Memo Attachment 3 - Site & Landscaping Plan

SITE DATA

PROJECT SCOPE -
CONSTRUCT 7 (2-STORY) UNIT TOWNHOMES W/ INFRASTRUCTURE, ATTACHED FEE SIMPLE

PARCEL ID. NO. -
10-21-31-507-0000-0170

CURRENT ZONING -
CA (CENTRAL AVENUE)

EXISTING LANDUSE -
COMMERCIAL, VACANT LAND

FUTURE LANDUSE DESIGNATION -
DT - DOWNTOWN TRANSITION

COMMUNITY AREA -
COMMUNITY REDEVELOPMENT AREA, MARCH 2021

JURISDICTION PERMITTING -
- SITE PERMIT: CITY OF OVIEDO
- WATER: CITY OF OVIEDO
- SEWER: PRIVATE, COUNTY HEALTH DEPARTMENT
- STORMWATER MANAGEMENT: FLORIDA DEPARTMENT OF TRANSPORTATION, SJRWMD

SITE DESCRIPTION -
- PROPERTY AREA: 0.78-AC = 33,999.95-SF
- LOCATION: 474 N. CENTRAL AVENUE
- VEGETATION: THE MAJORITY OF THE SITE IS CURRENTLY VACANT. SOUTH PORTION OF THE SITE HAS A BROKEN ASPHALT PAVT. ENTRANCE RAMP ON-SITE. OAK AND PALM TREES EXIST IN THE NORTHEASTERN PROPERTY CORNER. TWO MORE TREES EXIST IN THE SOUTHWESTERN PROPERTY CORNER.
- JURISDICTIONAL LANDS: N/A WITHIN PROJECT AREA.
- DRAINAGE: NO EXIST. STORMWATER CONNECTION SYSTEM ON-SITE, JUST OVERLAND FLOW TO N. CENTRAL AVE. (SR 434) AND NORTHEAST TO DEPRESSIONAL AREA AND EXITS THE REAR OF THE PROPERTY.
- FEMA FLOOD ZONE(S): THE ENTIRE SITE LIES WITHIN ZONE "X" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NO. 12117C0190F DATED REVISED SEPTEMBER 28, 2007.

TOWNHOME DEVELOPMENT-
- PROJECT AREA: 33,999.95-SF = 0.78-AC
- DENSITY: 12-DU/AC
- PROPOSED UNITS: 7 UNITS
- MINIMUM LOT DIMENSIONS: 1,800-SF MIN. AREA, 20-FT MIN. WIDTH, SEE PROPOSED LOT DIM. TABLE
- MINIMUM ALLEY WAY WIDTH: 20-FT
- TYPE OF CONSTRUCTION: TOWNHOME CONSTRUCTION, REAR-LOAD GARAGE, REFER TO ARCHITECTURAL PLANS.
- PROPOSED BUILDING DATA AND SETBACKS:
  2-STORY BUILDINGS W/ REAR-LOADED GARAGED

BUILDING DATA & SETBACKS	REQUIRED	PROPOSED
BUILDING HEIGHT (MAX)	45-FT	27.7-FT
REAR-LOADED GARAGES FROM PRIVATE ALLEY (MAX)	15-FT	20-FT
FRONT (N. CENTRAL AVE. AND MAGNOLIA AVE.) (MAX)	15-FT	15-FT
SIDE INTERIOR (MAX)	0-FT	0-FT
SIDE CORNER UNIT (MAX)	5-FT	6-FT
DISTANCE BETWEEN BUILDINGS (MAX)	15-FT	50-FT

PROPOSED PROJECT COVERAGE CALCULATIONS			
	AREA (SF)	AREA (AC)	% TOTAL
CONC. DRIVEWAYS/SIDEWALKS	3,131	0.07	9.2
BUILDING (7-UNITS)	8,419	0.19	24.8
ALLEYWAY/GUEST PARKING	4,785	0.11	14.1
TOTAL IMPERVIOUS AREA =	16,335	0.37	48.1
POND AREA (TOB)	5,920	0.13	17.4
OPEN GRASSED SPACE	10,545	0.24	31.0
DRAINFIELD AREAS	1,200	0.03	3.5
TOTAL AREA	34,000	0.78	100.0

DATA SUMMARY-
- NUMBER OF ANTICIPATED PHASES = 1
- NUMBER OF UNITS = 7
- TOTAL PROJECT AREA = 33,999.95-SF = 0.78-AC
- TOTAL IMPERVIOUS AREA = 16,335-SF = 0.37-AC (48.1%)
- TOTAL OPEN SPACE BREAKDOWN = 10,545-SF OR 0.24-AC (31.0%)
  - YARDS/VEGETATED GRASSED OPEN SPACE = 9,915-SF
  - POND AREA ABOVE DHW = 630-SF (1,260 x .50) (PER SECTION 17.2 ONLY 50% OF AREA INSIDE POND ABOVE DHW COUNTS TOWARDS OPEN SPACE)
  - ISR = 48.1%
- OPEN SPACE REQUIRED = 25% MIN.
- OPEN SPACE PROVIDED = 31.0%

GENERAL NOTES-
- NO MONUMENT SIGNS PROPOSED AT THIS TIME.
- FREESTANDING, WALL OF PROJECTING SIGNS SHALL BE COMPLIMENTARY TO THE ARCHITECTURAL DESIGN OF THE BUILDINGS. SIGNAGE WILL REQUIRE A SEPARATE SIGN APPLICATION. ANY SIGNAGE TO BE DESIGN AND PERMITTED BY OTHERS.
- ALL CONSTRUCTION IN THE FDOT RIGHT OF WAY SHALL CONFORM TO THE LATEST EDITION OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
- FINAL PLAT SHALL BE RECORDED PRIOR TO BUILDING PERMIT APPLICATION.
- SITE DEVELOPENT ORDER FINAL ENGINEERING SHALL BE APPROVED AND SDO RECORDED PRIOR TO ISSUANCE OF SITE CONSTRUCTION PERMIT TYPE II AND BUILDING PERMIT.
- ARCHITECTURAL DESIGN ORDER SHALL BE APPROVED AND RECORDED PRIOR TO BUILDING PERMIT ISSUANCE.

UTILITY COORDINATION NOTE

1. EXIST. UTILITY INFORMATION SHOWN ACCORDING TO BOUNDARY AND TOPOGRAPHIC SURVEY BY IRELAND & ASSOCIATES SURVEYING, INC. (DATED 12/29/2023).

2. CONTRACTOR SHALL VERIFY EXIST. UTILITY SIZES AND LOCATIONS PRIOR TO BIDDING AND CONSTRUCTION.

3. CONTRACTOR SHALL USE EXTREME CAUTION WHILE PERFORMING CONSTRUCTION AROUND OVERHEAD POWER LINES AND EXIST. UNDERGROUND UTILITIES. CONTRACTOR SHALL MAINTAIN MIN. COVER REQUIREMENTS OVER EXIST. UNDERGROUND UTILITIES.

BENCHMARK VERIFICATION

1. CONTRACTOR SHALL CHECK DESIGN SURVEY FOR BENCHMARK ELEVATION ACCURACY AND ELEVATIONS OF THOSE EXIST. IMPROVEMENTS TO REMAIN AND/OR TO MATCH GRADE WITH PRIOR TO CONSTRUCTION.

2. CONTRACTOR SHALL ACKNOWLEDGE AGREEMENT WITH THESE ELEMENTS OF THE DESIGN SURVEY IN WRITING TO THE OWNER AND ENGINEER OF RECORD PRIOR TO COMMENCING SITEWORK.

REFUSE FACILITY NOTE

REFUSE FACILITY WILL BE PROVIDED BY ROLL-OUTS.

PARKING CALCULATIONS

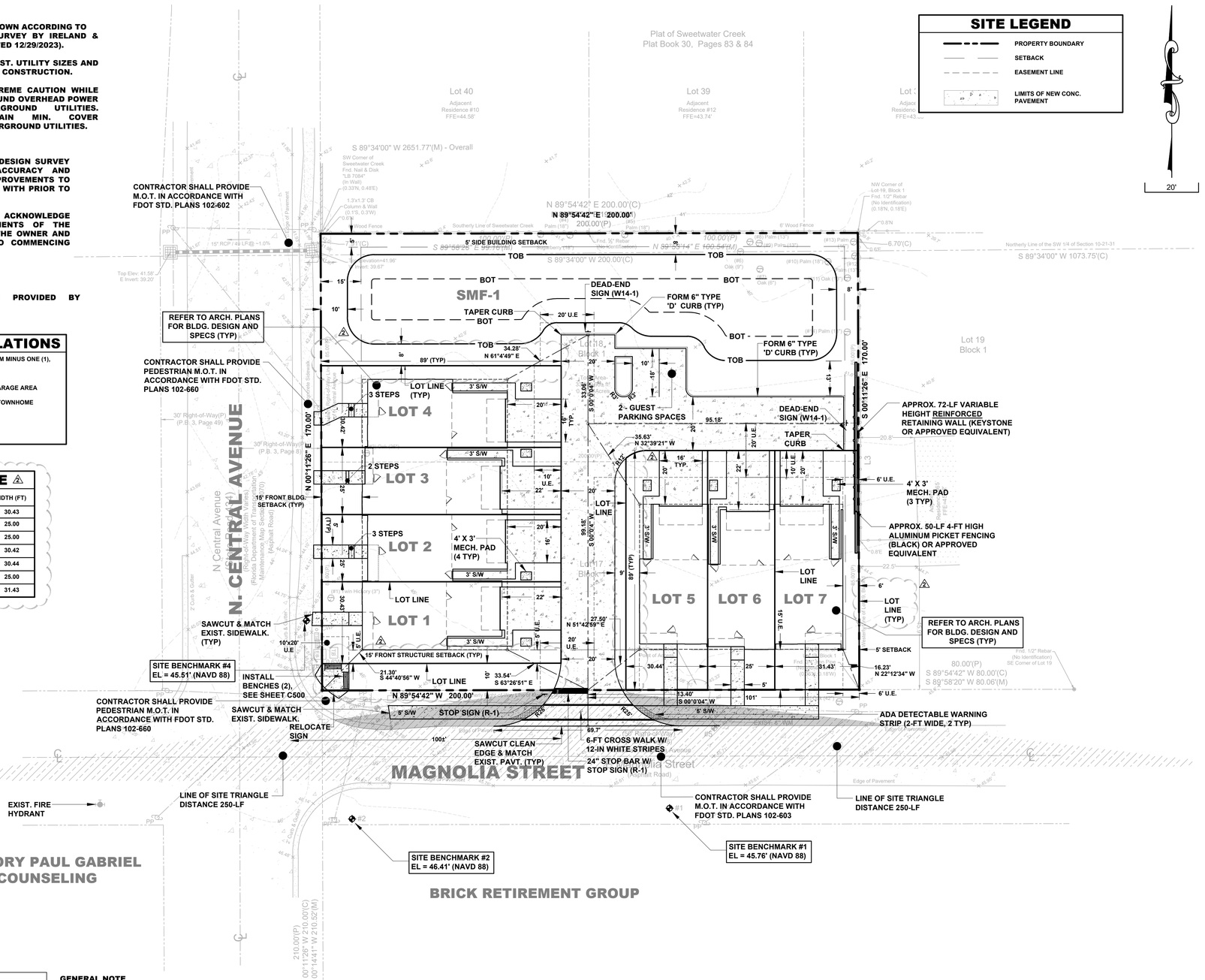
TOWNHOMES - 1 PARKING SPACE PER ROOM MINUS ONE (1), MINIMUM 2 SPACES PER TOWNHOME.
- 7 TOWNHOMES WITH 3 BEDROOMS
  7 x 2 SPACES = 14 SPACES
- 14 STANDARD SPACES PROVIDED IN GARAGE AREA

- GUEST PARKING OF 0.25 SPACES PER TOWNHOME
- 7 TOWNHOMES X 0.25 = 2 SPACES
- 2 GUEST SPACES PROVIDED

- 16 PARKING SPACES REQUIRED
- 16 PARKING SPACES PROVIDED

LOT DIM. TABLE 4

UNIT/LOT ID	AREA (AC)	AREA (SF)	WIDTH (FT)
1	0.052	2,264.95	30.43
2	0.051	2,228.84	25.00
3	0.051	2,230.92	25.00
4	0.052	2,270.25	30.42
5	0.052	2,264.95	30.44
6	0.051	2,225.99	25.00
7	0.052	2,256.69	31.43



ITE TRIP GENERATION CALCULATIONS SUMMARY

EXISTING CONDITIONS - VACANT LAND
PROPOSED CONDITIONS

ITE CODE: 215		WEEKDAY		AM PEAK			PM PEAK			
DESCRIPTION	UNITS	RATE	TRIPS	RATE	TOTAL	ENTER	EXIST	RATE	TOTAL	ENTER	EXIST
SINGLE-FAMILY ATTACHED HOMES	7	7.20	50	0.55	4	1	3	0.61	4	3	1

TRIP GENERATION, 11TH EDITION

GENERAL NOTE

THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND MUST BE AN ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING A 32-TON EMERGENCY VEHICLE. (FFPC 1-18.2.3.5.1.1 AND FFPC-1-18.2.3.5.2)

NO COMBUSTIBLE MATERIALS OR VERTICAL CONSTRUCTION UNTIL APPROVED AND INSPECTED WATER SUPPLIES ARE ON-SITE.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY - KEVIN S. HEBERT, PE ON THE DATE ADJACENT TO THE SEAL.

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KEVIN S. HEBERT, PE 60108

JOB NO.	180001
SCALE:	AS NOTED
START:	10/17/2024
DESIGN:	TJW
DRAWN:	TJW
CHECKED:	RAC
APPROVED:	KSH

NO	DATE	DESCRIPTION OF REVISION	REV BY
7			
6			
5			
4			
3			
2	2/20/2025	RESPONSE CITY OF OVIEDO COMMENTS	
1	12/05/2024	RESPONSE CITY OF OVIEDO COMMENTS	

180001 - MAGNOLIA TOWNHOMES RESIDENTIAL TOWNHOMES

MAGNOLIA TOWNHOMES

474 N. CENTRAL AVE., OVIEDO, FLORIDA 32765

OVIEDO FLORIDA

SITE GEOMETRY PLAN

MEI PARTNERS
1035 S. Semoran Blvd., Suite 1029
Winter Park, FL 32792 CA 33154
P: 321.203.2852 | F: 321.203.2948
www.mei-partners.com

SHEET
C200

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BUFFER 'B' (SEE SUMMARY ON SHEET L-3)

6' Wood Fence

6' Wood Fence

N. CENTRAL AVENUE

BUFFER 'A' (SEE SUMMARY ON SHEET L-3)

BUFFER 'C' (SEE SUMMARY ON SHEET L-3)

6' Wood Fence

SMF-1

UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 6

UNIT 7

SOD DELINEATION BOUNDARY

INSTALL 3"-5" RIVER JACKS IN WALKWAY STRIPS (TYP.)

INSTALL 3"-5" RIVER JACKS IN WALKWAY STRIPS (TYP.)

EXISTING TREE TO REMAIN

SIGHT LINE BOUNDARY

0.8'E

DEEPROOT (WWW.DEEPROOT.COM) ROOT BARRIER (MODEL UB 24-2) TO BE INSTALLED FOR ALL STREETSIDE PLANTED TREES ADJACENT TO DRAINFIELD EDGES. BARRIERS SHALL BE INSTALLED ½" ABOVE FINISHED GRADE AND SHALL RUN FOR A LENGTH OF 10' ALONG BOTH SIDES OF TREES AS SHOWN OR ADJACENT TO SIDEWALKS WHERE A 1' LENGTH CAN'T BE ACHIEVED.

BUFFER 'D' (SEE SUMMARY ON SHEET L-3)

MAGNOLIA AVENUE

TREE DESIGNATION LEGEND

R	PROPOSED REPLACEMENT TREE
ST	PROPOSED STREET TREE
L	PROPOSED LOT TREE
I	PROPOSED ISLAND TREE

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CHRISTOPHER P. BOEHMER
RLA NO. 0001044

SEE SHEET L-3 FOR LANDSCAPE NOTES AND PLANT LIST

L-2

North

0' 10' 20'

Scale: 1"=10'
Date: 08/01/24

No.	Date	Revisions
1	11.15.24	CITY COMMENTS
2	01.28.25	CITY COMMENTS
3	03.18.25	CITY COMMENTS

Chris Boehmer
Landscape Architect
Reg. No. 0001044

Landscape Plan

MAGNOLIA TOWNHOMES
City of Oviedo, Florida