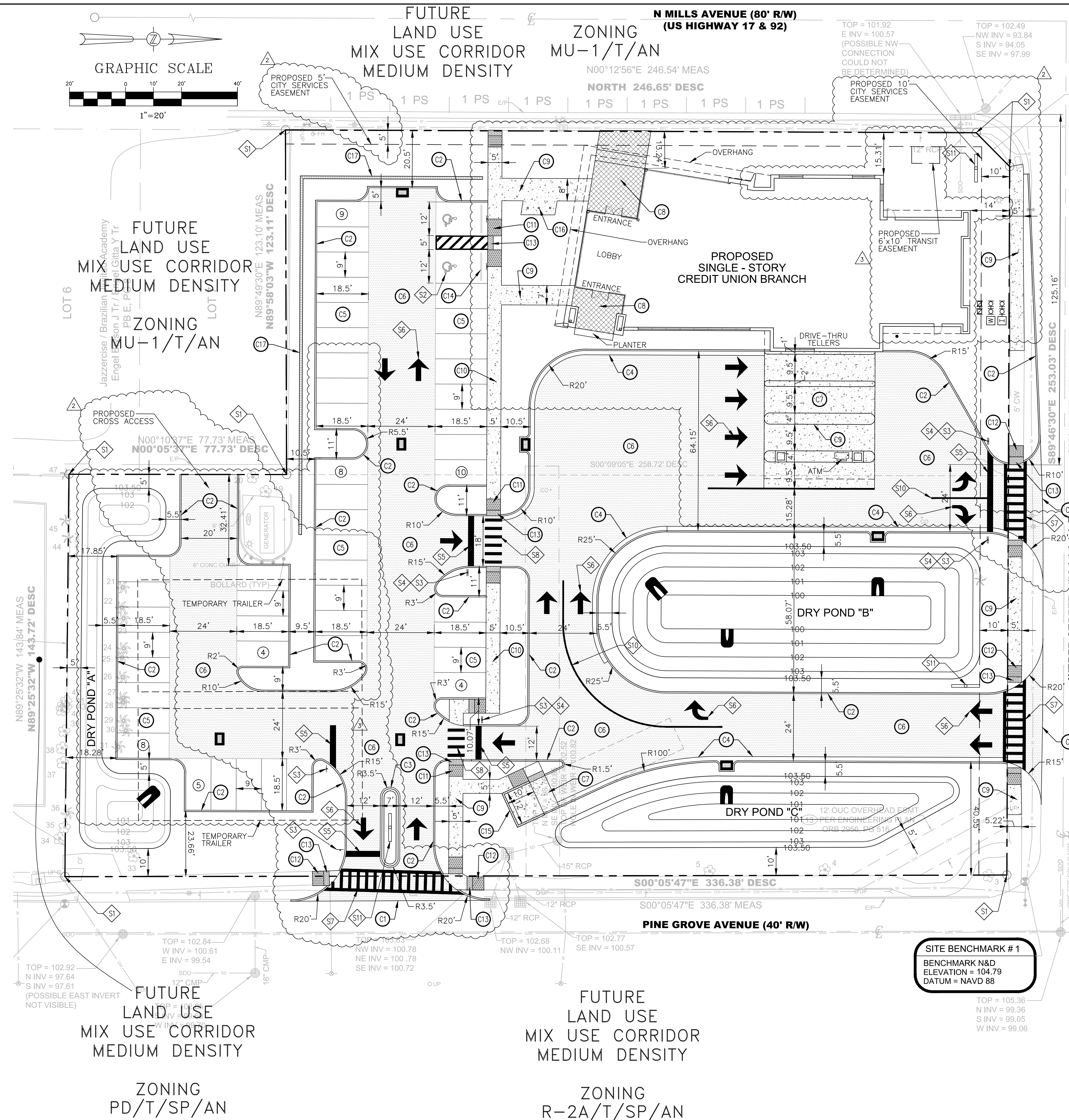


SITE CONSTRUCTION KEYNOTES

- C1. SAW CUT EXISTING PAVEMENT CLEAN AT INTERFACE OF NEW PAVEMENT AND EXISTING PAVEMENT & MATCH EXISTING GRADE.
- C2. 6" HEAD CURB, TYPICAL.
- C3. F.D.O.T. TYPE "A" MEDIAN CURB & GUTTER PER INDEX No. 300, TYPICAL.
- C4. F.D.O.T. TYPE "F" CURB & GUTTER PER INDEX No. 300, TYPICAL.
- C5. ASPHALT PAVEMENT. LIGHT-DUTY IN PARKING SPACES.
- C6. ASPHALT PAVEMENT. HEAVY-DUTY IN DRIVE AISLES.
- C7. CONCRETE PAVEMENT, TYPICAL.
- C8. PAVEMENT.
- C9. CONCRETE SIDEWALK, TYPICAL.
- C10. MONOLITHIC CURB & SIDEWALK, TYPICAL.
- C11. HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.
- C12. F.D.O.T. CURB CUT RAMP PER INDEX No. 304, FOR HANDICAP ACCESS.
- C13. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2010.
- C14. WHEEL STOP PER F.D.O.T. INDEX No. 300, TYPICAL.
- C15. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DESIGN.
- C16. 6 BICYCLE BIKE RACK.
- C17. SCREEN WALL.

SITE STRIPING & SIGNAGE KEYNOTES

- S1. SITE BOUNDARY.
- S2. HANDICAP PARKING STALL, TYPICAL.
- S3. R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
- S4. "DO NOT ENTER" SIGN.
- S5. 24" THERMOPLASTIC STOP BAR.
- S6. DIRECTIONAL ARROWS PER F.D.O.T. INDEX No. 17346, TYPICAL - WHITE.
- S7. CROSSWALK STRIPING LADDER STYLE PER F.D.O.T. INDEX No. 17346, TYPICAL. MIN. CROSSWALK WIDTH TO BE 6' + (2) 12" THERMOPLASTIC LINES.
- S8. CROSSWALK STRIPING PER F.D.O.T. INDEX No. 17346, TYPICAL.
- S9. 6" SOLID DOUBLE YELLOW LINE.
- S10. 4" SOLID SINGLE WHITE LINE.
- S11. MONUMENT SIGN (BY OTHERS).



SITE DATA: (TOTAL SITE)
 PROPERTY LOCATION: 1200 WEBER STREET, ORLANDO
 PARCEL ID'S: 24-22-29-3556-01-080 & 24-22-29-3556-01-192
 PROPERTY ZONING: PD-T-SP-AN
 PROPERTY FUTURE LAND USE DESIGNATION: MIXED USE CORRIDOR, MEDIUM INTENSITY
 EXISTING USE: CREDIT UNION WITH DRIVE-THROUGH TELLER AND OFFICES
 PROPOSED USE: CREDIT UNION WITH DRIVE-THROUGH TELLERS
 PROJECT AREA: 1.83± ACRE OR 79,718 S.F.
 MAXIMUM ALLOWABLE BUILDING HEIGHT: 35 FT.
 BUILDING HEIGHT PROPOSED: MAX. 25' ± (1 STORY BUILDING)

BUILDING SETBACKS (PROPOSED) MIN.

FRONT (WEST-MILLS AVE.)	13.24' FT.
SIDE STREET (NORTH-WEBER ST.)	45' FT.
REAR STREET (EAST-PINE GROVE)	187' FT.
SIDE (SOUTH)	99' FT.

BUFFER YARDS

PROPOSED USE	INTENSITY CLASS	ABUTTING USE	INTENSITY CLASS	REQUIRED BUFFER	PROPOSED BUFFER
DRIVE-IN BRANCH	V (WEST)	R/W & COMMERCIAL	IV	N/A	0'
DRIVE-IN BRANCH	V (NORTH)	R/W & MIXED-USE	I	C	0'
DRIVE-IN BRANCH	V (EAST)	R/W & SINGLE FAMILY	I	C	0'
DRIVE-IN BRANCH	V (SOUTH)	COMMERCIAL	IV	N/A	0'

BUFFER C = 12.5' w/WALL OR 20' w/o WALL

PARKING
 PARKING REQUIRED
 BANKING INSTITUTION
 MINIMUM 2.5 SPACES PER 1000 SF x (6,886 SF) = 17 SPACES
 MAXIMUM 7.0 SPACES PER 1000 SF x (6,886 SF) = 48 SPACES

PARKING PROVIDED
 STANDARD PARKING SPACES: 46 SPACES
 ACCESSIBLE PARKING SPACES: 2 SPACES
 TOTAL PARKING PROVIDED: 48 SPACES

SITE AREA CALCULATIONS (PROPOSED)

PROPOSED BUILDING	6,886 ± S.F.		
PAVEMENT AREA	33,363 ± S.F.	0.79 ± AC.	43.18 %
SIDEWALK	5,048 ± S.F.		
IMPERVIOUS AREA	45,297 ± S.F.	1.04 ± AC.	56.82 %
PERVIOUS AREA	34,421 ± S.F.		
TOTAL SITE AREA	79,718 ± S.F.	1.83 ± AC.	100.00 %

MAXIMUM FLOOR AREA RATIO: 0.50
 PROPOSED FLOOR AREA RATIO: 0.08
 MAXIMUM IMPERVIOUS COVERAGE: 85.00%
 PROPOSED IMPERVIOUS COVERAGE: 56.82%

FLOOD ZONE
 FLOOD ZONE X PER FEMA F.I.R.M. PANEL 12095C0265F DATED SEPT. 25, 2009

SOILS
 TAVARES-URBAN SOIL

WETLAND STATEMENT
 THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE PROJECT SITE.

HAZARDOUS MATERIALS STATEMENT
 DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE IN SUCH QUANTITIES AS DEEMED HAZARDOUS BY THE FIRE OFFICIAL, ACCESS ROADS & A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.

LIGHTING NOTE
 LIGHTING SHALL COMPLY WITH CITY OF ORLANDO REQUIREMENTS.

PHASING NOTE
 THIS PROJECT WILL BE BUILT IN ONE PHASE. THE IMPROVEMENTS WILL BE CONSTRUCTED IN SEQUENCES TO ALLOW THE BANKING OPERATIONS TO REMAIN OPEN DURING THE CONSTRUCTION. THIS PROJECT WILL BE BUILT IN ONE PHASE.

LANDSCAPING AND TREE PROTECTION NOTES:

- LANDSCAPING SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF ORLANDO REQUIREMENT.
- ALL TREES TO BE SAVED SHALL BE PROTECTED PER CITY OF ORLANDO REQUIREMENTS.

SITE NOTES:

- ALL CURB RADI ARE TO BE 5.0', TYPICAL. UNLESS NOTED OTHERWISE. EXCEPTION: RADII @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
- LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ISLES, TYPICAL.
- BUILDING TIE DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF N 0° 13' 57" E.
- LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.

SITE LEGEND

[Pattern]	CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Pattern]	PAVEMENT

DATE	REVISIONS	BY	CHECKED
12/16/2015	REVISED BUILDING FOOTPRINT PER CLIENT	WRH	WRH
01/19/2016	REVISED PER CITY OF ORLANDO COMMENTS	HA	WRH
02/11/2016	REVISED PER CLIENT COMMENTS DATED 2/11/2016	HA	WRH

CFE FEDERAL CREDIT UNION
 PLANNED DEVELOPMENT
 1200 WEBER STREET
 ORLANDO, FLORIDA

FEG FLORIDA ENGINEERING GROUP
 Engineering the Future
 5127 S. Orange Avenue, Suite 200
 Orlando, FL 32809
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 www.feg-inc.us

SITE GEOMETRY PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
WRH	HA	WRH	WRH

PROJECT NO.	15-070
SCALE	1"=20'
DATE	NOVEMBER 20, 2015
SHEET NO.	C-4
SHEET	4 OF 12

FLORIDA ENGINEERING GROUP, INC.
 CERTIFICATE NO. EB-0006595
 WILLIAM R. HOOKENSMITH, P.E.
 LICENSE NO. 35540
 15-070_Plans.dwg