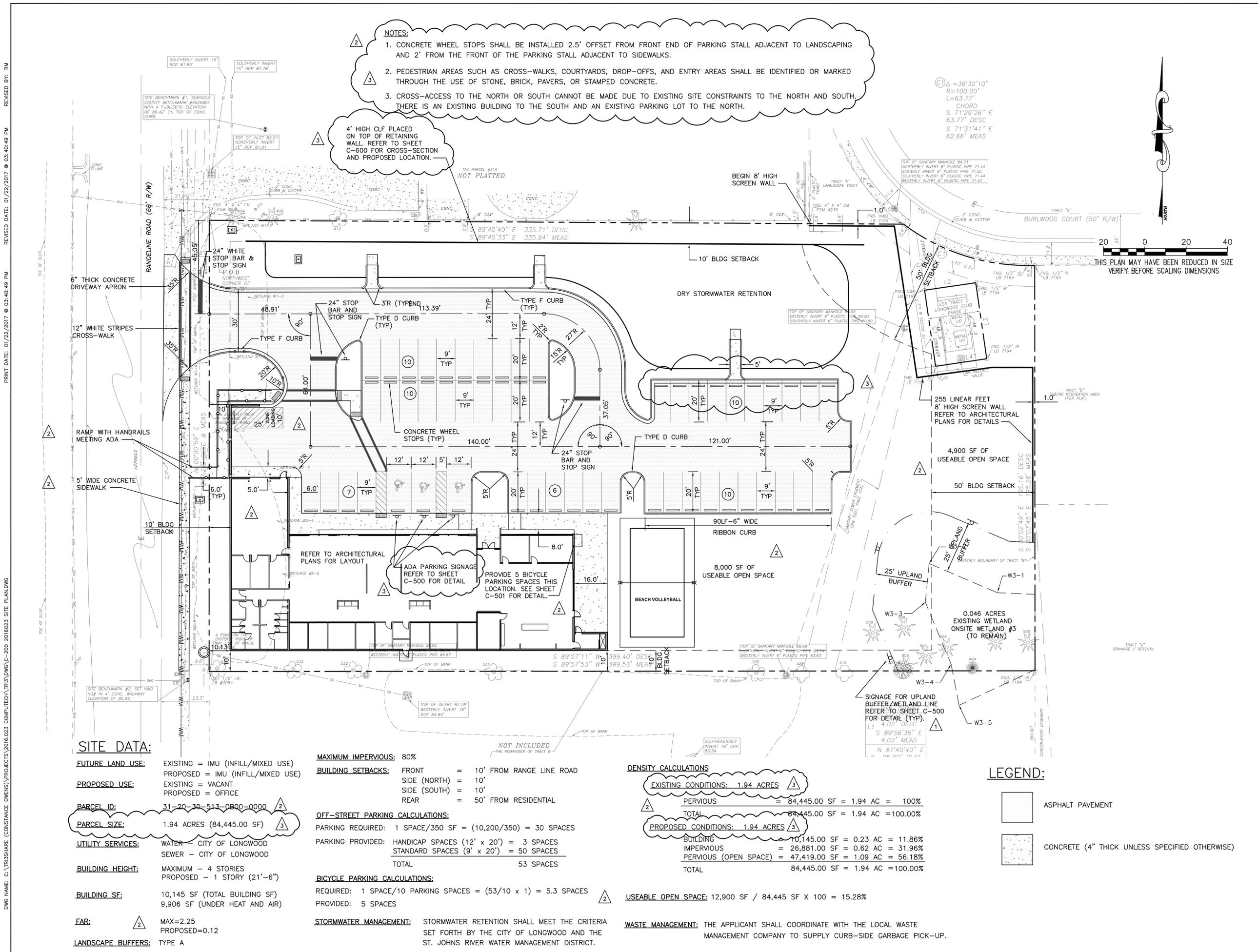
Table with columns: REV., DATE, and DESCRIPTION. Includes revision 3 dated 1/24/17.

SITE PLAN

Sheet Title

Table with columns: JOB NO., SCALE, DATE, DESIGN, DRAWN, CHECKED. Includes job number 2016.023 and date 8/11/16.

C-200 PERMIT SET



NOTES: 1. CONCRETE WHEEL STOPS SHALL BE INSTALLED 2.5' OFFSET FROM FRONT END OF PARKING STALL ADJACENT TO LANDSCAPING AND 2' FROM THE FRONT OF THE PARKING STALL ADJACENT TO SIDEWALKS. 2. PEDESTRIAN AREAS SUCH AS CROSS-WALKS, COURTYARDS, DROP-OFFS, AND ENTRY AREAS SHALL BE IDENTIFIED OR MARKED THROUGH THE USE OF STONE, BRICK, PAVERS, OR STAMPED CONCRETE. 3. CROSS-ACCESS TO THE NORTH OR SOUTH CANNOT BE MADE DUE TO EXISTING SITE CONSTRAINTS TO THE NORTH AND SOUTH. THERE IS AN EXISTING BUILDING TO THE SOUTH AND AN EXISTING PARKING LOT TO THE NORTH.

4' HIGH CLF PLACED ON TOP OF RETAINING WALL. REFER TO SHEET C-600 FOR CROSS-SECTION AND PROPOSED LOCATION.

SITE DATA: FUTURE LAND USE: EXISTING = IMU (INFILL/MIXED USE) PROPOSED = IMU (INFILL/MIXED USE) PROPOSED USE: EXISTING = VACANT PROPOSED = OFFICE PARCEL ID: 31-20-30-513-0B00-0000 PARCEL SIZE: 1.94 ACRES (84,445.00 SF) UTILITY SERVICES: WATER - CITY OF LONGWOOD SEWER - CITY OF LONGWOOD BUILDING HEIGHT: MAXIMUM - 4 STORIES PROPOSED - 1 STORY (21'-6") BUILDING SF: 10,145 SF (TOTAL BUILDING SF) 9,906 SF (UNDER HEAT AND AIR) FAR: MAX=2.25 PROPOSED=0.12 LANDSCAPE BUFFERS: TYPE A

MAXIMUM IMPERVIOUS: 80% BUILDING SETBACKS: FRONT = 10' FROM RANGE LINE ROAD SIDE (NORTH) = 10' SIDE (SOUTH) = 10' REAR = 50' FROM RESIDENTIAL OFF-STREET PARKING CALCULATIONS: PARKING REQUIRED: 1 SPACE/350 SF = (10,200/350) = 30 SPACES PARKING PROVIDED: HANDICAP SPACES (12' x 20') = 3 SPACES STANDARD SPACES (9' x 20') = 50 SPACES TOTAL 53 SPACES BICYCLE PARKING CALCULATIONS: REQUIRED: 1 SPACE/10 PARKING SPACES = (53/10 x 1) = 5.3 SPACES PROVIDED: 5 SPACES STORMWATER MANAGEMENT: STORMWATER RETENTION SHALL MEET THE CRITERIA SET FORTH BY THE CITY OF LONGWOOD AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

DENSITY CALCULATIONS: EXISTING CONDITIONS: 1.94 ACRES PERVIOUS = 84,445.00 SF = 1.94 AC = 100% TOTAL = 84,445.00 SF = 1.94 AC = 100.00% PROPOSED CONDITIONS: 1.94 ACRES BUILDING IMPERVIOUS = 10,145.00 SF = 0.23 AC = 11.86% IMPERVIOUS = 26,881.00 SF = 0.62 AC = 31.96% PERVIOUS (OPEN SPACE) = 47,419.00 SF = 1.09 AC = 56.18% TOTAL = 84,445.00 SF = 1.94 AC = 100.00%

USEABLE OPEN SPACE: 12,900 SF / 84,445 SF X 100 = 15.28% WASTE MANAGEMENT: THE APPLICANT SHALL COORDINATE WITH THE LOCAL WASTE MANAGEMENT COMPANY TO SUPPLY CURB-SIDE GARBAGE PICK-UP.

LEGEND: ASPHALT PAVEMENT CONCRETE (4" THICK UNLESS SPECIFIED OTHERWISE)

REVISIONS: REVISED DATE: 01/22/2017 03:40:49 PM PRINT DATE: 01/22/2017 03:40:49 PM DWG NAME: C:\TRISHARE\CONSTANCE.OWENS\PROJECTS\2016.023 COMPUTECH\TRIS\DWG\C-200 2016023 SITE PLAN.DWG