



MADDEN
 MOORHEAD & GLUNT, INC.
CIVIL ENGINEERS
 431 E. Horatio Avenue
 Suite 260
 Maitland, Florida 32751
 (407) 629-8330

SITE PLAN
 FOR
QUADRANGLE CAPITAL CENTER
 FLORIDA
 ORANGE COUNTY

CLIENT
 CAPITAL DEVELOPMENT GROUP, INC.
 249 MAITLAND AVENUE, SUITE 2000
 MAITLAND, FL 32701
 (407) 875-1590

ENGINEER IN CHARGE:
 CHADWYCK H. MOORHEAD, P.E. #81781
 CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS

JOB # 25169
 DATE: 5/3/07
 SCALE: 1"=30'
 DESIGNED BY: DAS
 DRAWN BY: DAS
 APPROVED BY: CHM

ST-1

PARKING CALCULATIONS:

REQUIRED PARKING:
 PHASE 1 USABLE OFFICE = 16,800 SF X 5 SP/1000SF = 84 SPACES
 PHASE 2 USABLE OFFICE = 16,800 SF X 5 SP/1000SF = 84 SPACES
 REQUIRED HANDICAP PARKING = 6 SPACES
 TOTAL PARKING SPACES REQUIRED = 168 SPACES

PROPOSED PARKING:
 STANDARD 9'X20' PARKING = 122 SPACES
 8'X16' COMPACT PARKING = 40 (24%) SPACES
 UP TO 25% OF PARKING MAY BE COMPACT
 HANDICAP PARKING = 6 SPACES
 TOTAL PARKING PROPOSED = 168 SPACES

SITE DATA:

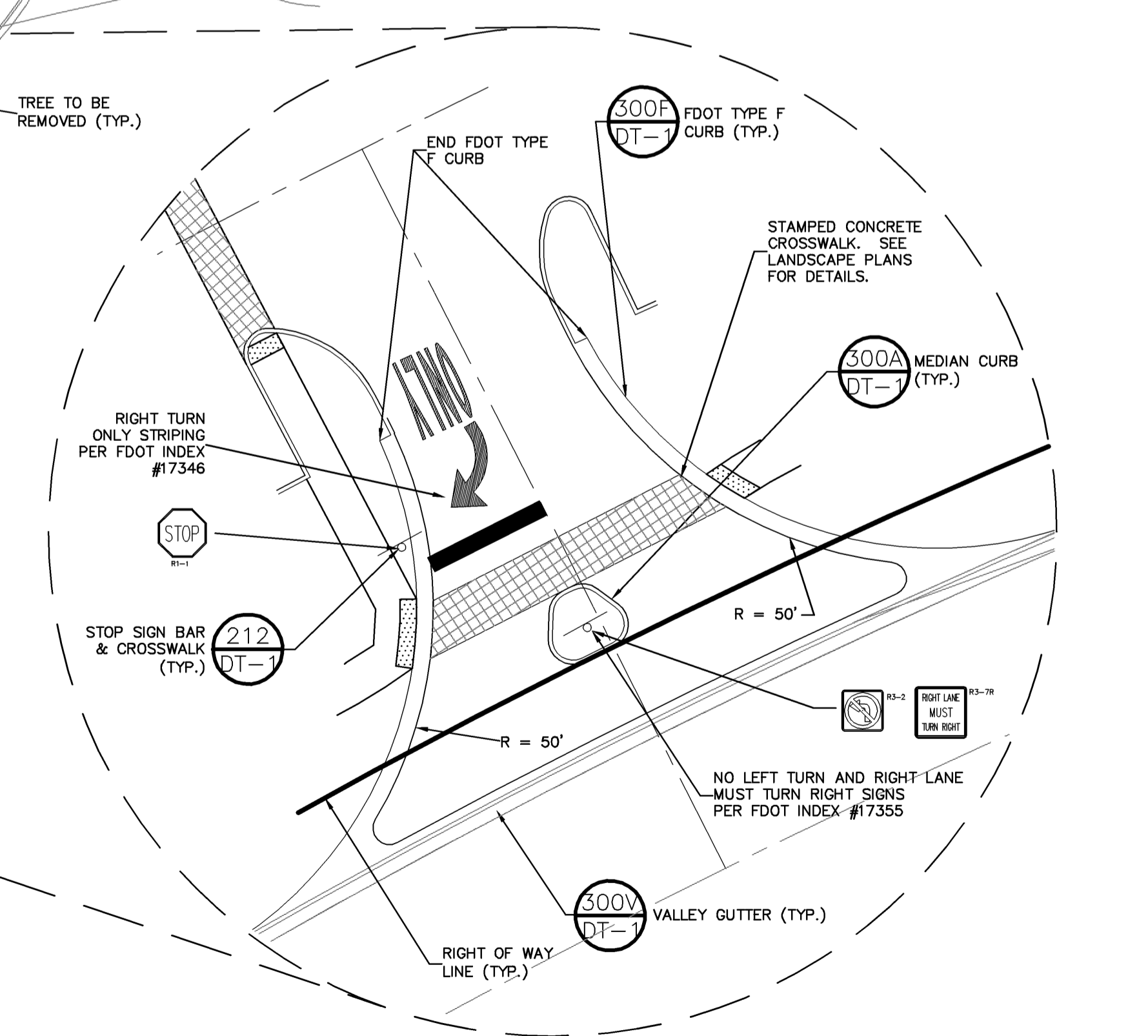
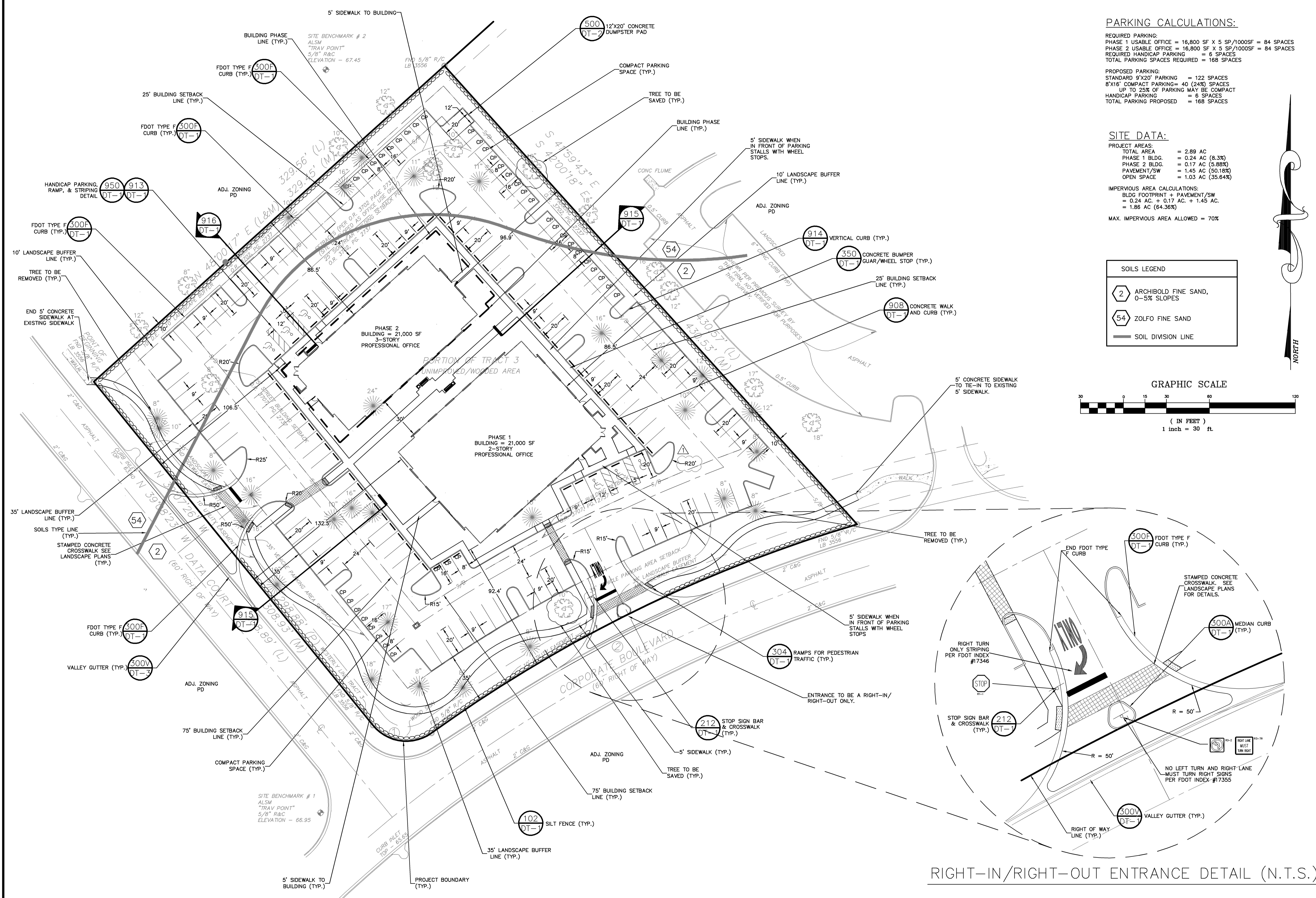
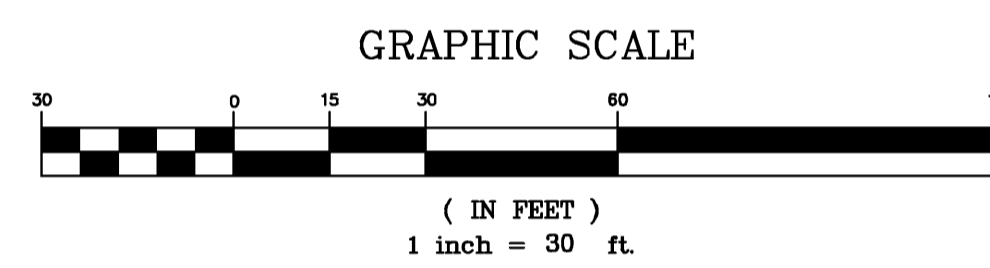
PROJECT AREAS:
 TOTAL AREA = 2.89 AC
 PHASE 1 BLDG. = 0.24 AC (8.3%)
 PHASE 2 BLDG. = 0.17 AC (5.88%)
 PAVEMENT/SW = 1.45 AC (50.18%)
 OPEN SPACE = 1.03 AC (35.64%)

IMPERVIOUS AREA CALCULATIONS:
 BLDG FOOTPRINT + PAVEMENT/SW
 = 0.24 AC. + 0.17 AC. + 1.45 AC.
 = 1.86 AC (64.36%)

MAX. IMPERVIOUS AREA ALLOWED = 70%

SOILS LEGEND

2	ARCHIBOLD FINE SAND, 0-5% SLOPES
54	ZOLFO FINE SAND
---	SOIL DIVISION LINE



RIGHT-IN/RIGHT-OUT ENTRANCE DETAIL (N.T.S.)

1: Data 25169.dwg (1/4) 25169.dwg Sep 18, 2007 - 12:37:39 pm