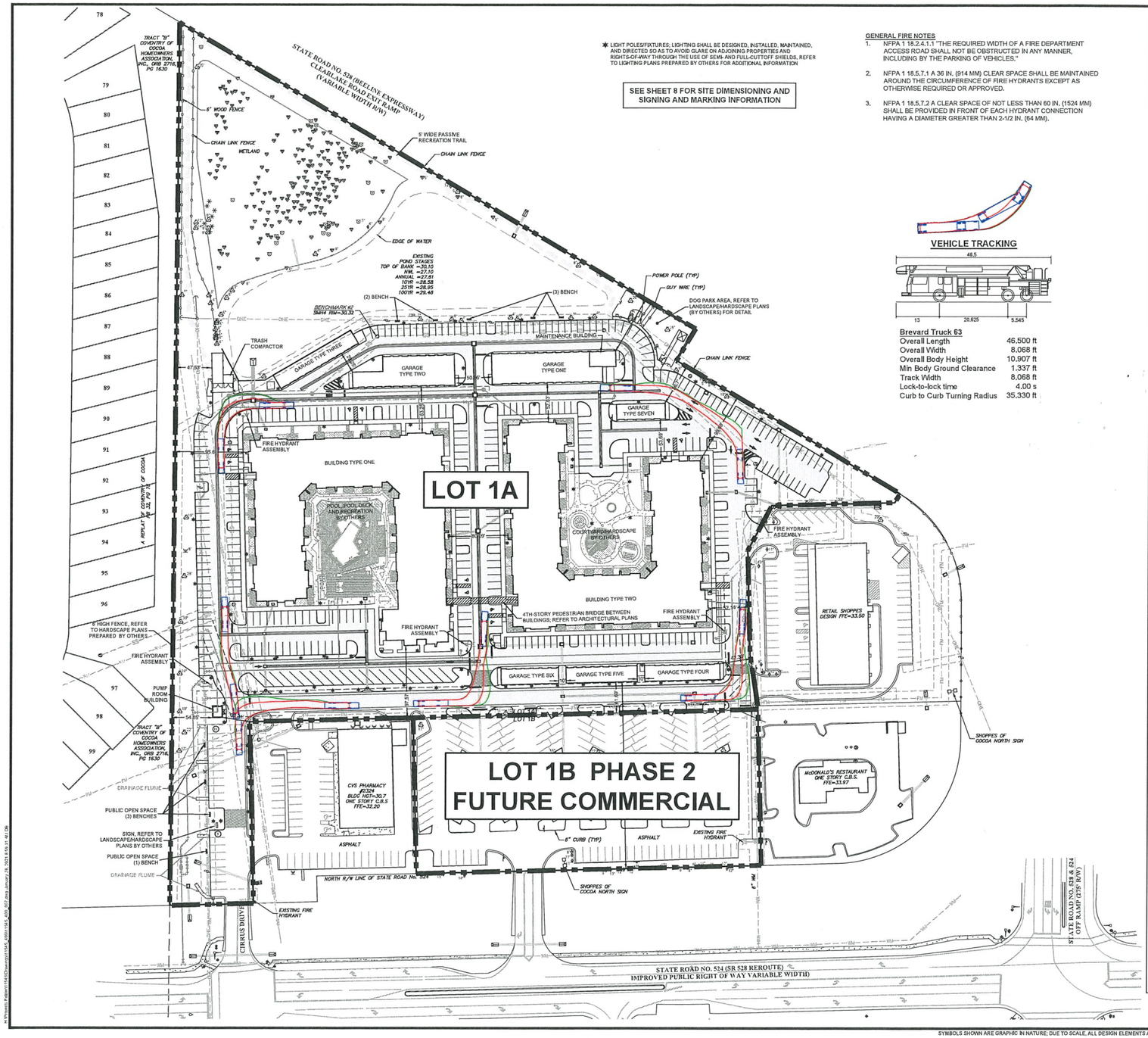
# Exhibit B




✱ LIGHT POLES/FIXTURES; LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS. REFER TO LIGHTING PLANS PREPARED BY OTHERS FOR ADDITIONAL INFORMATION

**SEE SHEET 8 FOR SITE DIMENSIONING AND SIGNING AND MARKING INFORMATION**

GENERAL FIRE NOTES

1. NFPA 1 18.2.4.1.1 "THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING BY THE PARKING OF VEHICLES."
2. NFPA 1 18.5.7.1 A 36 IN. (914 MM) CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
3. NFPA 1 18.5.7.2 A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2-1/2 IN. (64 MM).

**VEHICLE TRACKING**




| Brevard Truck 63 | |
|---|---|
| Overall Length | 46.500 ft |
| Overall Width | 8.068 ft |
| Overall Body Height | 10.907 ft |
| Min Body Ground Clearance | 1.337 ft |
| Track Width | 8.068 ft |
| Lock-to-lock time | 4.00 s |
| Curb to Curb Turning Radius | 35.330 ft |

ZONING
EXISTING ZONING = GENERAL COMMERCIAL (C-G)
PROPOSED ZONING = MIXED-USE PUD
FUTURE LAND USE = COMMERCIAL

UTILITIES
ALL PROPOSED UTILITIES SHALL BE UNDERGROUND INSTALLATION.

SANITARY SEWER EASEMENTS SHALL BE CENTERED OVER THEIR FINAL AS-BUILT LOCATION.

OVERALL SITE AREA = ±15.74 ACRES
MULTI-FAMILY PARCEL (LOT 1A) = ±13.49 ACRES
COMMERCIAL PARCEL (LOT 1B) = ± 2.25 ACRES
EXISTING STORMWATER LAKE = ± 1.21 ACRES
EXISTING WETLAND/SURROUNDING AREA = ±1.6 ACRES

GROSS SITE AREA = OVERALL SITE AREA (±15.74 AC) - PRESERVATION AREAS (±1.6 AC) = ±14.14 ACRES

BUILDINGS
BUILDING HEIGHTS:
BUILDING TYPES ONE AND TWO TOP RIDGE OF BUILDING ROOF NOT TO EXCEED 57 FEET
GARAGES = 13 FEET MAXIMUM

PROPOSED # OF MULTI-FAMILY UNITS = 280 TOTAL

BUILDING TYPE 1 (WEST) 4 STORIES
1ST FLOOR = 44,408 SQ FT
2ND FLOOR = 44,439 SQ FT
3RD FLOOR = 44,667 SQ FT
4TH FLOOR = 44,853 SQ FT
TOTAL = 178,367 SQ FT

FLOOR AREA RATIO = (178,367 / 685,685) = 26.0%

BUILDING TYPE 2 (EAST) 4 STORIES
1ST FLOOR = 43,728 SQ FT
2ND FLOOR = 44,444 SQ FT
3RD FLOOR = 44,696 SQ FT
4TH FLOOR = 44,959 SQ FT
TOTAL = 177,827 SQ FT

FLOOR AREA RATIO = (177,827 / 685,685) = 25.9%

GARAGE TYPE ONE = 8,585 SQ FT
GARAGE TYPE TWO = 4,860 SQ FT
GARAGE TYPE THREE = 2,560 SQ FT
GARAGE TYPE FOUR = 2,125 SQ FT
GARAGE TYPE FIVE = 2,015 SQ FT
GARAGE TYPE SIX = 1,625 SQ FT
GARAGE TYPE SEVEN = 1,396 SQ FT
TOTAL = 21,166 SQ FT

PUMP ROOM = 202 SQ FT
TRASH COMPACTOR = 1,154 SQ FT
POOL PAVILION = 2,801 SQ FT
TOTAL = 4,157 SQ FT

LOT 1A IMPERVIOUS AREA

| | | | |
|---|---|---|---|
| BUILDINGS | = 113,459 SQ FT | 2.60 ACRES | 19.30% |
| SIDEWALK/CONCRETE | = 24,245 SQ FT | 0.55 ACRES | 4.12% |
| PAVEMENT | = 179,568 SQ FT | 4.12 ACRES | 30.56% |
| TOTAL | = 317,272 SQ FT | 7.28 ACRES | 53.98% |

LOT 1A PERVIOUS AREA

| | | | |
|---|---|---|---|
| GREEN SPACE | = 147,735 SQ FT | 3.39 ACRES | 25.13% |
| EXISTING POND | = 53,069 SQ FT | 1.21 ACRES | 9.03% |
| EXISTING WETLAND/ SURROUNDING AREA | = 69,701 SQ FT | 1.60 ACRES | 11.86% |
| TOTAL | = 270,505 SQ FT | 6.21 ACRES | 46.02% |
| LOT 1A TOTAL AREA | = 587,777 SQ FT | 13.49 ACRES | 100.00% |

LOT 1B IMPERVIOUS AREA

| | | | |
|---|---|---|---|
| CURB/CONCRETE | = 975 SQ FT | 0.02 ACRES | 0.89% |
| PAVEMENT | = 84,827 SQ FT | 1.95 ACRES | 86.67% |
| TOTAL | = 85,802 SQ FT | 1.97 ACRES | 87.56% |

LOT 1B PERVIOUS AREA

| | | | |
|---|---|---|---|
| GREEN SPACE | = 12,106 SQ FT | 0.28 ACRES | 12.44% |
| LOT 1B TOTAL AREA | = 97,908 SQ FT | 2.25 ACRES | 100.00% |

OPEN SPACE REQUIREMENTS
15% RECREATION SPACE REQUIRED = 2.12 ACRES (14.14 ACRES x15%)
RECREATION SPACE PROVIDED

| | | |
|---|---|---|
| BUILDING 1 | | |
| CLUBHOUSE | = 11,800 SQ FT | = 0.27 ACRES |
| POOL COURTYARD | = 16,840 SQ FT | = 0.39 ACRES |
| BUILDING 2 | | |
| ROOFTOP LOUNGE/DECK | = 1,651 SQ FT | = 0.04 ACRES |
| COURTYARD | = 15,463 SQ FT | = 0.35 ACRES |
| DOG PARK | = 4,800 SQ FT | = 0.11 ACRES |
| PASSIVE RECREATION TRAIL (5' WIDE) | = 39,525 SQ FT | = 0.91 ACRES |
| PASSIVE STORMWATER POND AREA | = 5,900 SQ FT | = 0.14 ACRES |

TOTAL RECREATION SPACE PROVIDED = 2.2 ACRES > REQUIRED 2.12 ACRES

PARKING
TYPICAL STANDARD PARKING STALL PROVIDED SHALL HAVE A RECTANGULAR AREA A MINIMUM OF 9.5 FEET IN WIDTH AND 18 FEET IN LENGTH.

COMPACT PARKING SPACES ARE PROVIDED AND SHALL HAVE A RECTANGULAR AREA A MINIMUM OF 8.5 FEET IN WIDTH AND 16 FEET IN LENGTH.

THE WIDTH OF PARKING SPACES FOR DISABLED PERSONS SHALL BE IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.

REQUIRED PARKING

| TYPE | # OF UNITS | | |
|---|---|---|---|
| EFFICIENCY | 20 | 1 SPACE/UNIT | = 20 SPACES |
| 1 BEDROOM | 133 | 1.5 SPACE/UNIT | = 200 SPACES |
| 2 OR MORE BEDROOM | 127 | 2 SPACE/UNIT | = 254 SPACES |
| TOTAL | 280 | | = 474 SPACES |

PROVIDED PARKING

| | | |
|---|---|---|
| 10'x18' EXISTING PARKING | = | 20 |
| 9.5'x18' STANDARD PARKING | = | 230 |
| 12'x18' HANDICAP PARKING | = | 10 |
| 8.5'x16' COMPACT PARKING | = | 112 (24.7%) |
| GARAGE UNITS | = | 79 |
| TOTAL PARKING PROVIDED | = | 451 SPACES |
| | | 1.61 SPACES PER UNIT |

MINIMUM REQUIRED NUMBER OF HANDICAP STALLS = 9 STALLS
10 PROVIDED HANDICAP STALLS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HASSAN A. KAMAL, P.E.
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(IN FEET)
VERTICAL DATUM: NAVD88

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| 1 | |
| 2 | |
| 3 | |
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| 5 | |
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| 7 | |
| 8 CITY COMMENTS | 6/3/21 |
| 9 CITY COMMENTS | 10/5/21 |
| DATE: | 08/31/20 |
| DESIGN/DRAWN: | ALS/DRB |

PROJECT TITLE
CIRRUS

SHEET TITLE
OVERALL SITE PLAN

PROJECT NO.
11545

DRAWING NO.
11545_400_007

SHEET
7 of 19

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.