



- LEGEND**
- PROPERTY LINE / LIMITS OF SUP
 - PROPOSED ROUTE 3 ROAD IMPROVEMENTS
 - EXISTING WETLANDS
 - 100 YR FLOOD PLAN (PER BOUMAN STUDY)
 - PROPOSED SITE ACCESS @ VEHICLES PER DAY
 - POTENTIAL UTILITY CONNECTIONS
 - PROPOSED CART CORRAL
 - PROPOSED LIGHTING
 - EXISTING STRUCTURE
 - PROPOSED SIDEWALK

SITE TABULATIONS:

ACREAGE SUMMARY
 MAIN RETAIL CENTER: 16.84± ACRES
 ACCESS ROAD: 2.38± ACRES
 DEVELOPER RETAINED LAND: 14.79± ACRES
 LAND TO REMAIN UNDEVELOPED: 17.55± ACRES
 TOTAL PROJECT AREA: 51.56± ACRES

ZONED C2 COMMERCIAL

BUILDING AREA - MAIN RETAIL CENTER
 PROPOSED BUILDING: 133,481 GSF (MAX)

BUILDING HEIGHT
 **MAXIMUM ALLOWED: 45 FT
 PROPOSED: 38 FT MAX
 **ALL SETBACKS ARE INCREASED BY ONE FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF 45'

- NOTES:**
1. SEPTIC FIELDS TO BE REMOVED PER REQUIREMENTS.
 2. WATER AND SANITARY SERVICE TO BE PROVIDED BY THE RAFCIAN SERVICE AUTHORITY.
 3. LID (LOW IMPACT DEVELOPMENT) FEATURES TO BE USED IN PEDESTRIAN CENTRAL GREEN SPACE (WHERE FEASIBLE AND PRACTICAL).
 4. DEVELOPMENT DETAILS SHOWN ON PAD SITES 1, 2 & 3 (LABELLED AS PHASE II) ARE CONCEPTUAL AND SUBJECT TO CHANGE AT FINAL ENGINEERING.

PARKING TABULATIONS

REQUIREMENT	PROPOSED RETAIL CENTER 133,481 GROSS SF PARKING	ORANGE COUNTY - FOR SHOPPING CENTERS - 1 SPACE FOR EVERY 225 OF GROSS FLOOR AREA	ADA ACCESSIBLE MINIMUM 2% OF TOTAL REQUIRED PARKING SPACES
TOTAL REQUIRED	593	593	12
TOTAL PROVIDED	593	593	28
PARKING RATIO	4.5	per 1,000 Gross SF	

LAYOUT MAY VARY SLIGHTLY WITH FINAL ENGINEERING.

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SPECIAL USE PLAN
Walmart
 VOTING DISTRICT FOUR

SUP 08-07
 COUNTY PROJECT NUMBER

PLANK STATE

DATE	DESCRIPTION
08/11/08	REV. 1 - 08/11/08
08/28/08	REV. 2 - 08/28/08
09/01/08	REV. 3 - 09/01/08
09/01/08	REV. 4 - 09/01/08
09/01/08	REV. 5 - 09/01/08
09/01/08	REV. 6 - 09/01/08
09/01/08	REV. 7 - 09/01/08
09/01/08	REV. 8 - 09/01/08
09/01/08	REV. 9 - 09/01/08
09/01/08	REV. 10 - 09/01/08
09/01/08	REV. 11 - 09/01/08
09/01/08	REV. 12 - 09/01/08
09/01/08	REV. 13 - 09/01/08
09/01/08	REV. 14 - 09/01/08
09/01/08	REV. 15 - 09/01/08
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09/01/08	REV. 98 - 09/01/08
09/01/08	REV. 99 - 09/01/08
09/01/08	REV. 100 - 09/01/08

JOB NO: 4308-01-006
 DATE: NOV. 2008
 FILE NO: 4308-02P-001

SHEET 2 OF 10